



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

2/21/2019

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 TWIN LAKES, PHASE 2 & 3 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000073

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

Submittal Review #: 4TH REVIEW

TMS#: 2450000036

Board Approval Required: BZA-SD

Acres: 61.189

Lots (for subdiv): 124

Owner: CANE SLASH RD, LLC

Units (multi-fam./Concept Plans): 124

Applicant: SITECAST, LLC

843-224-4264

Zoning: SR-1 (CLUSTER DEV.)

Contact: CHRIS DONATO

cdonato@sitecastsc.com

Misc notes: Preliminary plat for phase 2 (124 lots) of the Twin Lakes subdivision.

RESULTS: Revise and resubmit to TRC.

2 TWIN LAKES, PHASE 2 & 3 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000073

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

Submittal Review #: 4TH REVIEW

TMS#: 2450000036

Board Approval Required: BZA-SD

Acres: 61.189

Lots (for subdiv): 124

Owner: CANE SLASH RD, LLC

Units (multi-fam./Concept Plans): 124

Applicant: SITECAST, LLC

843-224-4264

Zoning: SR-1 (CLUSTER DEV.)

Contact: CHRIS DONATO

cdonato@sitecastsc.com

Misc notes: Road construction plans for phase 2 (125 lots) of the Twin Lakes subdivision.

RESULTS: Revise and resubmit to TRC; CSWPPP, stormwater technical report required.

3 JOHNS ISLAND COMMERCE & MEDICAL PARK, PHASE 1

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000200

Address: ZELASKO DRIVE

Location: JOHNS ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 3130000332

Board Approval Required:

Acres: 19.223

Lots (for subdiv): 1

Owner: EYC JOHNS ISLAND, LLC

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

Applicant: HLA, INC.

843-763-1166

Zoning: BP

Contact: KYLE NEFF

kneff@hlainc.com

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

RESULTS: Revise and resubmit to TRC.

4 CHARLESTON WATERFRONT HOTEL**SITE PLAN**

Project Classification: SITE PLAN

Address: 176 CONCORD STREET

Location: PENINSULA

TMS#: 4590000091 & 276

Acres: 25.6

Lots (for subdiv): 1

Units (multi-fam./Concept Plans):

Zoning: LI/LB

City Project ID #: TRC-SP2017-000045

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: LEUCADIA COAST PROPERTIES, LLC

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-0161

chrisc@adcengineering.com

Misc notes: Construction plans for a new hotel and associated improvements**RESULTS:** Revise and resubmit to TRC.

5 LOW BATTERY RESTORATION PROJECT, PHASE 1**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: MURRAY BOULEVARD

Location: PENINSULA

TMS#: Right-of-way

Acres: 1.5

Lots (for subdiv): ROW

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

Zoning: ROW

City Project ID #: TRC-SUB2018-000099

Submittal Review #: 2ND REVIEW

Board Approval Required: DRC

Owner: CITY OF CHARLESTON

Applicant: JMT, INC.

Contact: RYAN MATTIE

843-779-3705

rmattie@jmt.com

Misc notes: Construction plans for a seawall & streetscape restoration from Tradd St. to Ashly Blvd.**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.

6 BLUE WATER SAVANNAH HIGHWAY**SITE PLAN**

Project Classification: SITE PLAN

Address: 2493 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3100600042

Acres: 3.66

Lots (for subdiv): 1

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

Zoning: GB

City Project ID #: 170801-SavannahHwy-1

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: BUCK INVESTMENTS, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: VINCE SOTTILE

843-881-0525

sottilev@earthsourceeng.com

Misc notes: Construction plans for a new gas station and convenience store 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.

7 82 MARY STREET OFFICE**SITE PLAN**

Project Classification: SITE PLAN

Address: 82 MARY STREET

Location: PENINSULA

TMS#: 4601202096

Acres: 1.091

Lots (for subdiv): 1

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

Zoning: MU-2/WH

City Project ID #: TRC-SP2018-000148

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: MARY STREET PARKING, LLC

Applicant: ADC ENGINEERING, INC.

Contact: YORK DILDAY

843-566-0161

yorkd@adcengineering.com

Misc notes: Construction plans for a new 200,000 square foot office building with a parking garage & 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.

8 1426 MEETING STREET ROAD

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000208

Address: 1426 MEETING STREET ROAD

Location: PENINSULA

TMS#: 4641400121

Submittal Review #: PRE-APP

Acres: 0.23

Board Approval Required: DRB

Lots (for subdiv): 1

Owner: RUTLEDGE CENTER DEVELOPMENT PARTNERS, LLC

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

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

Zoning: UP

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Construction plans for a new 8,500 square foot office building and associated improvements.

RESULTS: Revise and resubmit to TRC; construction activity application revised, SCDHEC d-0451, geotech report, CAA fee & EPSC certificate required.

9 KERR TRACT PUD

PUD MASTER PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: PUD2018-000005

Address: MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3450000090

Submittal Review #: 2ND REVIEW

Acres: 70.59

Board Approval Required: PC

Lots (for subdiv): 1

Owner: RHK, LLC, KERR DEVELOPMENT

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

Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667

Zoning: PUD PROPOSED

Contact: RUSS SEAMON rseamon@seamonwhiteside.com

Misc notes: PUD text and exhibits for a mixed-use development on a 70 acre tract.

RESULTS: Revise and resubmit to TRC.

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.