



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

### 3/28/2019

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 & MEDICAL PARK, PHASE 1, BLDG. H

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000200

Address: ZELASKO DRIVE

Location: JOHNS ISLAND

TMS#: 3130000332

Acres: 19.223

# Lots (for subdiv): 1

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

Zoning: BP

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: EYC JOHNS ISLAND, LLC

Applicant: HLA, INC.

Contact: KYLE NEFF

843-763-1166

kneff@hlainc.com

Misc notes: Construction plans for a new flex space building 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.

#### # 2 31 & 32 LAURENS STREET

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000079

Address: 31 & 32 LAURENS STREET

Location: PENINSULA

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

Acres: 1.93

# Lots (for subdiv): 2

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

Zoning: LI & GB

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: SOUTHERN LAND COMPANY

Applicant: BOWMAN CONSULTING GROUP

Contact: RICHARD WATERS

843-501-0333

rwaters@bowmancg.com

Misc notes: Construction plans for a 147 unit residential project and associated improvements.

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

#### # 3 WEST ASHLEY SITE PREP (ASHLEY TOWN CENTER DR)

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000133

Address: 3221 ASHLEY TOWN CENTER DRIVE

Location: WEST ASHLEY

TMS#: 3091600042

Acres: 10.95

# Lots (for subdiv): -

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

Zoning: GB-A

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: NAMAN CHARLESTON, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: GILES BRANCH

843-881-0525

branchgn@earthsourceeng.com

Misc notes: Construction plans for clearing and grading for a vacant tract.

**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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**# 4 BAKER INFINITI SHOWROOM REDEVELOPMENT**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1513 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3490100017  
Acres: 3.90  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2018-000176

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

Owner: VCKH'S MAGNOLIA, LLC  
Applicant: EARTHSOURCE ENGINEERING, LLC 843-881-0525  
Contact: GILES BRANCH branchgn@earthsourceeng.com

Misc notes: Construction plans for the redevelopment of the existing dealership 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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**# 5 MARSHES AT DANIEL ISLAND (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: FAIRBANKS DRIVE  
Location: DANIEL ISLAND  
TMS#: 2710000010  
Acres: 16.78  
# Lots (for subdiv): 59/90  
# Units (multi-fam./Concept Plans): 59/90  
Zoning: DI-GO

City Project ID #: TRC-SUB2019-000114

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC, BZA-SD

Owner: SM CHARLESTON, LLC  
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667  
Contact: DANIEL CRUZ dcruz@seamonwhiteside.com

Misc notes: Preliminary plat for a 59 lot (Phase 1A & B) subdivision.

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

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**# 6 MARSHES AT DANIEL ISLAND (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: FAIRBANKS DRIVE  
Location: DANIEL ISLAND  
TMS#: 2710000010  
Acres: 16.78  
# Lots (for subdiv): 59/90  
# Units (multi-fam./Concept Plans): 59/90  
Zoning: DI-GO

City Project ID #: TRC-SUB2019-000114

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC, BZA-SD

Owner: SM CHARLESTON, LLC  
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667  
Contact: DANIEL CRUZ dcruz@seamonwhiteside.com

Misc notes: Road construction plans for a 59 lot (Phase 1A & B) subdivision.

**RESULTS:** Revise and resubmit to TRC; traffic impact study required.

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**# 7 KING & GEORGE ST. MIXED-USE**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 332 - 336 KING STREET  
Location: PENINSULA  
TMS#: 4570402006  
Acres: 0.49  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 50 KEYS, 20 APTS.  
Zoning: GB-A

City Project ID #: TRC-SP2019-000201

Submittal Review #: 1ST REVIEW  
Board Approval Required: BZA-Z

Owner: 332 KING INVESTORS, LLC  
Applicant: CYPRESS ENGINEERING 843-225-5151  
Contact: WILL ROGAN willr@cypresseng.com

Misc notes: Construction plans for a new 33,808 square foot mixed-use project and associated improvements.

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

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**# 8 828 SAINT ANDREWS BOULEVARD**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000207

Address: 828 SAINT ANDREWS BOULEVARD

Location: WEST ASHLEY

Submittal Review #: 1ST REVIEW

TMS#: 4181100005, 006, 007

Board Approval Required: DRB

Acres: 0.75

# Lots (for subdiv): 3

Owner: THIRD AND LINCOLN, LLC

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

Applicant: CLINE ENGINEERING

843-991-7239

Zoning: GB

Contact: MATT CLINE

matt@clineeng.com

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

**RESULTS: Revise and resubmit to TRC; stormwater technical report & d-0451 (DHEC) form required.**

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**# 9 CHARLESTON FIRE STATION #8**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000222

Address: 370 HUGER STREET

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 4600302099

Board Approval Required:

Acres: 0.31

# Lots (for subdiv): 1

Owner: CITY OF CHARLESTON

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

Applicant: ADC ENGINEERING, INC.

843-566-0161

Zoning: DR-2F

Contact: CHRIS COOK

chris@adcengineering.com

Misc notes: Construction/renovation plans for the existing 3,950 square foot, 2 story fire station.

**RESULTS: Revise and resubmit to TRC; construction activity application, stormwater technical report, SWDSM submittal checklist, & SCDHEC form d-0451 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 three business days prior to the meeting.