



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

3/21/2019

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 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

Submittal Review #: 4TH REVIEW

TMS#: 31300000332

Board Approval Required: PC, BZA-SD

Acres: 13.705

Owner: EYC JOHNS ISLAND, LLC

# Lots (for subdiv): 2/6

Applicant: HLA, INC.

843-763-1166

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

Contact: KYLE NEFF

kneff@hlainc.com

Zoning: GO, BP

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

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

### # 2 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

Submittal Review #: 3RD REVIEW

TMS#: 31300000332

Board Approval Required: PC, BZA-SD

Acres: 13.705

Owner: EYC JOHNS ISLAND, LLC

# Lots (for subdiv): 2/5

Applicant: HLA, INC.

843-763-1166

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

Contact: KYLE NEFF

kneff@hlainc.com

Zoning: GO, BP

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

**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.

### # 3 1304 MEETING STREET APARTMENTS

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000069

Address: 1304 MEETING STREET

Location: PENINSULA

Submittal Review #: 3RD REVIEW

TMS#: 4641400111, 112, 142

Board Approval Required: DRB, BZA-SD

Acres: 2.82

Owner: LMC, LLC

# Lots (for subdiv): 1

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5258

# Units (multi-fam./Concept Plans): 303

Contact: DOMONIC JOINES

jones.d@thomasandhutton.com

Zoning: UP

Misc notes: Construction plans for 323 unit apartment development and associated improvements.

**RESULTS:** Revise and resubmit to TRC; 3 full size sets and one CD of pdf's to be resubmitted.

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**# 4 CAPTAIN'S ISLAND PAVILLION**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: CAPTAIN'S ISLAND DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000092  
Acres: 0.76  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: DI-RI

City Project ID #: TRC-SP2018-000166

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC  
Applicant: THOMAS & HUTTON ENGINEERING, INC. 843-725-5284  
Contact: BRYCE LEMON lemon.b@thomasandhutton.com

Misc notes: Construction plan for an open space pavillion and associated improvements.

**RESULTS: Deferred by applicant.**

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**# 5 BENDER STREET PARK**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 0 BENDER STREET  
Location: WEST ASHLEY  
TMS#: 4180700016  
Acres: 3.17  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-2

City Project ID #: TRC-SP2018-000180

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CITY OF CHARLESTON  
Applicant: STANTEC 843-740-6332  
Contact: JENNY HORNE jenny.horne@stantec.com

Misc notes: Construction plans for a new City park 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.**

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**# 6 MEETING & ROMNEY STREETS**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: MEETING & ROMNEY STREETS  
Location: PENINSULA  
TMS#: 4631202054, 055, 056, 057, 058, 059, 060, 061  
Acres: 0.52  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 34  
Zoning: MU-1/WH

City Project ID #: TRC-SP2017-000046

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

Owner: MADISON CAPITAL GROUP  
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667  
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Site Plan for mixed-use development 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.**

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**# 7 35 ASHTON STREET**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 35 ASHTON STREET  
Location: PENINSULA  
TMS#: 4601101034  
Acres: 0.249  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 6  
Zoning: DR-2F

City Project ID #: TRC-SP2018-000149

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

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

Misc notes: Construction plans for a multi-famly residential development 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.**

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**# 8 SWEETGRASS AT WEST ASHLEY CIRCLE**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000203

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 3010000027

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Acres: 10.79

# Lots (for subdiv): 1

Owner: MADISON CAPITAL GROUP

# Units (multi-fam./Concept Plans): 186

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Construction plans for a 186 unit apartment development and associated improvements.

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

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**# 9 LODI COFFEE 735 KING ST**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000218

Address: 735 KING STREET

Location: PENINSULA

TMS#: 4600302006

Submittal Review #: PRE-APP

Board Approval Required: BAR

Acres: 0.20

# Lots (for subdiv): 1

Owner: LODI COFFEE

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

Applicant: STANTEC

843-327-2307

Zoning: GB

Contact: EMILY SOTHERLUND

emily.sotherlund@stantec.com

Misc notes: Construction plans for a new coffee shop with a drive thru and associated improvements.

**RESULTS: Revise and resubmit to TRC; construction activity application, CSWPPP & stormwater technical report required.**

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**# 10 SHERWIN WILLIAMS #4 MAYBANK**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000219

Address: 2886 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3120000092

Submittal Review #: PRE-APP

Board Approval Required: DRB

Acres: 1.15

# Lots (for subdiv): 1

Owner: KERRLAND INVESTMENTS, LLC

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

Applicant: E.M. SEABROOK JR., INC.

843-884-4496

Zoning: CT

Contact: E.M. SEABROOK III

mickey@emseabrook.com

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

**RESULTS: Revise and resubmit to TRC; construction activity application, CSWPPP & stormwater technical report required.**

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**# 11 PROJECT EAGLE**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000220

Address: 1980 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2680000059

Submittal Review #: PRE-APP

Board Approval Required: DRB

Acres: 81.63

# Lots (for subdiv): 1

Owner: GILDAN CHARLESTON 2010, LLC

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

Applicant: OMEGA CONSTRUCTION, INC.

336-701-1100

Zoning: LI

Contact: KIRK MATTHEWS

kirkm@omegaconstruction.com

Misc notes: Construction plans for a warehouse addition and associated improvements.

**RESULTS: Revise and resubmit to TRC; construction activity application, CSWPPP, stormwater technical report & traffic impact study required.**

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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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.