



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/16/2019

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 CHICK-FIL-A RESTAURANT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000119

Address: 2013 MAGWOOD DRIVE

Location: WEST ASHLEY

Submittal Review #: 3RD REVIEW

TMS#: 3090000013

Board Approval Required: DRB, BZA-SD

Acres: 1.756

Owner: JDN REALTY CORP

Lots (for subdiv): 1

Applicant: MICHAEL S. WHITE

678-836-8524

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

Contact: MICHAEL WHITE

grgassoc@comcast.net

Zoning: GB

Misc notes: Construction plans to demolish and re-construct a restaurant and associated improvements.

RESULTS: Approved; submit the necessary sets and CD for stamping.

2 RIVER LANDING VILLAGE, PHASE 1

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000162

Address: RIVER LANDING DRIVE

Location: DANIEL ISLAND

Submittal Review #: 1ST REVIEW

TMS#: 2750000114

Board Approval Required: DRB, BZA-SD

Acres: 4.59

Owner: PARCEL R PHASE 1 DEVELOPMENT CO., LLC

Lots (for subdiv): 2

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Units (multi-fam./Concept Plans): 58

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

Zoning: DI-TC (VC)

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

RESULTS: Revise and resubmit to TRC.

3 31 & 32 LAURENS STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000079

Address: 31 & 32 LAURENS STREET

Location: PENINSULA

Submittal Review #: 4TH REVIEW

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

Board Approval Required: BAR, BZA-SD

Acres: 1.93

Owner: SOUTHERN LAND COMPANY

Lots (for subdiv): 2

Applicant: BOWMAN CONSULTING GROUP

843-501-0333

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

Contact: RICHARD WATERS

rwaters@bowmancg.com

Zoning: LI & GB

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

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

4 WOODFIELD CAINHOY APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000101

Address: HOPEWELL LANE

Location: CAINHOY

TMS#: 2620000008

Submittal Review #: 5TH REVIEW

Board Approval Required: PUD

Acres: 29.22

Lots (for subdiv): 1

Owner: WOODFIELD INVESTMENTS

Units (multi-fam./Concept Plans): 259

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: PUD

Contact: TREY LITTLE

tlittle@seamonwhiteside.com

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

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

5 137 - 141 SPRING STREET MIXED-USE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000126

Address: 137 & 141 SPRING STREET

Location: PENINSULA

TMS#: 4601104085 - 087

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Acres: 0.469

Lots (for subdiv): 1

Owner: SK PROPERTY, LLC

Units (multi-fam./Concept Plans): 7

Applicant: GLENN W ZUBER

843-789-0277

Zoning: LB

Contact: GLENN ZUBER

glenzuber@hotmail.com

Misc notes: Construction plans for a new structure in a mixed-use development and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

6 CHARLESTON WATERFRONT HOTEL

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000045

Address: 176 CONCORD STREET

Location: PENINSULA

TMS#: 4590000091 & 276

Submittal Review #: 3RD REVIEW

Board Approval Required:

Acres: 25.6

Lots (for subdiv): 1

Owner: LEUCADIA COAST PROPERTIES, LLC

Units (multi-fam./Concept Plans):

Applicant: ADC ENGINEERING, INC.

843-566-0161

Zoning: LI/LB

Contact: CHRIS COOK

chrisc@adcengineering.com

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

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

7 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 #: 2ND 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.

843-763-1166

Zoning: GB

Contact: THOMAS KELLUM

tkellum@hlainc.com

Misc notes: Construction plans for a 300 unit multi-family development and associated improvements.

RESULTS: Revise and resubmit to TRC.

8 NELLIE FIELD GREEN

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000196

Address: 459 NELLIEFIELD TRAIL

Location: CAINHOY

TMS#: 2690104116

Submittal Review #: 2ND REVIEW

Acres: 13.32

Board Approval Required:

Lots (for subdiv): 1

Owner: NELLIEFIELD POA

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

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: SR-6

Contact: TREY LITTLE

tlittle@seamonwhiteside.com

Misc notes: Construction plans for a walking trail, green and a shelter.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

9 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 #: 1ST REVIEW

Acres: 81.63

Board Approval Required: DRB

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.

10 1505 GREENLEAF ST WAREHOUSE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000206

Address: 1505 GREENLEAF STREET

Location: PENINSULA

TMS#: 4541000121

Submittal Review #: 1ST REVIEW

Acres: 3.33

Board Approval Required:

Lots (for subdiv): 1

Owner: DECATUR WILSON

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

Applicant: ATLANTIC SOUTH CONSULTING SERVICES

843-580-9010

Zoning: HI

Contact: ADRIAN WILLIAMS

awilliams@atlanticsouthconsulting.com

Misc notes: Construction plans for a new 4,000 sq.ft. building and associated improvements.

RESULTS: Revise and resubmit to TRC.

11 HUTSON STREET IMPROVEMENTS

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000122

Address: HUTSON ST. ROW

Location: PENINSULA

TMS#: right-of-way

Submittal Review #: 1ST REVIEW

Acres: 0.25

Board Approval Required: DRC

Lots (for subdiv): -

Owner: CITY OF CHARLESON

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

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: ROW

Contact: JENNIFER PALMER

jpalmer@seamonwhiteside.com

Misc notes: Construction plans to renovation the Hutson Street Streetscape.

RESULTS: Revise and resubmit to TRC.

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.