



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

RESULTS

6/18/2020

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 via Zoom. The following applications were reviewed:

1 SATORI WEST ASHLEY (AKA GATEWAY APARTMENTS)

SITE PLAN

Project Classification: SITE PLAN
Address: SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 2860000033
Acres: 16.01
Lots (for subdiv):
Units (multi-fam./Concept Plans): 297
Zoning: GB

City Project ID #: 161118-SavannahHwy-1

Submittal Review #: 5TH REVIEW
Board Approval Required: DRB, BZA-SD

Owner: DAVIS DEVELOPMENT
Applicant: HLA, INC.
Contact: ADRIANA CARSON

843-763-116
acarson@hlainc.com

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

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

#2 JOHNS ISLAND COMMERCE AND MEDICAL PARK PHASE 3: BUILDING "I"

SITE PLAN

Project Classification: SITE PLAN
Address: ZELASKO DRIVE
Location: JOHNS ISLAND
TMS#: 3130000332
Acres: 13.705
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GO/BP

City Project ID #: TRC-SP2020-000345

Submittal Review #: PRE-APP
Board Approval Required: BZA-SD

Owner: EYC, JOHNS ISLAND, LLC
Applicant: HLA, INC
Contact: KYLE NEFF

843-763-116
kneff@hlainc.com

Misc notes:

RESULTS: Revise and return to TRC.

3 ZELASKO DRIVE COMMERCIAL

SITE PLAN

Project Classification: SITE PLAN
Address: ZELASKO DRIVE
Location: JOHNS ISLAND
TMS#: 3130000335
Acres: 1.2
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: BP

City Project ID #: TRC-SP2020-000349

Submittal Review #: PRE-APP
Board Approval Required:

Owner: MR. BRIEN BETHARDS
Applicant: C. BAKER ENGINEERING, INC
Contact: CAMERON BAKER

843-270-318
cameron@cbakerengineering.com

Misc notes: Construction of new 5,000 SF office/warehouse building.

RESULTS: Revise and return to TRC.

4 725 KING STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000295

Address: 725 KING STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 4600401102

Board Approval Required: BAR

Acres: 0.07

Lots (for subdiv): 1

Owner: 725 KING, LLC

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

Applicant: CLINE ENGINEERING, INC.

843-991-723

Zoning: GB

Contact: MATT CLINE

matt@clineneg.com

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

RESULTS: Revise and return to TRC.

5 COASTAL COMMUNITY CHURCH WEST ASHLEY

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000323

Address: 460 ARLINGTON DR.

Location: WEST ASHLEY

Submittal Review #: 2ND REVIEW

TMS#: 310-07-00-092

Board Approval Required:

Acres:

Lots (for subdiv):

Owner: COASTAL COMMUNITY CHURH WEST ASHLEY

Units (multi-fam./Concept Plans):

Applicant: E.M. SEABROOK JR, INC

843-884-449

Zoning:

Contact:

mickey@emseabrook.com

Misc notes: Approximately 9,000 sq. ft. building addition and associated site work

RESULTS: Revise and return to TRC.

6 SHEPPARD STREET PUD

PUD MASTER PLAN

Project Classification: PUD MASTER PLAN

City Project ID #: PUD2020-000013

Address: 677 KING ST,

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 4600404074

Board Approval Required: PC

Acres: 1.39

Lots (for subdiv): 4

Owner: KING AND SHEPPARD PARTNERS, LLC, SHEPPARD STREET PARKING

Units (multi-fam./Concept Plans):

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-262

Zoning: GB/LB

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Rezoning the GB and LB properties into Mixed-Use and Accomodations.

RESULTS: Revise and return to TRC.

#7 THE WOOLFE HOTEL

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000346

Address: 431 MEETING ST.

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 4590901049

Board Approval Required: BZA-Z, BAR

Acres: 1.06

Lots (for subdiv): -

Owner: OMSHERA HOTEL GROUP

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

Applicant: SEAMON, WHITESIDE, & ASSOCIATES

843-884-166

Zoning: GB & LI

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

Misc notes: 8-story hotel building with streetscape.

RESULTS: Revise and return to TRC.

8 HOMES OF HOPE

SITE PLAN

Project Classification: SITE PLAN
Address: ASHLEY RIVER RD AND DOGWOOD RD
Location: WEST ASHLEY
TMS#: 3551600025, 026, 027, 083
Acres: 9.3
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB / DR-1F

City Project ID #: TRC-SP2020-000350

Submittal Review #: PRE-APP
Board Approval Required:

Owner: HOMES OF HOPE, INC.
Applicant: SEAMON, WHITESIDE, & ASSOCIATES 843-884-166
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: +/- 75-unit affordable housing townhome development.

RESULTS: Revise and return to TRC.

9 VOLVO CAR STADIUM MODIFICATIONS

SITE PLAN

Project Classification: SITE PLAN
Address: 161 SEVEN FARMS DRIVE
Location: DANIEL ISLAND
TMS#: 2750000078, 183
Acres: 33.81
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: DI-TC

City Project ID #: TRC-SP2020-000351

Submittal Review #: PRE-APP
Board Approval Required: BZA-SD

Owner: CITY OF CHARLESTON LEASEE: BEEMOK SPORTS LLC
Applicant: SEAMON, WHITESIDE, & ASSOCIATES 843-884-166
Contact: PAUL PEEPLES ppeeples@seamonwhiteside.com

Misc notes: Site and building modification.

RESULTS: Revise and return to TRC.

10 PUBLIX #0846 EXPANSION - DANIEL ISLAND TOWN CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: 162 SEVEN FARMS DRIVE SUITE 100
Location: DANIEL ISLAND
TMS#: 2750000158, 271
Acres: 6.316
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: DI-TC

City Project ID #: TRC-SP2020-000347

Submittal Review #: PRE-APP
Board Approval Required: DI-ARB, DRB

Owner: PUBLIX SUPER MARKETS
Applicant: GENESIS ENGINEERING COLLABORATIVE 678-984-468
Contact: JENNIFER LOSURDO, jennifer.losurdo@genesiseeng.ne
PE

Misc notes: Building expansion and façade upgrades of the existing Publix. Addition of ADA parking and development of adjacent park space.

RESULTS: Revise and return 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.