



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

3/5/2020

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 4 GADSDEN STREET

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000140

Address: 4 GADSDEN STREET

Location: PENINSULA

TMS#: 457-03-03-001

Acres: .342

Lots (for subdiv): 6

Units (multi-fam./Concept Plans):

Zoning: STR

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-Z, Planning Commission, BAR

Owner: IAN WALKER C/O HANK HOFFORD

Applicant: HLA, INC.

Contact: KYLE NEFF

843-763-1166

kneff@hlainc.com

Misc notes: Subdivide property to build 1 new townhouse building with 4 units, and renovate 2 existing buildings.

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

2 651 MEETING STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000144

Address: 651 MEETING STREET

Location: PENINSULA

TMS#: 4631602061

Acres: 0.61

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 45+-

Zoning: GB

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: TROLLEY BARN PARTNERS II, LLC

Applicant: MADISON CAPITAL GROUP

Contact: HOBIE ORTON

843-884-1667

hobie@madisoncagroup.com

Misc notes: Construction plans for a multi-family development and associated improvements.

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

3 160 ST. PHILIP STREET PARKING GARAGE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000115

Address: 160 ST. PHILLIP STREET

Location: PENINSULA

TMS#: 4601202054

Acres: 0.604

Lots (for subdiv): 1

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

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: 160 ST. PHILIP STREET, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: DANNY FORSBERG

843-571-2622

danny@forsberg-engineering.com

Misc notes: Construction plans for a 138,481 square foot City parking garage.

RESULTS: Revise and return to TRC.

#4 ONE 80 PLACE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000175

Address: 573 MEETING STREET

Location: PENINSULA

TMS#: 4631604022

Submittal Review #: 1ST REVIEW

Acres: 0.41

Board Approval Required: BAR

Lots (for subdiv): 1

Owner: CHARLESTON INTERFAITH ASSISTANCE MINISTRY

Units (multi-fam./Concept Plans): 86 UNITS

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

Zoning: MU-2/WH

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for a 86 unit, 81,391 square foot family life center and associated improvements.**RESULTS:** Revise and return to TRC. Provide 7 full size sets and 1 CD.

#5 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 #: 3RD 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 send PDF by email to TRC members with comments. Upon approval, provide 6 copies of plans to Zoning for stamping.

#6 9 MORRIS DEVELOPMENT - HOTEL**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000320

Address: 9 MORRIS ST.

Location: PENINSULA

TMS#: 460-12-02-047, 086

Submittal Review #: PRE-APP

Acres: .346

Board Approval Required: BZA-Z, BAR-L

Lots (for subdiv):

Owner:

Units (multi-fam./Concept Plans):

Applicant: NEIL STEVENSON ARCHITECTS 43-853-8800 X303

Zoning: GB

Contact: AMY KAY STONEY amy@neilstevensonarchitects.com

Misc notes:**RESULTS:** Revise and return to TRC. Provide Construction Activity Application, Erosion Protection & Sediment Control Form, SCDHEC D-0451, and CZC.

#7 SMOKY OAK MAYBANK**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000321

Address: 3269 MAYBANK HWY

Location: JOHNS ISLAND

TMS#: 279-00-00-204

Submittal Review #: PRE-APP

Acres: 1.23

Board Approval Required: DRB

Lots (for subdiv):

Owner: CM JOHNS ISLAND STORAGE LLC

Units (multi-fam./Concept Plans):

Applicant: EARTHSOURCE ENGINEERING 843-881-0525

Zoning: PUD

Contact: KEVIN M. BERRY, PE berryk@earthsourceeng.com

Misc notes: Proposed sit down restaurant with parking within a planned development (PUD)**RESULTS:** Revise and return to TRC. Provide Construction Activity Application and Erosion Protection & Sediment Control Form.

#8 1074 MORRISON DRIVE MIXED-USE - ESP**SITE PLAN**

Project Classification: SITE PLAN
Address: 1074 MORRISON DRIVE
Location: PENINSULA
TMS#: 4610903003 & 461-09-03-060
Acres: 2.289
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 0
Zoning: UP

City Project ID #: TRC-SP2019-000271

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: XXXX
Applicant: CLINE ENGINEERING, INC. 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Early Site Package for a three building and parking garage development and associated improvements.

RESULTS: Approved. Submit 6 copies of plans to Zoning for stamping

#9 1074 MORRISON DRIVE MIXED-USE**SITE PLAN**

Project Classification: SITE PLAN
Address: 1074 MORRISON DRIVE
Location: PENINSULA
TMS#: 4610903003
Acres: 2.40
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): XX
Zoning: UP

City Project ID #: TRC-SP2019-000226

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR

Owner: XXXX
Applicant: CLINE ENGINEERING, INC. 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a three building and parking garage development and associated improvements.

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

#10 BULL CREEK APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: 2235 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 3540800003
Acres: 5.57
Lots (for subdiv): 57
Units (multi-fam./Concept Plans): 57
Zoning: GB

City Project ID #: TRC-SP2019-000243

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

Owner: ASHLEY RIVER LLC
Applicant: CLINE ENGINEERING 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Site plan for a new 20,000 square foot multi-family building.

RESULTS: Revise and return to TRC. Provide Stormwater Technical Report

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.