



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 1/16/2020

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 THE CROSSING AT VERDIER (PLAT)

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000137

Address: PEPPERBUSH STREET

Location: WEST ASHLEY

TMS#: 3010000028

Acres: 21.275

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 42

Zoning: PUD-SFR

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: BFK HOLDINGS, LLC

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Preliminary plat for a 42 lot single family residential development.

**RESULTS: Revise and return to TRC. 4 full size sets and 1 CD required.**

### # 2 THE CROSSING AT VERDIER (ROADS)

#### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000137

Address: PEPPERBUSH STREET

Location: WEST ASHLEY

TMS#: 3010000028

Acres: 21.275

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 42

Zoning: PUD-SFR

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: BFK HOLDINGS, LLC

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Road construction plans for a 42 lot single family residential development.

**RESULTS: Revise and return to TRC. 5 full size sets and 1 CD required.**

### # 3 NATIVITY CHURCH PARISH HALL

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000187

Address: 1061 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 3370800055

Acres: 8.35

# Lots (for subdiv): -

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

Zoning: SR-1

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB

Owner: BISHOP OF CHARLESTON

Applicant: EARTHSOURCE ENGINEERING, LLC

Contact: VINCE SOTTILE

843-881-0525

sottilev@earthsourceeng.com

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

**RESULTS: Revise and return to TRC. 4 full size sets and 1 CD required.**

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**#4 84-86 LINE STREET (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

City Project ID #: TRC-SUB2020-000139

Address: 84-86 LINE STRET

Location: PENINSULA

TMS#: 4600404005

Acres: 0.26

# Lots (for subdiv): 4

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

Zoning: MU-1/WH

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: OFF LINE COURT, LLC

Applicant: FORSBERG ENGINEERING

843572-2622

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Preliminary plat to create 4 lots.

**RESULTS: Respond via Email to reviewer then submit to P.R.C.**

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**#5 529 KING HOTEL**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000099

Address: 529 KING STREET

Location: PENINSULA

TMS#: 4601202081

Acres: 0.35

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 50 ROOMS

Zoning: GB

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-Z

Owner: 529 KING STREET OZ, LLC

Applicant: CYPRESS ENGINEERING

843-225-5151

Contact: WILL ROGAN

willr@cypresseng.com

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

**RESULTS: Revise and return to TRC. 2 full size sets, (2) 1/2 size sets, and 1 CD required**

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**#6 MARKET & MEETING STREET**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000314

Address: 177 MEETING STREET

Location: PENINSULA

TMS#: 4570802132

Acres: 0.71

# Lots (for subdiv): 1

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

Zoning: GB

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: 177 LLC

Applicant: KIMLEY-HORN & ASSOCIATES

843-737-6383

Contact: CASEY WARFIELD

casey.warfield@kimley-horn.com

Misc notes: Construction plans for site renovation work and associated improvements.

**RESULTS: Revise and return to TRC. Submit 8 copies of the revised plans, responses to comments**

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**#7 55 ROMNEY STREET**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: 160614-RomneySt-1

Address: ROMNEY STREET

Location: PENINSULA

TMS#: 4611301036

Acres: 1.571

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 304

Zoning: UP

Submittal Review #: 7TH REVIEW

Board Approval Required: BAR, DRC

Owner: MIDDLE STREET PARTNERS, LLC

Applicant: SITECAST, LLC

843-810-6960

Contact: JACOB CORDRAY

jcordray@sitecastsc.com

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

**RESULTS: Revise and return to TRC. (4) 1/2 size sets and 1 CD required.**

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**#8 CENTRAL PARK CLUSTER SUBDIVISION (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000096

Address: CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400300007

Submittal Review #: 7TH REVIEW

Board Approval Required: PC, BZA-SD

Acres: 10.35

# Lots (for subdiv): 38

Owner: CENTRAL PARK RD, LLC

# Units (multi-fam./Concept Plans): 38

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Zoning: SR-1 (CLUSTER)

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Preliminary plat for a 38 lot Cluster Development and associated improvements.

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

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**#9 CENTRAL PARK CLUSTER SUBDIVISION (ROAD)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000096

Address: CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400300007

Submittal Review #: 6TH REVIEW

Board Approval Required: PC, BZA-SD

Acres: 10.35

# Lots (for subdiv): 38

Owner: CENTRAL PARK RD, LLC

# Units (multi-fam./Concept Plans): 38

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Zoning: SR-1 (CLUSTER)

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Road construction plans for a 40 lot Cluster Development and associated improvements. Note Stormwater and Engineering comments ONLY.

**RESULTS: Revise and return to TRC. Include CSWPPP and Stormwater Technical Report.**

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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.