

Planning Commission Special Called Meeting

March 11, 2024 @ 1:30 PM

[Watch Live on YouTube](#)

Seabrook Island Town Hall, Council Chambers
2001 Seabrook Island Road
Seabrook Island, SC 29455



Virtual Participation: Individuals who wish to participate in the meeting via Zoom may call (843) 768-9121 or email kwatkins@townofseabrookisland.org for log-in information prior to the meeting.

AGENDA

1. CALL TO ORDER

2. APPROVAL OF MINUTES

A. **Planning Commission Regular Meeting:** February 14, 2024

3. OLD BUSINESS ITEMS

There are no old business items

4. NEW BUSINESS ITEMS

A. **Temporary Use Permit: St. Christopher Camp & Conference Center** [pages 2 – 17]

A request from the St. Christopher Camp & Conference Center to extend the previously approved temporary use permit for a 46' x 8.5' temporary kitchen trailer and 40' x 8' temporary freezer trailer at 4552 St. Christopher Lane.

5. ITEMS FOR INFORMATION OR DISCUSSION

A. **New date for Joint Work Session with Town of Seabrook Island Town Council**

6. ADJOURNMENT



MEMORANDUM

TO: Planning Commission Members
FROM: Tyler Newman, Zoning Administrator
SUBJECT: Temporary Use Permit: Camp St. Christopher Temporary Kitchen Freezer
MEETING DATE: March 11, 2024

The Planning Commission is asked to review a temporary use permit request from St. Christopher Camp & Conference Center to place a 46' x 8.5' temporary kitchen trailer and a 40' x 8' temporary freezer trailer on site while the existing kitchen building is under repair from fire damage that occurred on December 17, 2021. The temporary kitchen trailer will be located at the Camp St. Christopher property located at 4552 St. Christopher Lane.

These structures were most recently reviewed/approved by the Planning Commission at the August 9, 2023 Planning Commission meeting. That approval was for a period of 90 days and since that time the Applicants have been receiving 60-day extensions from the Zoning Administrator.

In their narrative, the Applicant states that nothing has changed since their previous application regarding the location of the trailers or how they are being used on site. Since their last application, the Applicant has moved forward with permitting for converting a portion of an existing multifamily building on site, "Susanna's House", into a kitchen facility. The Applicant received an approved Town of Seabrook Island Zoning Permit (#56033) for the previously mentioned scope of work on January 17, 2024 and is currently going through the plan review process with the Charleston County Building Inspections Department. Once all required permits have been obtained and construction is complete, the Applicant will no longer need to utilize the temporary kitchen trailer or temporary freezer trailer.

The applicant has requested that the temporary use permit be granted for a period of ninety (90) days. A copy of the applicant's application materials and the previously approved site plan are included for review.

Staff Recommendation

Staff recommends in favor of **APPROVAL** of the request, with the following condition:

- The Applicant may request no more than two (2) 60-day extensions from the Zoning Administrator

Respectfully submitted,

Tyler Newman
Zoning Administrator



TOWN OF SEABROOK ISLAND

Temporary Use Permit Application

2001 Seabrook Island Road
Seabrook Island, SC 29455
(843) 768-9121

1. PROPERTY INFORMATION					
Property Address	4552 St. Christopher Ln., Seabrook Island SC 29455				
Tax Map Number		Block #		Lot #	
Is this property subject to private restrictions or covenants? (eg. SIPOA and/or Regime)				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

2. APPLICANT INFORMATION	
Please provide information regarding the individual(s) who is (are) submitting the Zoning Permit Application.	
Applicant Name(s)	The Rev. Laura Rezac
Applicant Address	4552 St. Christopher Lane, Seabrook Island SC, 29455
Applicant Phone Number	828-388-1535 (cell) / 843-768-0429
Applicant Email Address	irezac@stchristopher.org
If the Applicant is <u>NOT</u> an owner of the property, what is the relationship to the Property Owner(s)?	<small>Rev. Rezac is the Executive Director of St. Christopher, appointed by the Bishop of the Episcopal Diocese of South Carolina</small>

3. PROPERTY OWNER INFORMATION	
If the Applicant(s) is (are) <u>NOT</u> the Property Owner(s), please provide information for the Property Owner(s).	
Property Owner Name(s)	The Episcopal Church
Property Owner Address	98 Wentworth St., Charleston SC 29401
Property Owner Phone Number	843-768-0429
Property Owner Email Address	The Rev. Laura Rezac, Executive Director: irezac@stchristopher.org

4. EVENT COMPANY INFORMATION	
Please provide information regarding the Event Company, if applicable.	
Event Company Name	
Event Company Address	
Event Company Phone Number	
Event Company Email Address	

5. Please provide a brief description of the request (event dates/times, how parking will be handled, are there any temporary structures, etc.)
Please see the attached narrative.

6. CERTIFICATION			
Under penalty of perjury, I (we) hereby certify that the information contained in this application, including all supplemental materials, is true and accurate to the best of my (our) knowledge.			
Applicant Signature(s)		Date	2/16/24
		Date	

OFFICE USE ONLY							
Date Received		Status		Permit #		Issue Date	



Dear Mr. Newman,

I am requesting an additional extension of our temporary permit for the kitchen trailer and freezer trailer. Nothing has changed regarding the location of the trailers or how we are using them since our last application. Both are temporary structures that we are utilizing until our kitchen is replaced. Parking will not be affected.

My understanding is that our second extension will run out on March 6 (60 days from January 6). I know I may need to go before the Planning Commission once again, and am more than happy to do so.

I am excited about the progress we are making with our project to create a permanent kitchen facility in our multipurpose building. Seabrook Island graciously approved our plans last month, and our architect and structural engineer are planning to submit those plans to the county today (Friday, February 16). We will begin work on this renovation as soon as all the relevant permits are granted. Our team at St. Christopher includes a licensed general contractor, so our process should move relatively quickly once we are able to begin construction.

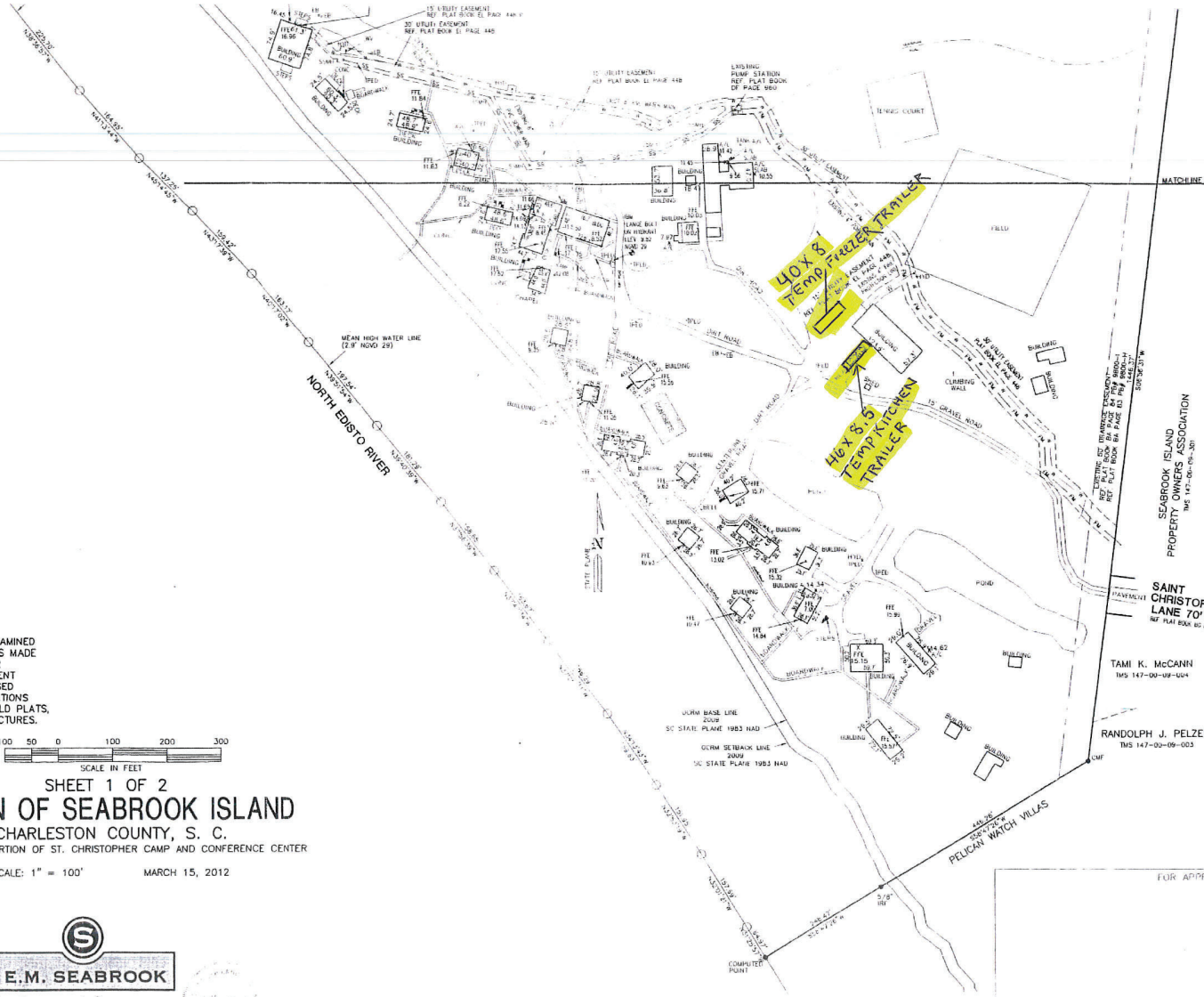
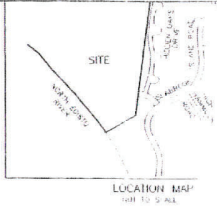
As I'm sure you can imagine, our staff is looking forward to working once more out of a permanent kitchen facility. We remain grateful to the town of Seabrook for working with us as we move through this process.

This specific request is for a ninety (90) day Temporary Use Permit.

Blessings to you, and many thanks,

Laura Rezac +

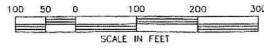
The Rev. Laura Rezac, Executive Director
St. Christopher Camp and Conference Center
Email: lrezac@stchristopher.org / Phone: 843-768-0429



- REFERENCES:**
1. PLAT BY E. M. SEABROOK, JR., INC. DATED JULY 8, 1970 TITLED "PLAT OF A 206.4 ACRE PORTION OF SEABROOK ISLAND SITUATE IN CHARLESTON COUNTY, SOUTH CAROLINA"
 2. PLAT BY E. M. SEABROOK, JR., INC. DATED JUNE 11, 1974, RECORDED IN CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 30 PAGE 07, PR# 3546-L1
 3. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 30, 1984, RECORDED IN CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 3A PAGE 35
 4. PLAT BY E. M. SEABROOK, JR., INC. DATED OCT. 14, 1985, RECORDED IN CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 3B PAGE 23, PR# 3800-L1
 5. PLAT BY GIFFORD, WILSON & WILLIAMS DATED MAY 14, 1984, RECORDED IN CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 3A PAGE 03, PR# 3800-H
 6. PLAT BY GIFFORD, WILSON & WILLIAMS DATED MAY 14, 1984, RECORDED IN CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 3A PAGE 04, PR# 3800-H
 7. PLAT BY MOSES & THOMAS DATED MARCH 2, 1993, RECORDED IN CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 33 PAGE 176
 8. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 16, 2008, RECORDED IN CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 60 PAGE 180
 9. PLAT BY E. M. SEABROOK, JR., INC. DATED JAN. 17, 2008, RECORDED IN CHARLESTON COUNTY REC OFFICE IN PLAT BOOK 61 PAGE 448

- NOTES:**
1. AREA DETERMINED BY COORDINATES BASED ON INTERPRETATION OF FEMA FLOOD INSURANCE RATE MAP NUMBER 4501C 0785 J DATED NOVEMBER 17, 2004, THE PORTION OF CAMP SAINT CHRISTOPHER SHOWN HEREON LIES IN FLOOD ZONE AE (ELEV. 15)
 2. THE ABSENCE OR PRESENCE OF U. S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS HAS NOT BEEN DETERMINED BY THIS SURVEY
 3. THIS PLAT IS BASED ON OLD DEEDS, OLD PLATS, LINES OF OCCUPATION OF LONG DURATION AND EXISTING NEIGHBORHOOD AND DOES NOT CONSTITUTE A TITLE SEARCH

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND FACILITIES OR STRUCTURES THAT MAY AFFECT THE USE OR THE DEVELOPMENT OF THIS SITE. UNDERGROUND LINES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND MAY VARY FROM LOCATIONS SHOWN. LOCATIONS OF EASEMENTS SHOWN ARE BASED ON OLD PLATS, DEEDS, DOCUMENTS AND LOCATION OF ABOVE GROUND STRUCTURES.



SHEET 1 OF 2
TOWN OF SEABROOK ISLAND
 CHARLESTON COUNTY, S. C.
 SURVEY OF A PORTION OF ST. CHRISTOPHER CAMP AND CONFERENCE CENTER

SCALE: 1" = 100' MARCH 15, 2012

- LEGEND**
- AD AIR FORCE TOWER PLATFORM UNLESS OTHERWISE NOTED
 - CB CONCRETE CURB
 - EL ELECTRICAL BOX
 - FE IRON PIPE FOUND
 - FR IRON REBAR FOUND
 - RS IRON REBAR SET
 - HD HORIZONTAL
 - PI PILE
 - ST STEEL
 - SM SANITARY SEWER MANHOLE
 - TE TELEPHONE FEEDER
 - WT WELDED
 - 110-55 FINISH ELEVATION



I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND FAITH, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

FOR APPROVAL STAMPS

Interior Damage to Kitchen Building



Interior Damage to Kitchen Building



Exterior of Temporary Kitchen (front)



Exterior of Tempoary Kitchen (rear)



Proposed Temporary Kitchen Location



Proposed Temporary Kitchen Location



Proposed Temporary Kitchen Location



**SPECIFICATION
FOR
40' × 8' × 9'6" TYPE
MGSS REEFER CONTAINER
(FLEX BOX)**

INSULATION: POLYURETHANE

FLOOR RAIL: ALUMINUM

SIDE & ROOF PANEL: MGSS

DOOR PANEL: MGSS

SIDE & DOOR LINING: SUS 304

ROOF LINING: ALUMINUM

BASE & END FRAME: CORTEN A

SUBFLOOR: CORTEN A

SPEC. NO.:	S-S4H-05-923A
DRAWING NO.:	S4H-05GD-923A
MODEL NO.:	
ISSUE DATE:	2012-09-29
REVISED DATE:	

SCOPE

This specification covers design, construction, materials, testing, inspection and performance requirements for 40'x8'x9'6" type refrigerated containers, manufactured by:

The containers specified herein are manufactured under sufficient quality control, which will be approved by one of following authorized classification societies:

- A.B.S.: American Bureau of Shipping (U.S.A.)
- B. V.: Bureau Veritas (France)
- G. L.: Germanischer Lloyd (Germany)
- C.C.S.: China Classification Society (P.R.C.)
- K. R.: Korean of Shipping (Korea)
- L. R.: Lloyd's Register (Britain)

2. DIMENSIONS & RATINGS

2.1 Dimensions (Installed with reefer unit)

Dimension	External (mm / inch)		Internal (mm / inch)	
Length	12,192	0/-10 (40' 0/-25/64")	11,590	0/-15 (38'- 19/64" 0/-19/32")
Width	2,438	0/- 5 (8' 0/ -3/16")	2,294	0/-10 (7'-6 5/16" 0/-25/64")
Height	2,896	0/- 5 (9'-6" 0/ -3/16")	2,554	0/-10 (8'-4 35/64" 0/-25/64")

2.2 Internal capacity 67.4 m³ (2,380 Cu.ft)

2.3 Door opening dimensions

Width	2,290	0/-5mm (7'-6 5/32" 0/-3/16")
Height	2,569	0/-5mm (8'-5 9/64" 0/-3/16")
Cargo access height	2,446	0/-5mm (8' 19/64" 0/-3/16")

2.4 Gooseneck tunnel

Length	3,174mm
Width	1,029mm (+3/0)
Height	120mm (0/-3)

2.5 Ratings

Max. Gross Weight	34,000kg (74,960LB)
Tare Weight (excl.Unit)	4,210kg (9,280LB)
Tare Weight (incl. Unit: 540kg) (Tolerance ±2%)	4,750kg (10,470LB)
Max. Payload	29,250kg (64,490LB)

2.6 Insulation

Item	Thickness	Core Density
Roof	80mm	40kg/cu.m
Side walls	60mm	45-50kg/cu.m
Door panels	76mm	45-50kg/cu.m
Floor	76/110mm	45-50kg/cu.m

* Thickness: excluding the thickness of outer and inner claddings.

** Density: the average density not less than -5%.

2.7 Heat leakage value

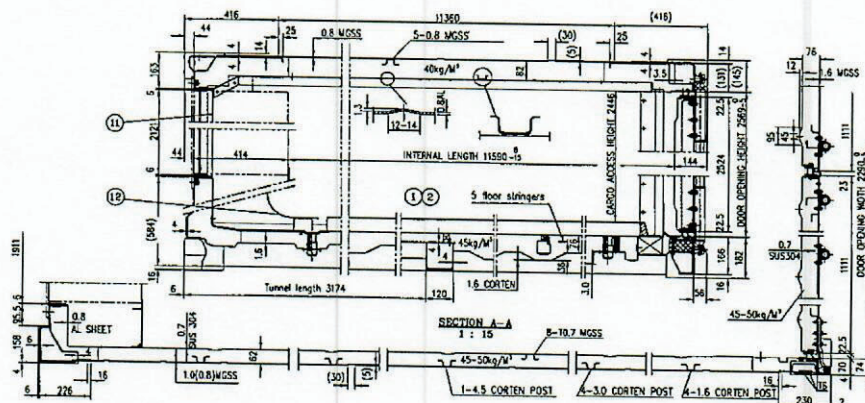
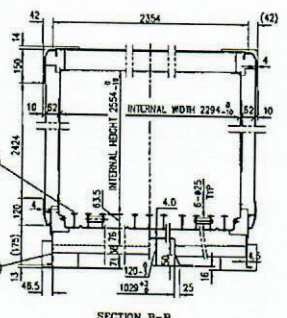
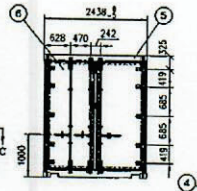
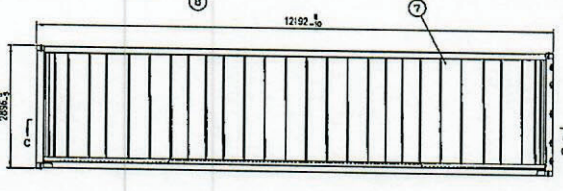
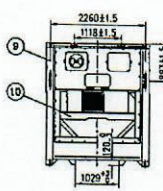
$U_{max} = 45 \text{ kcal / deg.c.hr. at the mean wall temperature } 293\text{K} (20 \text{ }^\circ\text{C})$

2.8 Air leakage value

$Q = 6\text{m}^3/\text{hr. (incl. reefer unit max. } 0.5\text{m}^3/\text{h) measured at } 250\pm 10\text{Pa.}$

CLASSIFICATION		DIMENSION	
EXTERNAL	LENGTH	2192	7'-0"
	WIDTH	2438	8'-0"
	HEIGHT	2695	9'-0"
INTERNAL	LENGTH	11590	38'-19/64"
	WIDTH	2294	7'-8 5/16"
	HEIGHT	2254	6'-4 35/64"
DOOR	WIDTH	2290	7'-8 5/32"
	HEIGHT	2589	6'-5 9/64"
CARGO ACCESS HEIGHT (UNDER LOAD LINE)		2446	6'-19/64"
INTERNAL CUBIC CAPACITY		67.4 CU.M	2380 CU.FT

MAX GROSS WEIGHT	34,000 KGS	74,960 LBS
TAPE WEIGHT (EXCLUDING UNIT (22))	4,210 KGS	9,280 LBS
INCLUDING UNIT (UNIT 2400)	4,750 KGS	10,470 LBS
MAX PAYLOAD (UNIT 2400)	29,250 KGS	64,490 LBS
STACKING TEST LOAD	9,7200 KGS	214,290 LBS
FLOOR STRENGTH	2,760 KGS	16,000 LBS



Note: The tare weight should be confirmed according to the actual weight of the refrigeration unit.

ITEM	DESCRIPTION	DWG No.	MATERIAL	QTY
13	Working arrangement	S4H-0544-923A		1
12	Unit base	S4H-01UC-888K		1
11	Front & Rear lining	S4H-056L-923A		1
10	Refriger unit	Cyliner		1
9	Front frame assembly	S4H-059T-923A		1
8	Roof assembly	S4H-059A-923A		1
7	Side wall assembly	S4H-055A-923A		1
6	Door assembly	S4H-050A-923A		1
5	Rear frame assembly	S4H-050F-923A		1
4	Floor assembly	S4O-037A-888K		1
3	Base frame assembly	S4O-038F-888K		1
2	Rear special assembly (B)	S4H-030R-888K		1
1	Rear special assembly (D)	S4H-030A-888K		1

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ISSUE	DATE	DESIGNED	CHECKED	APPROVED	APPROVED	DATE	DWG NO.	SHEET	OF	SUBS
						2012.10.11	S4H-05GD-923A	1	1	