



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

RESULTS

6/6/2019

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 GRAND OAKS, PHASES 8, 9B-11 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000110

Address: BARONS DRIVE

Location: WEST ASHLEY

TMS#: 3010000696

Acres: 72.84

Lots (for subdiv): 155

Units (multi-fam./Concept Plans): 155

Zoning: PUD (BEES LANDING)

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: LENNER CAROLINAS, LLC

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

williams@hlainc.com

Misc notes: Road construction plans for a 155 lot phase for Grand Oaks.

RESULTS: Minor comments provided. Revise and resubmit PDF Application to TRC Coordinator. After in-house approval submit 6 copies of plans, 1 copy of landscape plan, & pdf to Engineering for stamping.

#2 LINCOLN DEALERSHIP

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000074

Address: 1627 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3500600115

Acres: 0.6

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD, DRB

Owner: TWO SISTERS REALTY, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new 4600 square foot car dealership and associated improvements.

RESULTS: Revise and resubmit to TRC.

#3 131 & 133 CANNON STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000106

Address: 131 & 133 CANNON STREET

Location: PENINSULA

TMS#: 4601104066 & 067

Acres: 0.265

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 5

Zoning: LB

Submittal Review #: 4TH REVIEW

Board Approval Required: BAR

Owner: CHRISTOPHER T MITCHELL

Applicant: CLINE ENGINEERING, INC.

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plan for a building expansion, parking area 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 TWIN LAKES, PHASE 2 & 3 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000073

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2450000036

Submittal Review #: 5TH REVIEW

Acres: 61.189

Board Approval Required: BZA-SD

Lots (for subdiv): 124

Owner: CANE SLASH RD, LLC

Units (multi-fam./Concept Plans): 124

Applicant: SITECAST, LLC

843-224-4264

Zoning: SR-1 (CLUSTER DEV.)

Contact: CHRIS DONATO

cdonato@sitecastsc.com

*Misc notes: Preliminary plat for phase 2 (124 lots) of the Twin Lakes subdivision.***RESULTS: Revise and resubmit to TRC.**

#5 TWIN LAKES, PHASE 2 & 3 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000073

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2450000036

Submittal Review #: 5TH REVIEW

Acres: 61.189

Board Approval Required: BZA-SD

Lots (for subdiv): 124

Owner: CANE SLASH RD, LLC

Units (multi-fam./Concept Plans): 124

Applicant: SITECAST, LLC

843-224-4264

Zoning: SR-1 (CLUSTER DEV.)

Contact: CHRIS DONATO

cdonato@sitecastsc.com

*Misc notes: Road construction plans for phase 2 (125 lots) of the Twin Lakes subdivision.***RESULTS: Revise and resubmit to TRC.**

#6 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 #: 1ST REVIEW

Acres: 1.15

Board Approval Required: DRB

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: 2 full sized plans to Zoning & Fire & 4 half sized plans to Parks, T&T, Eng., & SW.**

#7 MORRISON YARD APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000138

Address: 838 MORRISON DRIVE

Location: PENINSULA

TMS#: 4590700008

Submittal Review #: 2ND REVIEW

Acres: 6.05

Board Approval Required: BAR

Lots (for subdiv): 1

Owner: SC PORTS AUTHORITY

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

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: LI & HI

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

*Misc notes: Construction plans for a new mixed use development and associated improvements.***RESULTS: Revise and resubmit to TRC.**

#8 154 SPRING STREET**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000054

Address: 154 SPRING STREET

Location: PENINSULA

TMS#: 4601102082

Submittal Review #: 1ST REVIEW

Acres: 0.23

Board Approval Required: BZA-Z

Lots (for subdiv): 1

Owner: FRED A STONE, III

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

Applicant: BECKY FENNO, ARCHITECT

843-442-6552

Zoning: LB (A)

Contact: BECKY FENNO

bfenno@fennoarch.com

*Misc notes: Construction and renovation plan for a 4 unit accommodations development.***RESULTS: Revise and resubmit to TRC: 2 full sized plans to Eng. & Fire & 2 half sized plans to Zoning & T & T, & 1 cd.**

#9 SHELBOURNE OFFICE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000131

Address: ST. ANDREWS BLVD.

Location: WEST ASHLEY

TMS#: 4181100008, 015, 016

Submittal Review #: 3RD REVIEW

Acres: 0.57

Board Approval Required: DRB

Lots (for subdiv): 1

Owner: SHELBOURNE ASSOCIATES

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

Applicant: MICHAEL MCCORMICK

843-971-3646

Zoning: GB

Contact: MICHAEL

mccormickassocia@bellsouth.net

MCCORMICK

*Misc notes: Construction plans for a new office building and associated improvements.***RESULTS: Approved: submit 6 copies and digital copy to Zoning for stamping; check changed Fire Code Notes.**

#10 3528 MEEKS FARM ROAD**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000241

Address: 3528 MEEKS FARM ROAD

Location: JOHNS ISLAND

TMS#: 3130000295

Submittal Review #: PRE-APP

Acres: 0.41

Board Approval Required: -

Lots (for subdiv): 1

Owner: CURTIS CARNEY

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

Applicant: ATLANTIC SOUTH CONSULTING SERVICES

843-580-9010

Zoning: BP

Contact: WAELESHAAK

weshaa@atlanticsouthconsulting.com

*Misc notes: Construction plan for a new 3,000 square foot warehouse & associated improvements.***RESULTS: Revise and resubmit to TRC, including construction activity app., CSWPPP, SW Tech. Report, SWDSM Submittal Checklist, & SCDHEC NOI.**

#11 1000 MONTICELLO DRIVE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000242

Address: 1000 MONTICELLO DRIVE

Location: JAMES ISLAND

TMS#: 4251200299

Submittal Review #: PRE-APP

Acres: 0.22

Board Approval Required: -

Lots (for subdiv): 1

Owner: 1000 MONTICELLO, LLC

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

Applicant: FREDERICK H BROWN

843-762-4488

Zoning: DR-1F

Contact: FREDERICK H BROWN

frederickbro11@att.net

*Misc notes: Construction plans for a new duplex and associated improvements.***RESULTS: Revise and resubmit to TRC, including construction activity app., SW Tech. Report, & SWDSM Submittal Checklist**

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.