



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

8/8/2019

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 MORRISON YARD APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: 838 MORRISON DRIVE
Location: PENINSULA
TMS#: 4590700008
Acres: 6.05

City Project ID #: TRC-SP2018-000138

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

Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 370
Zoning: LI & HI

Owner: SC PORTS AUTHORITY
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667
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, including SW Tech. Report & revised Geotech. Report.

2 FRAMEWORKS COURT

SITE PLAN

Project Classification: SITE PLAN
Address: 842-844 MAGNOLIA ROAD
Location: WEST ASHLEY
TMS#: 4180900117
Acres: 0

City Project ID #: TRC-SP2018-000165

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

Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: CT

Owner: 546 ELM LLC
Applicant: STUDIO MA ARCHITECTURE 843-343-7427
Contact: MATTEO RAPALLINI matteo@studiomaarkitektur.com

Misc notes: Construction plans for a 4,000 square foot building and associated improvements.

RESULTS: Revise and resubmit to TRC,

3 3528 MEEKS FARM ROAD

SITE PLAN

Project Classification: SITE PLAN
Address: 3528 MEEKS FARM ROAD
Location: JOHNS ISLAND
TMS#: 3130000295
Acres: 0.41

City Project ID #: TRC-SP2019-000241

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

Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: BP

Owner: CURTIS CARNEY
Applicant: ATLANTIC SOUTH CONSULTING SERVICES 843-580-9010
Contact: WAEL ESHAAK wesaak@atlanticsouthconsulting.com

Misc notes: Construction plan for a new 3,000 square foot warehouse & associated improvements.

RESULTS: Revise and resubmit to TRC: 4 full sets to Zoning, T & T, SW, & Fire and 1 CD.

#4 THE POINTE AT RHODES CROSSING, PHASE 2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2017-000051

Address: BEES FERRY ROAD & SANDERS ROAD

Location: WEST ASHLEY

TMS#: 2860000444

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Acres: 41.84

Lots (for subdiv): 75

Owner: CW-ASHLEY POINTE, LLC

Units (multi-fam./Concept Plans): 75

Applicant: HLA, INC.

843-763-1166

Zoning: SR-6

Contact: RICHARD D. LACEY

rlacey@hlainc.com

*Misc notes: Preliminary subdivision plat for a 76 lot subdivision and associated improvements.***RESULTS: Revise and resubmit to TRC: 2 full sets to SW & Planning and 1 CD.**

#5 DANIEL ISLAND - NORTHERN PARCEL FF**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000123

Address: LESESNE STREET

Location: DANIEL ISLAND

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

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 81.25

Lots (for subdiv): 62

Owner: THE DANIEL ISLAND COMPANY, INC.

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

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5276

Zoning: DI-RI

Contact: BRIAN RILEY

riley.b@tandh.com

*Misc notes: Subdivision concept plan for 62 residential lots.***RESULTS: Revise and resubmit to TRC: 2 full sets to SW & Fire and 1 CD.**

#6 TACO BELL - BOHICKET ROAD**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000251

Address: 1828 BOHICKET ROAD

Location: JOHNS ISLAND

TMS#: 2790000305

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Acres: .93

Lots (for subdiv):

Owner: MCGRATH REAL ESTATE HOLDINGS, LLC

Units (multi-fam./Concept Plans):

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-14667

Zoning: GB

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: 3 full sets to Zoning, SW, & T & T and 1 CD.**

#7 146 FAIRCHILD STREET PARKING IMPROVEMENTS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000265

Address: 146 FAIRCHILD STREET

Location: DANIEL ISLAND

TMS#: 2750000062

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Acres: 11.60

Lots (for subdiv):

Owner: 146 FAIRCHILD EQUITIES, LLC

Units (multi-fam./Concept Plans):

Applicant: ALLIANCE CONSULTING ENGINEERS, INC.

843-203-1600

Zoning: DI-GO

Contact: MALCOLM GLENN

mglenn@alliancece.com

*Misc notes: Site plan for grading, parking, and stormwater improvements for an existing parking lot.***RESULTS: Revise and resubmit to TRC.**

#8 DANIEL ISLAND PARCEL X1 STREET MODIFICATION**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000129

Address: PIERCE STREET

Location: DANIEL ISLAND

TMS#: 2750000117

Acres: .2

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-R

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON

Contact: DAVID WILLIAMS

843-849-0200

williams.david@tandh.com

Misc notes: Road construction plans for road modification of Daniel Parcel Island Parcel X1.**RESULTS:** Revise and resubmi to TRC.

#9 890 ISLAND PARK DRIVE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000266

Address: 890 ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000274

Acres: 1.45

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-TC

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: NEMO II, LLC

Applicant: EMPIRE ENGINEERING

Contact: THOMAS DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Site plan for a new, 2-story commercial building.**RESULTS:** Revise and resubmit to TRC.

#10 741 MEETING STREET**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000267

Address: 741 MEETING STREET

Location: PENINSULA

TMS#: 4631202020, 021, 022, 026, & Kinloch Court
ROW

Acres: .597

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB/DR-F1

Submittal Review #: PRE-APP

Board Approval Required:

Owner: 741 MEETING STREET, LLC.

Applicant: SITECAST, LLC.

Contact: JACOB CORDRAY

813-810-6960

jcordray@sitecastsc.com

Misc notes: Site plan for a mixed use commercial/retail/office space with parking.**RESULTS:** Revise and resubmit to TRC, including CAA with fee, SW. Tech. Report, SWDSM Checklist, and DHEC NOI or D-0451 Form.

#11 172 PRESIDENT STREET**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000240

Address: 172 PRESIDENT STREET

Location: PENINSULA

TMS#: 4600704056

Acres: .07

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 1

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: JARED AND JULIA RODES

Applicant: CLINE ENGINEERING, INC.

Contact: MATT CLINE

843-884-9257

matt@clineeng.com

Misc notes: Site plan for a new mixed use building and associated improvements.**RESULTS:** Revise and resubmit to TRC: 5 full sets to Zoning, T & T, Eng., SW, and GIS and 1 CD.

12 THE REFINERY

SITE PLAN

Project Classification: SITE PLAN

Address: 1640 MEETING STREET

Location: PENINSULA

TMS#: 4640600012, 021, 003

Acres: 3.9

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP

City Project ID #: 140701-Meeting StreetRd-1

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB

Owner: FLYWAY SC, LLC

Applicant: CLINE ENGINEERING, INC.

Contact: MATTHEW CLINE, PE

843-296-1797

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: Approved: submit 6 copies of plans and pdf to Zoning for stamping.

13 EPIC CENTER PUD

PUD MASTER PLAN

Project Classification: PUD MASTER PLAN

Address: 2070 SAM RITTENBERG BOULEVARD

Location: WEST ASHLEY

TMS#: 310-04-00-009, 015, 043, 044

Acres: 53.029

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

City Project ID #: TRC-SUB2019-000130

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: TMP SRE I, LLC, TMP SRE II, LLC, TMP SRE III, LLC

Applicant: ADC ENGINEERING, INC

Contact: WARREN PRUITT

843-566-0161

warrenp@adcengineering.com

Misc notes: Planned unit development for ~ 53 acre area.

RESULTS: Revise and resubmit to TRC members individually; special TRC Meeting on 9/12.

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.