



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

### 4/4/2019

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 PARKER'S KITCHEN

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000192

Address: 1140 SAM RITTENBERG BOULEVARD

Location: WEST ASHLEY

Submittal Review #: 2ND REVIEW

TMS#: 3520800002

Board Approval Required: DRB, BZA-SD

Acres: 1.07

# Lots (for subdiv): 1

Owner: HARPER REVOCABLE TRUST

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

Applicant: THE PARKER COMPANIES

843-224-4742

Zoning: GB

Contact: THOMAS MATTHEWS

tmathewes@parkersav.com

Misc notes: Construction plans for a new convenience store, 8 fuel dispensers and associated improvements.

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

#### # 2 61 STATE STREET HOTEL

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000122

Address: 61 STATE STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 4580503088

Board Approval Required: BAR, BZA-SD

Acres: 0.3

# Lots (for subdiv): 1

Owner: IBG PARTNERS

# Units (multi-fam./Concept Plans): 50

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Zoning: GB-A

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Construction plans for new hotel 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.**

#### # 3 CANNON SQUARE

##### SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000112

Address: 144 CANNON STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 4601104150 & 151

Board Approval Required: PC

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: Concept plan for a 10 lot subdivision for single-family attached units and associated improvements.

**RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the April PC meeting.**

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**# 4 BEES FERRY SENIOR LIVING FACILITY**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000150

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 3560000013

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Acres: 10.95

# Lots (for subdiv): 1

Owner: 3097 BEES FERRY ROAD LLC

# Units (multi-fam./Concept Plans): 172

Applicant: HLA, INC.

843-763-1166

Zoning: GB

Contact: THOMAS KELLUM

tkellum@hlainc.com

Misc notes: Construction plans for a new 60,091 square foot senior living facility and associated improvements.

**RESULTS: Revise and resubmit to TRC; unit numbering plan required.**

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**# 5 OAKFIELD, PHASE 7 (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000097

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000041

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Acres: 34.357

# Lots (for subdiv): 84

Owner: PULTE HOME CORPORATION

# Units (multi-fam./Concept Plans): 84

Applicant: HLA, INC.

843-763-1166

Zoning: PUD (SHADE TREE)

Contact: RICHARD LACEY

rlacey@hlainc.com

Misc notes: Preliminary subdivision plat for Phase 7 of the Oakfield 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.**

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**# 6 OAKFIELD, PHASE 7 (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000097

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000041

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Acres: 34.357

# Lots (for subdiv): 84

Owner: PULTE HOME CORPORATION

# Units (multi-fam./Concept Plans): 84

Applicant: HLA, INC.

843-763-1166

Zoning: PUD (SHADE TREE)

Contact: ADRIANA CARSON

acarson@hlainc.com

Misc notes: Road construction plans for Phase 7 of the Oakfield 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.**

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**# 7 BISHOP GADSDEN HEALTH CENTER**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000127

Address: 1 BISHOP GADSDEN WAY

Location: JAMES ISLAND

TMS#: 3370000107

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 97.69

# Lots (for subdiv): 1

Owner: BISHOP GADSDEN EPISCOPAL

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

Applicant: HUSSY GAY BELL

843-352-4527

Zoning: DR-4

Contact: JASON GEORGIADES

jgeorgiades@husseygaybell.com

Misc notes: Construction plans for a new 2 story health center and associated improvements.

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

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**# 8 PROJECT EAGLE ESP**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000225

Address: 1980 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2680000059

Submittal Review #: 1ST REVIEW

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: ESP plans for a warehouse addition and associated improvements.

**RESULTS:** Revise and resubmit to TRC; construction activity application fee, CSWPPP, stormwater technical report, SWDSM submittal checklist & SCDHEC NOI required.

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**# 9 THE VILLAGE AT FENWICK PLANTATION PUD MASTER PLAN**

**PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000115

Address: MAYBANK HIGHWAY AT RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3460000004, 076, 258-259

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Acres: 44.891

# Lots (for subdiv): -

Owner: 1776 LLC

# Units (multi-fam./Concept Plans): 865

Applicant: HELLMAN, YATES & TISDALE, PA

843-437-4636

Zoning: PUD

Contact: BRIAN HELLMAN

bh@hellmanyates.com

Misc notes: Proposed amendment to the PUD master plan and development guidelines.

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the April PC meeting.

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**# 10 73 SPRING ST MIXED USE**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000223

Address: 73 SPRING STREET

Location: PENINSULA

TMS#: 4600803056

Submittal Review #: PRE-APP

Board Approval Required: BAR BZA-Z

Acres: 0.24

# Lots (for subdiv): 1

Owner: HISTORIC SMALLS ALLEY

# Units (multi-fam./Concept Plans): 4

Applicant: JOHN DOUGLAS TUCKER, ARCHITECT

843-303-1594

Zoning: LB

Contact: JOHN DOUGLAS

tuckerarchitect@gmail.com

TUCKER

Misc notes: Construction plans for a mixed use development and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Site narrative for stormwater requirements & EDSC Certification required.

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**# 11 THE PARKING HANGAR**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000224

Address: 166 ST. PHILIP STREET

Location: PENINSULA

TMS#: 4601202057

Submittal Review #: PRE-APP

Board Approval Required: BAR

Acres: 0.38

# Lots (for subdiv): 1

Owner: VANDERKING 535 LLC/ST. PHILIPS SQUARE LLC

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

Applicant: LS3P

843-958-5419

Zoning: MU2/WH

Contact: STEPHEN RAMOS

stephenramos@ls3p.com

Misc notes: Construction plans for a structure to house mechanical parking lifts for 200 cars.

**RESULTS:** Revise and resubmit to TRC; construction activity application fee, site/stormwater narrative, SWDSM submittal checklist & 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.