



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/11/2019

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 OFFICES OF DR. GREG ORSIMARSI

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: 160809-SavannahHwy-1

Address: 1677 SAVANNAH HIGHWAY

Location: WEST ASHLEY

Submittal Review #: 2ND REVIEW

TMS#: 3500600069

Board Approval Required: DRB

Acres: 0.4653

Lots (for subdiv):

Owner: GREG ORSIMARSI

Units (multi-fam./Concept Plans):

Applicant: GREG ORSIMARSI

803-238-9359

Zoning: LB

Contact: GREG ORSIMARSI

greg.orsimarsi@gmail.com

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

RESULTS: Revise and resubmit to TRC.

2 LC LINE STREET, PARCEL 1 (& THE ENCLAVE)

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000085

Address: 36-44 LINE STREET & 41-49 SHEPHARD STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 4590500090

Board Approval Required: BAR, BZA-SD

Acres: 3.58

Lots (for subdiv): 1

Owner: LIFESTYLE COMMUNITIES

Units (multi-fam./Concept Plans): 289

Applicant: BOWMAN CONSULTING GROUP

843-501-0333

Zoning: GB & MU

Contact: RICHARD WATERS

rwaters@bowmancg.com

Misc notes: Construction plans for the renovation and construction of mixed-use buildings, multi-family buildings 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.

3 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 #: 2ND REVIEW

TMS#: 2750000114

Board Approval Required: DRB, BZA-SD

Acres: 11

Lots (for subdiv): 2

Owner: PARCEL R PHASE 1 DEVELOPMENT CO., LLC

Units (multi-fam./Concept Plans): 84

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Zoning: DI-TC (VC)

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

Misc notes: Construction plans for 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.

#4 THE OFFICE AT MORRISON YARD (ESP)

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-SP2019-000256

Submittal Review #: 1ST 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: Early Site Package for new office building 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 MORRISON YARD APARTMENTS (ESP)

SITE PLAN

Project Classification: SITE PLAN
Address: 838 MORRISON DRIVE
Location: PENINSULA
TMS#: 4590700010
Acres: 5.9
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): TBD
Zoning: UP

City Project ID #: TRC-SP2019-000255

Submittal Review #: 1ST REVIEW
Board Approval Required: BAR

Owner: SC PORTS AUTHORITY
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Early Site Package for a new 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 ST. JULIAN DEVINE COMMUNITY CENTER IMPROVEMENTS (CITY PROJECT)

SITE PLAN

Project Classification: SITE PLAN
Address: 1 COOPER STREET
Location: PENINSULA
TMS#: 4590601039
Acres: 1.1
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: DR-2F

City Project ID #: TRC-SP2018-000181

Submittal Review #: 2ND REVIEW
Board Approval Required: DR-2F

Owner: CITY OF CHARLESTON
Applicant: FORSBERG ENGINEERING 843-571-2622
Contact: WILLIAM WEATHERS wwathers@forsberg-engineering.com

Misc notes: Construction plans for parking lot renovations and landscaping - ELECTRONIC SUBMITTAL

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 NATIVITY CHURCH PARISH HALL

SITE PLAN

Project Classification: SITE PLAN
Address: 1061 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 3370800055
Acres: 8.35
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID #: TRC-SP2018-000187

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: BISHOP OF CHARLESTON
Applicant: EARTHSOURCE ENGINEERING, LLC 843-881-0525
Contact: VINCE SOTTILE sottle@earthsourceeng.com

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

RESULTS: Revise and resubmit to TRC.

#8 PARKER'S KITCHEN**SITE PLAN**

Project Classification: SITE PLAN
Address: 1140 SAM RITTENBERG BOULEVARD
Location: WEST ASHLEY
TMS#: 3520800002
Acres: 1.07
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 0
Zoning: GB

City Project ID #: TRC-SP2018-000192

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

Owner: HARPER REVOCABLE TRUST
Applicant: THE PARKER COMPANIES
Contact: THOMAS MATTHEWS

843-224-4742

tmathewes@parkersav.com

Misc notes: Site plan for a new 4,920 square foot convenience store with 6 fuel dispensers.

RESULTS: Submit SCDOT permit to T & T. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

#9 PARKER'S KITCHEN (ESP)**SITE PLAN**

Project Classification: SITE PLAN
Address: 1140 SAM RITTENBERG BOULEVARD
Location: WEST ASHLEY
TMS#: 3520800002
Acres: 1.07
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 0
Zoning: GB

City Project ID #: TRC-SP2019-000254

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB, BZA-SD

Owner: HARPER REVOCABLE TRUST
Applicant: THE PARKER COMPANIES
Contact: THOMAS MATTHEWS

843-224-4742

tmathewes@parkersav.com

Misc notes: Early Site Package for a new 4,920 square foot convenience store with 6 fuel dispensers.

RESULTS: Address Zoning comments. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

#10 828 SAINT ANDREWS RENOVATION**SITE PLAN**

Project Classification: SITE PLAN
Address: 828 SAINT ANDREWS BOULEVARD
Location: WEST ASHLEY
TMS#: 4181100005, 006, 007
Acres: 0.75
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SP2019-000207

Submittal Review #: 3RD REVIEW
Board Approval Required: DRB

Owner: THIRD AND LINCOLN, LLC
Applicant: CLINE ENGINEERING
Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans for a renovated building, new patio, parking area and associated improvements.

RESULTS: Submit documentation to T & T & SW. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

#11 HUTSON STREET IMPROVEMENTS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: HUTSON ST. ROW
Location: PENINSULA
TMS#: right-of-way
Acres: 0.25
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: ROW

City Project ID #: TRC-SUB2019-000122

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

Owner: CITY OF CHARLESON
Applicant: SEAMONWHITESIDE & ASSOCIATES
Contact: JENNIFER PALMER

843-884-1667

jpalmer@seamonwhiteside.com

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

RESULTS: Revise and resubmit to TRC.

12 BENTON HOUSE OF WA, PHASE 2**SITE PLAN**

Project Classification: SITE PLAN

Address: 1445 BLUEWATER WAY

Location: WEST ASHLEY

TMS#: 2860000050

Acres: 5.75

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 14

Zoning: SR-1/MU

City Project ID #: TRC-SP2019-000237

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: BENTON HOUSE OF WA SLP, LLC

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Contact: BETTY NIERMANN

bniermann@seamonwhiteside.com

*Misc notes: Construction plans for a 9,577 square foot addition 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.**

13 DANIEL ISLAND - NORTHERN PARCEL FF**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: LESESNE STREET

Location: DANIEL ISLAND

TMS#: 2720000001 & 272-05-01-004

Acres: 81.25

Lots (for subdiv): 62

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

Zoning: DI-RI

City Project ID #: TRC-SUB2019-000123

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: THE DANIEL ISLAND COMPANY, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5276

Contact: BRIAN RILEY

riley.b@tandh.com

*Misc notes: Subdivision concept plan for 62 residential lots.***RESULTS: Revise and resubmit to TRC.**

14 TACO BELL - BOHICKET ROAD**SITE PLAN**

Project Classification: SITE PLAN

Address: 1828 BOHICKET ROAD

Location: JOHNS ISLAND

TMS#: 2790000305

Acres: 0.93

Lots (for subdiv): -

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

Zoning: GB

City Project ID #: TRC-SP2019-000251

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: MCGRATH REAL ESTATE HOLDINGS, LLC

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-14667

Contact: ANNA LEWIS

alewis@seamonwhiteside.com

*Misc notes: Site plan for converting existing Pizza Hut to a Taco Bell.***RESULTS: Revise and resubmit to TRC.**

15 144-146 CANNON STREET**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: 144-146 CANNON STREET

Location: PENINSULA

TMS#: 4601104150 & 151

Acres: 0.29

Lots (for subdiv): 10 + 3 HOA

Units (multi-fam./Concept Plans): 10 + 3 HOA

Zoning: MU-1/WH

City Project ID #: TRC-SUB2019-000124

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: GMS CANNON LLC

Applicant: CLINE ENGINEERING

843-203-4766

Contact: MATT CLINE

matt@clineeng.com

*Misc notes: Construction plans for 3 buildings and parking.***RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 2 copies and digital copy to Planning for stamping.**

16 1505 GREENLEAF STREET WAREHOUSE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000206

Address: 1505 GREENLEAF STREET

Location: PENINSULA

TMS#: 4541000121

Submittal Review #: 2ND 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: 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.

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.