



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

2/14/2019

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 CHARLESTON TECHNOLOGY CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: 999 MORRISON DRIVE
Location: PENINSULA
TMS#: 4611301038
Acres: 1.85
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB/TC OVERLAY

City Project ID #: TRC-SP2018-000113

Submittal Review #: 3RD REVIEW
Board Approval Required: BAR

Owner: CITY OF CHARLESTON
Applicant: ADC ENGINEERING, INC.
Contact: JEFF WEBB

843-566-0161
jeffw@adcengineering.com

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

RESULTS: Revise and resubmit to TRC; 3 master sets to be submitted & others in pdf form.

2 RIVER LANDING VILLAGE (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: PIERVIEW STREET
Location: DANIEL ISLAND
TMS#: 2750000114 & 228
Acres: 10.00
Lots (for subdiv): 31
Units (multi-fam./Concept Plans): -
Zoning: DI-TC

City Project ID #: TRC-SUB2018-000108

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

Owner: EW DANIEL ISLAND INVESTOR, LLC
Applicant: THOMAS & HUTTON ENG. CO.
Contact: BRIAN RILEY

843-725-5276
riley.b@thomasandhutton.com

Misc notes: Preliminary plat for Phase 1 of the River Landing Village.

RESULTS: Revise and resubmit to TRC.

3 RIVER LANDING VILLAGE (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: PIERVIEW STREET
Location: DANIEL ISLAND
TMS#: 2750000114 & 228
Acres: 10.00
Lots (for subdiv): 31
Units (multi-fam./Concept Plans): -
Zoning: DI-TC

City Project ID #: TRC-SUB2018-000108

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: EW DANIEL ISLAND INVESTOR, LLC
Applicant: THOMAS & HUTTON ENG. CO.
Contact: BRIAN RILEY

843-725-5276
riley.b@thomasandhutton.com

Misc notes: Road construction plans for River Landing Village.

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 Engineering for stamping.

4 31 & 32 LAURENS STREET (ESP)

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000205

Address: 31 & 32 LAURENS STREET

Location: PENINSULA

TMS#: 4580102017; 4580104002, 003, 004, 021

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Acres: 1.93

Lots (for subdiv): 2

Owner: SOUTHERN LAND COMPANY

Units (multi-fam./Concept Plans): 147

Applicant: BOWMAN CONSULTING GROUP

843-501-0333

Zoning: LI & GB

Contact: RICHARD WATERS

rwaters@bowmancg.com

Misc notes: Early Site Package plans for a 147 unit residential project and associated improvements.

RESULTS: Revise and resubmit to TRC.

5 JOHNS ISLAND COMMERCE & BUSINESS PARK (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000101

Address: MAYBANK HWY, ZELASKO DR & CANE SLASH

Location: JOHNS ISLAND

TMS#: 31300000332

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Acres: 13.706

Lots (for subdiv): 2/6

Owner: EYC JOHNS ISLAND, LLC

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

Applicant: HLA, INC.

843-763-1166

Zoning: GO, BP

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: Preliminary plat for a new public road and a 5 lot subdivision.

RESULTS: Revise and resubmit to TRC.

6 JOHNS ISLAND COMMERCE & BUSINESS PARK (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000101

Address: MAYBANK HWY, ZELASKO DR & CANE SLASH

Location: JOHNS ISLAND

TMS#: 31300000332

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Acres: 13.706

Lots (for subdiv): 2/5

Owner: EYC JOHNS ISLAND, LLC

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

Applicant: HLA, INC.

843-763-1166

Zoning: GO, BP

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: Road construction plans for a new public road and a 5 lot subdivision.

RESULTS: Revise and resubmit to TRC.

7 CANNON SQUARE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000110

Address: 144 CANNON STREET

Location: PENINSULA

TMS#: 4601104150 & 151

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Acres: 0.288

Lots (for subdiv): 1

Owner: GMS CANNON LLC

Units (multi-fam./Concept Plans): 10

Applicant: CLINE ENGINEERING

843-203-4766

Zoning: MU-1/WH

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for new multi-family unit building and associated improvements.

RESULTS: Revise and resubmit to TRC; resubmit as a Concept Plan; survey & soil analysis required.

8 1505 GREENLEAF ST WAREHOUSE

SITE PLAN

Project Classification: SITE PLAN
Address: 1505 GREENLEAF STREET
Location: PENINSULA
TMS#: 4541000121
Acres: 3.33
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: HI

City Project ID #: TRC-SP2019-000206

Submittal Review #: PRE-APP
Board Approval Required:

Owner: DECATUR WILSON
Applicant: ATLANTIC SOUTH CONSULTING SERVICES 843-580-9010
Contact: ADRIAN WILLIAMS awilliams@atlanticsouthconsulting.com

Misc notes: Construction plans for a new 4,000 sq.ft. building and associated improvements.

RESULTS: Revise and resubmit to TRC; construction activity application (fee only), SWDSM Submittal Checklist, SCDHEC d-0451 & EPSC Certification required.

9 828 SAINT ANDREWS BOULEVARD

SITE PLAN

Project Classification: SITE PLAN
Address: 828 SAINT ANDREWS BOULEVARD
Location: WEST ASHLEY
TMS#: 4181100005, 006, 007
Acres: 0.75
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SP2019-000206

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

Owner: THIRD AND LINCOLN, LLC
Applicant: CLINE ENGINEERING 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a renovated building, new paton, parking area and associated improvements.

RESULTS: Revise and resubmit to TRC; construction activity application w/ fee) CSWPPP, SWDSM Submittal Checklist, SCDHEC NOI & stormwater technical report required.

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.