



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

4/16/2020

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 BRANTLEY PARK

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000334

Address: 1708 BRANTLEY DR.

Location: JAMES ISLAND

TMS#: 4250300035

Submittal Review #: PRE-APP

Board Approval Required:

Acres: .46

# Lots (for subdiv):

Owner: CITY OF CHARLESTON/TOWN OF JAMES ISLAND

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

Applicant: DAVIS & FLOYD, INC

843-554-860

Zoning: GB

Contact: STEVEN WALL

swall@davisfloyd.com

Misc notes: Construction of five on-street parking spaces, a sidewalk along Brantley Dr., gravel trails, and associated grading and drainage.

**RESULTS: Revise and return to TRC. Provide CAA (w/ fee), SWDSM Submittal Checklist, SCDHEC NOI/d-0451, and SW Narrative.**

### # 2 SATORI WEST ASHLEY (AKA GATEWAY APARTMENTS)

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: 161118-SavannahHwy-1

Address: SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 2860000033

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB, BZA-SD

Acres: 16.01

# Lots (for subdiv):

Owner: DAVIS DEVELOPMENT

# Units (multi-fam./Concept Plans): 297

Applicant: HLA, INC.

843-763-116

Zoning: GB

Contact: ADRIANA CARSON

acarson@hlainc.com

Misc notes: Construction plans for a 297 unit multi-family development and associated improvements.

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

### # 3 THE CROSSING AT VERDIER (PLAT)

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000137

Address: PEPPERBUSH STREET

Location: WEST ASHLEY

TMS#: 3010000028

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Acres: 21.275

# Lots (for subdiv): -

Owner: BFK HOLDINGS, LLC

# Units (multi-fam./Concept Plans): 42

Applicant: HLA, INC.

843-763-116

Zoning: PUD-SFR

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

Misc notes: Preliminary plat for a 42 lot single family residential development.

**RESULTS: Revise and send .pdf by email to TRC members with comments. Once resolved, submit plans to Zoning for stamping.**

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**#4 THE CROSSING AT VERDIER (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000137

Address: PEPPERBUSH STREET

Location: WEST ASHLEY

TMS#: 3010000028

Submittal Review #: 3RD REVIEW

Acres: 21.275

Board Approval Required: PC

# Lots (for subdiv): -

Owner: BFK HOLDINGS, LLC

# Units (multi-fam./Concept Plans): 42

Applicant: HLA, INC.

843-763-116

Zoning: PUD-SFR

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

**Misc notes:** Road construction plans for a 42 lot single family residential development.**RESULTS:** Revise and send .pdf by email to TRC members with comments. Once resolved, submit plans to Engineering for stamping.

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**#5 MARSHES AT DANIEL ISLAND - ESP****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000333

Address: 144 FAIRBANKS DR

Location: DANIEL ISLAND

TMS#: 2710000010

Submittal Review #: 1ST REVIEW

Acres: 16.78

Board Approval Required:

# Lots (for subdiv):

Owner: SM CHARLESTON, LLC

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

Applicant: SEAMON, WHITESIDE, &amp; ASSOCIATES

843-884-166

Zoning: DI-GO

Contact: CHRIS ACKERMAN

cackerman@seamonwhiteside.com

**Misc notes:** Early Site Package**RESULTS:** Revise and return to TRC.

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**#6 SWEETGRASS AT WEST ASHLEY CIRCLE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000203

Address: CORNER OF BEES FERRY ROAD AND WEST AS

Location: WEST ASHLEY

TMS#: 3010000027

Submittal Review #: 4TH REVIEW

Acres: 10.79

Board Approval Required: DRB, BZA-SD

# Lots (for subdiv): 1

Owner: MADISON CAPITAL GROUP

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

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-166

Zoning: GB

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

**Misc notes:** Construction plans for a 186 unit apartment development and associated improvements.**RESULTS:** Revise and return to TRC.

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**#7 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 #: 3RD REVIEW

Acres: 0.23

Board Approval Required: DRB

# Lots (for subdiv):

Owner: RUTLEDGE CENTER DEVELOPMENT PARTNERS, LLC

# Units (multi-fam./Concept Plans): 0

Applicant: FORSBERG ENGINEERING &amp; SURVEYING, INC.

843-571-262

Zoning: UP

Contact: CHRISTIAN HUNKIN

chunkin@forsberg-engineering.com

**Misc notes:** Construction plans for a new 8,500 square foot office building and associated improvements.**RESULTS:** Approved. Provide plans to Zoning for stamping.

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**# 8 FREE FLY APPAREL BUILDING ADDITION**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000235

Address: 711 MEETING STREET

Location: PENINSULA

TMS#: 4631202052

Submittal Review #: 3RD REVIEW

Acres: .27

Board Approval Required:

# Lots (for subdiv): 1

Owner: SUTTON PROPERTIES, LLC

# Units (multi-fam./Concept Plans): 0

Applicant: FORSBERG ENGINEERING

843-571-262

Zoning: LB

Contact: WILLIAM WEATHERS

wweathers@forsberg-engineering.com

Misc notes: Construction plans for a new 2,266 square feet addition to an existing building and associated improvements.

**RESULTS: Revise and send .pdf by email to TRC members with comments. Once resolved, submit plans to Zoning for stamping.**

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**# 9 RIVERLAND OAKS**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000144

Address: 0 MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: 343000002.082

Submittal Review #: 1ST REVIEW

Acres: 28.597

Board Approval Required: DRB, PC

# Lots (for subdiv): 146

Owner: VENN JAMES ISLAND, LLC

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

Applicant: HUSSEYGAYBELL

843-849-750

Zoning: DR-6

Contact: JUSTIN ROBINETTE

jrobinette@husseygaybell.com

Misc notes: Single Family Attached

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

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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.