



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

1/19/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 TIDAL VIEW LANE

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION  
Address: 1154 TIDAL VIEW LANE  
Location: JAMES ISLAND  
TMS#: 428000015  
Acres: 2.71  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans): 2  
Zoning: SR-2

new BP approval tracking

City Project ID #: 170103-Tidal ViewLn-1  
City Project ID Name: TRC\_PP:TidalViewLn[2lots]

Submittal Review #: 1ST REVIEW  
Board Approval Required: BZA-Z

Owner: SARA MCKERLEY BARRETT  
Applicant: EDDIE HUGHES 843-991-0596  
Contact: EDDIE HUGHES ehughes@thebeachcompany.com

Misc notes: Preliminary subdivision plat to create two lots.

**RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.**

### # 2 DANIEL ISLAND, PARCEL R, BLOCK A/B

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION  
Address: ISLAND PARK DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000157  
Acres: 3.09  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans):  
Zoning: DI-TC

new BP approval tracking

City Project ID #: 170103-Island ParkDr-1  
City Project ID Name: TRC\_PP:DanielIslandParcelRBlockA/B[2lots]

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: DANIEL ISLAND COMPANY, INC.  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5255  
Contact: PERRY GERARD gerard.p@thomasandhutton.com

Misc notes: Preliminary subdivision plat to create two lots.

**RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.**

### # 3 MANKIEWICZ COATINGS, LLC

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 1200 CHARLESTON REGIONAL PARKWAY  
Location: CAINHOY  
TMS#: 2670000149  
Acres: 9.09  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: LI

new BP approval tracking

City Project ID #: 170103-Charleston RegionalPkw-1  
City Project ID Name: TRC\_SP:MankiewiczCoatingsExpansion

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: JESSEN LANE, LLC  
Applicant: HARRIS GROUP INC. 843-203-7014  
Contact: BRYAN W. WOOD bryan.wood@harrisgroup.com

Misc notes: Building expansion construction plans for a existing light industrial campus.

**RESULTS: Revise and resubmit to TRC; updated CSWPPP required.**

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**# 4 RIVERVIEW ESTATES**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: RIVER ROAD  
Location: JOHNS ISLAND  
TMS#: 3120000065 & 066  
Acres: 24.147  
# Lots (for subdiv): 49  
# Units (multi-fam./Concept Plans): 49  
Zoning: SR-1

new BP approval tracking

City Project ID #: 170103-RiverRd-1  
City Project ID Name: TRC\_CP:RiverviewEstates[Concept]

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC, BZA-SD?

Owner: MG LOWCOUNTRY ACREAGE, LLC  
Applicant: HLA, INC  
Contact: THOMAS KELLUM

843-763-1166  
tkellum@hlainc.com

Misc notes: Subdivision concept plan for a 49 lot single family detached subdivision.

**RESULTS: Revise and resubmit to TRC.**

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**# 5 NABORS DRIVE**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: NABORS DRIVE  
Location: JAMES ISLAND  
TMS#: 4281600013, 046-048 & 052  
Acres: 3.88  
# Lots (for subdiv): 25  
# Units (multi-fam./Concept Plans): 25  
Zoning: DR-9

new BP approval tracking

City Project ID #: 161122-NaborsDr-1  
City Project ID Name: TRC\_CP:NaborsSubdivision[Concept]

Submittal Review #: 2ND REVIEW  
Board Approval Required: PC

Owner: PULTE HOME CORPORATION  
Applicant: ADC ENGINEERING, INC.  
Contact: WILLIAM HAY

843-566-0161  
williamh@adcengineering.com

Misc notes: Subdivision concept plan for a 25 lot single-family attached subdivision.

**RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the Feb. PC meeting.**

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**# 6 OAKSIDE APARTMENTS**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: MAIN ROAD & BROWNSWOOD ROAD  
Location: JOHNS ISLAND  
TMS#: 2790000237  
Acres: 2.02  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: LB

new BP approval tracking

City Project ID #: 160726-MainRd-1  
City Project ID Name: TRC\_SP:OaksidApartments

Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: FAST ASLEEP, LLC  
Applicant: CLINE ENGINEERING, INC.  
Contact: MATT CLINE

843-991-7239  
matt@clineeng.com

Misc notes: Construction plans for an apartment development and associated improvements.

**RESULTS: Revise and resubmit to TRC; stormwater will e-mail comments week of 1/23/17.**

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**# 7 EAST BAY APARTMENTS**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 655 EAST BAY STREET  
Location: PENINSULA  
TMS#: 4590604019, 020  
Acres: 0.99  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 51  
Zoning: MU-1/WH

new BP approval tracking

City Project ID #: 150707-EBaySt-1  
City Project ID Name: TRC\_SP:EastBayApartments

Submittal Review #: 3RD REVIEW  
Board Approval Required: BAR, BZA-SD

Owner: EAST BAY APARTMENTS, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO.  
Contact: BRITTANY BOWERS

843-725-5229  
bowers.b@thomasandhutton.com

Misc notes: Construction plans for new residential apartment building(s) and associated improvements.

**RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.**

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Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.