



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 2/9/2017

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 1065 JENKINS ROAD

#### SITE PLAN

Project Classification: SITE PLAN

Address: 1065 JENKINS ROAD

Location: WEST ASHLEY

TMS#: 3511400011

Acres: 1.31

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: BP

new BP approval tracking

City Project ID #: 160809-JenkinsRd-1

City Project ID Name: TRC\_SP:JenkinsRoadOfficeWarehouse

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: C & M, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: AMIE HUNT

admin@earthsourceeng.com

Misc notes: Construction plans for a new office/warehouse and associated improvements.

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

### # 2 TROLLEY BARN PARKING LOT

#### SITE PLAN

Project Classification: SITE PLAN

Address: POINSETT STREET

Location: PENINSULA

TMS#: RIGHT-OF-WAY

Acres: 1.70

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: RIGHT-OF-WAY

new BP approval tracking

City Project ID #: 150831-PoinsettSt-1

City Project ID Name: TRC\_SP:TrolleyBarnParkingLot

Submittal Review #: 2ND REVIEW

Board Approval Required: DRC

Owner: SCDOT/CITY OF CHARLESTON

Applicant: STANTEC

843-740-7700

Contact: JOHN PROROCK

john.prorock@stantec.com

Misc notes: Construction plans for a surface parking lot under the elevated portion of I-26 for adjacent development use.

**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.**

### # 3 HORIZON, PHASE 1B

#### SITE PLAN

Project Classification: SITE PLAN

Address: SPRING & HORIZON STREETS

Location: PENINSULA

TMS#: 4600000021

Acres: 0.62

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 141028-LockwoodDr-1

City Project ID Name: TRC\_SP:HorizonPhase1B

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: HP1B DEVCO, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5233

Contact: CHRIS MAGALDI

magaldi.c@thomasandhutton.com

Misc notes: Construction plans for an office building, parking, and landscaping.

**RESULTS: Revise and resubmit to TRC; Construction Activity Application required.**

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**# 4 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 #: 1ST REVIEW  
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:** 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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**# 5 EAST SIDE MISSIONARY CHURCH HALL**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 584 MEETING STREET  
Location: PENINSULA  
TMS#: 4590103045  
Acres: 1.62  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

new BP approval tracking

City Project ID #: 160726-MeetingSt-1  
City Project ID Name: TRC\_SP:EastSideMissionaryChurchHall

Submittal Review #: 1ST REVIEW  
Board Approval Required: BAR

Owner: EAST SIDE MISSIONARY BAPTIST CHURCH  
Applicant: ATLANTIC SOUTH CONSULTING SERVICES, LLC 843-580-9010  
Contact: ADRIAN WILLIAMS awilliams@atlanticsouthconsulting.com

Misc notes: Construction plans for a new church hall and associated improvements.

**RESULTS:** Revise and resubmit to TRC; revised Construction Activity Application required.

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**# 6 OVERTURE COBURG ROAD**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION  
Address: COBURG ROAD  
Location: WEST ASHLEY  
TMS#: 3490800001 & 34912000011  
Acres: 8.32  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans):  
Zoning: GB

new BP approval tracking

City Project ID #: 170126-CoburgRd-1  
City Project ID Name: TRC\_PP:OvertureCoburg[2lots]

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: ST. ANDREWS PARISH, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5252  
Contact: ELLIOTTE QUINN quinn.e@thomasandhutton.com

Misc notes: Preliminary subdivision plat to subdivide one lot into 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.

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**# 7 445 MEETING STREET**

**PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN  
Address: 445 MEETING STREET  
Location: PENINSULA  
TMS#: 4590901045  
Acres: 2.204  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: PUD

new BP approval tracking

City Project ID #: 170126-MeetingSt-1  
City Project ID Name: TRC\_PUD:445MeetingStreetRedevelopment

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC

Owner: 445 MEETING STREET PARTNEBRS, LLC  
Applicant: 445 MEETING STREET PARTNERS, LLC 843-388-1750  
Contact: ANTHONY MCALISTER anthonymcalister@aol.com

Misc notes: PUD Master Plan document for the re-development of the existing grocery store parcel.

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

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**# 8 WENTWORTH HOUSE**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 31 SMITH STREET

Location: PENINSULA

TMS#: 4570304037

Acres: 0.45

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 8

Zoning: DR-1F

new BP approval tracking

City Project ID #: 170126-SmithSt-1

City Project ID Name: TRC\_SP:WentworthHouse

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: JHH INVESTMENTS

Applicant: EVANS & SCHMIDT ARCHITECTS

843-723-5495

Contact: JOSEPH D. SCHMIDT

evansandschmidt@gmail.com

Misc notes: Construction plans for an 8-unit residential development and associated improvements.

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, project narrative required.**

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**# 9 L & M TRACT**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: 755 & 761 BROWNSWOOD ROAD, 1152 RIVE

Location: JOHNS ISLAND

TMS#: 3120000056, 166, 193, 194

Acres: 31.059

# Lots (for subdiv): 71

# Units (multi-fam./Concept Plans): 71

Zoning: SR-2

new BP approval tracking

City Project ID #: 170126-BrownswoodRd-1

City Project ID Name: TRC\_CP:LandMTract[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: L & M FAMIOLY ASSOCIATES, LLC

Applicant: SEAMON WHITESIDE & ASSOCIATES

843-884-1667

Contact: TOMMY HUANG

thuang@seamonwhiteside.com

Misc notes: Subdivision concept plan for a proposed 71 lot subdivision and associated improvements.

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

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**# 10 AVENUE OF OAKS**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: 1045 5TH AVENEUE

Location: WEST ASHLEY

TMS#: 4180600028 & 115

Acres: 9.99

# Lots (for subdiv): 42

# Units (multi-fam./Concept Plans): 71

Zoning: SR-1

new BP approval tracking

City Project ID #: 170126-5thAve-1

City Project ID Name: TRC\_CP:AvenueofOaks[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CRESCENT HOMES, LLC

Applicant: SEAMON WHITESIDE & ASSOCIATES

843-884-1667

Contact: DANIEL CRUZ

dcruz@seamonwhiteside.com

Misc notes: Subdivision concept plan for a proposed 42 lot subdivision and associated improvements.

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

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**# 11 OVERTURE DANIEL ISLAND**

**SITE PLAN**

Project Classification: SITE PLAN

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 5.00

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 200

Zoning: DI-R

new BP approval tracking

City Project ID #: 161118-FarrSt-1

City Project ID Name: TRC\_SP:OvertureDaniellIsland

Submittal Review #: PRE-APP

Board Approval Required:

Owner: THE DANIEL ISLAND COMPANY

Applicant: SEAMON WHITESIDE & ASSOCIATES

843-884-1667

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: REVISED construction plans for a 200 unit multi-family development and associated improvements.

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPP, Stormwater Technical Report required.**

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**# 12 FARR STREET EXTENSION**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 12.66

# Lots (for subdiv): 3 + r/w

# Units (multi-fam./Concept Plans):

Zoning: DI-R

Misc notes: REVISED subdivision concept plan for a new street extension and connection.

new BP approval tracking

City Project ID #: 170126-FarrSt-1

City Project ID Name: TRC\_CP:FarrStreetExtensionRevised[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: GREYSTAR GP II, LLC

Applicant: SEAMON WHITESIDE & ASSOCIATES

843-884-1667

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

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

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**# 13 MAYBANK VILLAGE, PHASE 3 (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: 3201 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3130000248

Acres: 10.327

# Lots (for subdiv): 35

# Units (multi-fam./Concept Plans): 34

Zoning: GB

Misc notes: Road construction plans for Maybank Village, Phase 3.

new BP approval tracking

City Project ID #: 170126-MaybankHwy-1

City Project ID Name: TRC\_RC:MaybankVillagePhase3[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: TIDELANDS BANK

Applicant: HLA, INC.

843-763-1166

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

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

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**# 14 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

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

new BP approval tracking

City Project ID #: 170103-RiverRd-1

City Project ID Name: TRC\_CP:RiverviewEstates[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: MG LOWCOUNTRY ACREAGE, LLC

Applicant: HLA, INC

843-763-1166

Contact: THOMAS KELLUM

tkellum@hlainc.com

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

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**# 15 1558 BATTERY ISLAND DRIVE**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 1558 BATTERY ISLAND DRIVE

Location: JAMES ISLAND

TMS#: 4310000023

Acres: 1.28

# Lots (for subdiv): 2

# Units (multi-fam./Concept Plans):

Zoning: SR-1

Misc notes: Preliminary subdivision plat to create two lots.

new BP approval tracking

City Project ID #: 170126-Battery IslandDr-1

City Project ID Name: TRC\_PP:1558Battery IslandDr-1

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: THE COTTAGE COMPANY

Applicant: PALMETTO LAND SURVEYING

843-571-5191

Contact: KATHY PENINGTON

palmettols@bellsouth.net

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

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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.