



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

1/2/2020

SITE PLANS, SUBDIVISION CONCEPT 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:

1 154 SPRING STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000054

Address: 154 SPRING STREET

Location: PENINSULA

TMS#: 4601102082

Acres: 0.203

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 4

Zoning: LB (A)

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z

Owner: FRED A STONE, III

Applicant: BECKY FENNO, ARCHITECT

Contact: BECKY FENNO

843-442-6552

bfenno@fennoarch.com

Misc notes: Construction and renovation plan for a 4 unit accommodations development.

RESULTS: Revise and return to TRC; 4 full size sets & 1 CD.

2 CHURCH OF THE HOLY TRINITY HELLENIC CENTER

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000179

Address: 30 RACE STREET

Location: PENINSULA

TMS#: 4600401060

Acres: 1.5

Lots (for subdiv): -

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

Zoning: DR-2F

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-Z

Owner: CHURCH OF THE HOLY TRINITY

Applicant: FORSBERG ENGINEERING

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

Misc notes: Site plan for a new 18,500 square foot church center and social hall.

RESULTS: Revise and return to TRC; 4 full size sets & 1 CD.

3 NEW SHARED PARKING LOT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000284

Address: 1545 & 1551 MEETING STREET ROAD

Location: PENINSULA

TMS#: 4641000024, 025, 093

Acres: .27

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 0

Zoning: UP

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: RCB DEVELOPMENT

Applicant: FORSBERG ENGINEERING

Contact: MIKE JOHNSON

843-571-2622

mjohnson@forsberg-engineering.com

Misc notes: Site plan for new shared gravel parking lot.

RESULTS: Respond via e-mail to TRC members; submit sets for stamping.

#4 194 CANNON STREET**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000311

Address: 194 CANNON STREET

Location: PENINSULA

TMS#: 4601004013

Submittal Review #: PRE-APP

Acres: 1.31

Board Approval Required:

Lots (for subdiv): 2

Owner: 194 CANNON STREET, LLC

Units (multi-fam./Concept Plans): xx keyed rooms

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Zoning: PUD

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new hotel, parking garage and associated improvements.**RESULTS: Revise and return to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report, USACE JD, SCDHEC NOI & DB required.**

#5 ST. CLARE OF ASSISI CATHOLIC CHURCH**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000290

Address: SEVEN FARMS DRIVE

Location: DANIEL ISLAND

TMS#: 2750000198

Submittal Review #: 2ND REVIEW

Acres: 6.3

Board Approval Required:

Lots (for subdiv): -

Owner: BISHOP OF CHARLESTON

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

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5258

Zoning: DI-TC

Contact: DOMONIC JONES jones.d@tandh.com

Misc notes: Construction plans for a church.**RESULTS: Revise and return to TRC; 1 full size set, 3 half size sets & 1 CD.**

#6 D.I. COURTYARD MARRIOTT**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000145

Address: 56 FAIRCHILD STREET

Location: DANIEL ISLAND

TMS#: 2750000269

Submittal Review #: 2ND REVIEW

Acres: 2.465

Board Approval Required: BAR, BZA-SD

Lots (for subdiv): 1

Owner: ADE 836, LLC

Units (multi-fam./Concept Plans): 113 ROOMS

Applicant: THOMAS & HUTTON ENGINEERING CO. 828-773-6543

Zoning: DI-TC

Contact: DOMONIC JONES jones.d@tandh.com

Misc notes: Construction plans for new hotel on Daniel Island & proposed right-of-way adjustment.**RESULTS: Revise and return to TRC; 5 full size sets & 1 CD.**

#7 547 MEETING STREET HOTEL**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000228

Address: 547 MEETING STREET

Location: PENINSULA

TMS#: 4590501016

Submittal Review #: 2ND REVIEW

Acres: 0.26

Board Approval Required: BZA-Z

Lots (for subdiv): 1

Owner: TMG 547 MEETING STREET LLC

Units (multi-fam./Concept Plans):

Applicant: EARTHSOURCE ENGINEERING 843-881-0525

Zoning: GB

Contact: GILES BRANCH branchgn@earthsourceeng.com

Misc notes: Site plan for a new hotel and associated improvements.**RESULTS: Revise and return to TRC.**

#8 1013 PHYSICIANS DRIVE**SITE PLAN**

Project Classification: SITE PLAN
Address: 1013 PHYSICIANS DRIVE
Location: WEST ASHLEY
TMS#: 3090000067
Acres: 0.50
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GO

City Project ID #: TRC-SP2019-000312

Submittal Review #: PRE-APP
Board Approval Required:

Owner: BERNARD DANIEL, LLC
Applicant: HLA, INC.
Contact: ADRIANA CARSON

843-763-1166
acarson@hlainc.com

Misc notes: Construction plans for an Early Site Package.

RESULTS: Revise and return to TRC; 6 full size sets & 1 CD.

#9 445 MEETING STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: 445 MEETING STREET
Location: PENINSULA
TMS#: 4590901045
Acres: 2.204
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 350
Zoning: MU-2/WH

City Project ID #: TRC-SP2019-000313

Submittal Review #: PRE-APP
Board Approval Required: BAR

Owner: 445 MEETING QOZ OWNER, LLC
Applicant: SEAMONWHITESIDE & ASSOCIATES, INC.
Contact: PATTERSON FARMER

843-884-1667
pfarmer@seamonwhiteside

Misc notes: Construction plans for mixed-use development and associated improvements.

RESULTS: Revise and return to TRC; Construction Activity Application, CSWPPP & Stormwater Technical Report required.

#10 SHADOWMOSS POOL HOUSE**SITE PLAN**

Project Classification: SITE PLAN
Address: 20 DUNVEGAN DRIVE
Location: WEST ASHLEY
TMS#: 3580000026
Acres: 0.35
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID #: TRC-SP2019-000298

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: GOLF WHEELS INC.
Applicant: RON MEDLIN CONSTRUCTION
Contact: RON MEDLIN

704-201-8524
rmcontractor@aol.com

Misc notes: Construction plans for a new pool house replacement and associated improvements.

RESULTS: Revise and return to TRC; 6 full size sets & 1 CD; Construction Activity Application, CSWPPP, Stormwater Technical Report, SCDHEC NOI & CZC required.

#11 JAMES ISLAND CHARTER HS - DIST. 3 BUS LOT**SITE PLAN**

Project Classification: SITE PLAN
Address: 1000 FORT JOHNSON ROAD
Location: JAMES ISLAND
TMS#: 4281100092
Acres: 62.95
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 0
Zoning: SR-1

City Project ID #: TRC-SP2019-000283

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT
Applicant: ADC ENGINEERING
Contact: JEFF WEBB

843-566-0161
jeffw@adcengineering.com

Misc notes: Site plan for new bus lot and site improvements.

RESULTS: Revise and return to TRC; 6 full size sets & 1 CD.

12 MUSC ADDITIONS-RENOVATIONS TO BASIC SCIENCE BUILDING

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000238

Address: 173 ASHLEY AVENUE

Location: PENINSULA

TMS#: 4601501043

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Acres: 15.2

Lots (for subdiv): 1

Owner: MUSC

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

Applicant: ADC ENGINEERING

843-566-0161

Zoning: LB

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Construction plans for a 47,110 square foot addition and associated improvements.

RESULTS: Revise and return to TRC; 5 full size sets & 1 CD.

13 HARRIS TEETER FUEL 406

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000211

Address: BEES FERRY RD & GRAND OAKS BLVD.

Location: WEST ASHLEY

TMS#: 3010000048

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Acres: 1.4

Lots (for subdiv): 1

Owner: LONG TERM HOLDINGS, LLC

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

Applicant: KIMLEY-HORN & ASSOCIATES, INC.

704-409-1812

Zoning: GB

Contact: MAGGIE JONES

maggie.jones@kimley-horn.com

Misc notes: Construction plans for a new gas station and associated improvements.

RESULTS: Respond to TRC members via e-mail; submit sets for stamping.

14 741 MEETING STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000267

Address: 741 MEETING STREET

Location: PENINSULA

TMS#: 4631202020, 021, 022, 026, & Kinloch Court ROW

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: .597

Lots (for subdiv): 1

Owner: 741 MEETING STREET, LLC.

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

Applicant: SITECAST, LLC.

813-810-6960

Zoning: LB/DR-F1

Contact: JACOB CORDRAY

jcordray@sitecastsc.com

Misc notes: Site plan for a mixed use commercial/retail/office space with parking.

RESULTS: Revise and return to TRC; Construction Activity Application w/ fee, CSWPPP, Stormwater Technical Report, SWDSM Submittal Checklist & SCDHEC NOI required.

15 ORLEANS GARDENS RENOVATION

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000308

Address: 1900 HAZELWOOD DRIVE

Location: WEST ASHLEY

TMS#: 3510600122

Submittal Review #: PRE-APP

Board Approval Required:

Acres: 7.43

Lots (for subdiv): 1

Owner: ATLANTIC HOUSING FOUNDATION

Units (multi-fam./Concept Plans): 100

Applicant: KIMLEY-HORN & ASSOCIATES

843-737-6390

Zoning: DR-1F

Contact: MARIANNE MOSELEY

marianne.moseley@kimley-horn.com

Misc notes: Plans for renovations to the existing apartment complex & addition of a new leasing office.

RESULTS: Revise and return to TRC; Construction Activity Application w/ fee, CSWPPP Stormwater Technical Report, SWDSM Submittal Checklist & SCHEC D-0451 form required.

16 MT. PLEASANT STREET HOP LOT**SITE PLAN**

Project Classification: SITE PLAN
Address: MOUNT PLEASANT STREET
Location: PENINSULA
TMS#: 4641400191
Acres: 1.5
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: TBD

City Project ID #: TRC-SP2019-000309

Submittal Review #: PRE-APP
Board Approval Required:

Owner: BCD-COG
Applicant: CDM SMITH
Contact: DAVID PARKER

843-972-4548
parkerd@cdmsmith.com

Misc notes: Construction plans for a new HOP lot and associated improvements.

RESULTS: Revise and return to TRC; Construction Activity Application w/ fee, CSWPPP Stormwater Technical Report, SWDSM Submittal Checklist & SCHEC NOI required.

17 62 & 64 COOPER STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: 62 & 64 COOPER STREET
Location: PENINSULA
TMS#: 4590504047
Acres: 0.11
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 4
Zoning: DR-2F

City Project ID #: TRC-SP2019-000310

Submittal Review #: PRE-APP
Board Approval Required: BAR (demo)

Owner: DERRICK MILLIGAN
Applicant: ARTHUR MAYBANK
Contact: ARTHUR MAYBANK

843-212-9678
cityplan@gmail.com

Misc notes: Construction plans to demolish partial structures and the construction of two new structures.

RESULTS: Revise and return to TRC; Construction Activity Application w/ fee, Stormwater Technical Report, SWDSM Submittal Checklist & SCHEC D-0451 form required.

18 THE POINTE AT RHODES CROSSING, PHASE 2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: BEES FERRY ROAD & SANDERS ROAD
Location: WEST ASHLEY
TMS#: 2860000444
Acres: 41.84
Lots (for subdiv): 75
Units (multi-fam./Concept Plans): 75
Zoning: SR-6

City Project ID #: TRC-SUB2017-000051

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

Owner: CW-ASHLEY POINTE, LLC
Applicant: HLA, INC.
Contact: RICHARD D. LACEY

843-763-1166
rlacey@hlainc.com

Misc notes: Preliminary subdivision plat for a 76 lot subdivision and associated improvements.

RESULTS: Revise and return to TRC; 2 sets and 1 CD.

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George 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. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.