



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

6/27/2019

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 THE OFFICE AT MORRISON YARD

SITE PLAN

Project Classification: SITE PLAN
Address: 850 MORRISON DRIVE
Location: PENINSULA
TMS#: 4590200001
Acres: 2.91
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: UP

City Project ID #: TRC-SP2018-000167

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA, BAR, DRC

Owner: ORIGIN DEVELOPMENT PARTNERS, LLC
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Construction plans for new office building and associated improvements.

RESULTS: Revise and resubmit to TRC.

2 ROBERT DANIEL DRIVE EXTENSION (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: ROBEET DANIEL DRIVE
Location: DANIEL ISLAND
TMS#: 2750000112
Acres: 16.15
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: DI-GO

City Project ID #: TRC-SUB2019-000118

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: WOODFIELD INVESTMENTS
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Preliminary plat for a road extension & cul-de-sac.

RESULTS: Minor comments provided. Revise and resubmit PDF Application to TRC Coordinator. After in-house approval submit 2 copies of plans and PDF to Planning.

3 ROBERT DANIEL DRIVE EXTENSION (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: ROBEET DANIEL DRIVE
Location: DANIEL ISLAND
TMS#: 2750000112
Acres: 16.15
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: DI-GO

City Project ID #: TRC-SUB2019-000118

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: WOODFIELD INVESTMENTS
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Road construction plans for a road extension & cul-de-sac.

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.

#4 WOODFIELD DANIEL ISLAND 2**SITE PLAN**

Project Classification: SITE PLAN

Address: ROBERT DANIEL DRIVE

Location: DANIEL ISLAND

TMS#: 2750000112

Acres: 16.33

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 251

Zoning: DI-GO

City Project ID #: TRC-SP2018-000168

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: WOODFIELD INVESTMENTS

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Construction plans for 251 unit apartment development and associated improvements.**RESULTS:** Revise and resubmit to TRC.

#5 BISHOP GADSDEN HEALTH CENTER**SITE PLAN**

Project Classification: SITE PLAN

Address: 1 BISHOP GADSDEN WAY

Location: JAMES ISLAND

TMS#: 3370000107

Acres: 97.69

Lots (for subdiv): 1

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

Zoning: DR-4

City Project ID #: TRC-SP2018-000127

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: BISHOP GADSDEN EPISCOPAL

Applicant: HUSSEY GAY BELL

843-849-7500

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.

#6 OAK BLUFF, PHASE 1C (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003

Acres: 63.2

Lots (for subdiv): 63

Units (multi-fam./Concept Plans): 63

Zoning: SR-1 & RR-1

City Project ID #: 170510-Clements FerryRd-1

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Preliminary subdivision plat for a 63 lot phase in the Oak Bluff cluster development.**RESULTS:** Minor comments provided. Revise and resubmit PDF Application to TRC Coordinator. After in-house approval submit 2 copies of plans and PDF to Planning.

#7 OAK BLUFF, PHASE 1C (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003

Acres: 63.2

Lots (for subdiv): 63

Units (multi-fam./Concept Plans): 63

Zoning: SR-1 & RR-1

City Project ID #: 170510-Clements FerryRd-2

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Road construction plans for a 63 lot phase in the Oak Bluff cluster development.**RESULTS:** Revise and resubmit to TRC.

#8 THE REFINERY**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

City Project ID #: 140701-Meeting StreetRd-1

Address: 1640 MEETING STREET

Location: PENINSULA

TMS#: 4640600012, 021, 003

Acres: 3.9

Lots (for subdiv): 1

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

Zoning: UP

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: FLYWAY SC, LLC

Applicant: CLINE ENGINEERING, INC.

843-296-1797

Contact: MATTHEW CLINE, PE

matt@clineeng.com

Misc notes: Construction of a new office and restaurant building. Note: Master Set of plans available for review In GIS area.**RESULTS:** Revise and resubmit to TRC.

#9 COOPER CREST APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000248

Address: COOPER STREET

Location: PENINSULA

TMS#: 4590504208, 192, 193, 194, 195, 116, 197, 198

Acres: 1.6

Lots (for subdiv):

Units (multi-fam./Concept Plans): 62

Zoning: GB

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CITY OF CHARLESTON

Applicant: CLINE ENGINEERING

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Site plan for 2 mixed use buildings with associated improvements.**RESULTS:** Revise and resubmit to TRC, including CAA, CSWPPP, SW Tech., Report, TIS, SWDSM Submittal Checklist, SCDHEC NOI, & Meeting with SW prior to resubmittal.

#10 FENWICK MULTI-FAMILY**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000249

Address: MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3460000076, 796

Acres: 24.35

Lots (for subdiv):

Units (multi-fam./Concept Plans): 264

Zoning: PUD

Submittal Review #: PRE-APP

Board Approval Required: BZA, DRB

Owner: 1776 LLC (DENNIS CURTIN)

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Site plan for 264-unit multi-family development**RESULTS:** Revise and resubmit to TRC, including CAA, CSWPPP, SW Tech. Report, SWDSM Submittal Checklist, SCDHEC NOI, Meeting with SW prior to resubmittal.

#11 CARROLL BUILDING HOTEL**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000250

Address: 24 NORTH MARKET STREET

Location: PENINSULA

TMS#: 4580504029

Acres: 0.70

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CARROLL BUILDING, LLC

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Contact: JENNIFER PALMER

jpalmer@seamonwhiteside.com

Misc notes: Site plan for 50-room hotel**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.