



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/12/2019

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: MORRISON & JOHNSON STREET
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 #: 3RD REVIEW
Board Approval Required: BAR, BZA, 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 LOWCOUNTRY LAND TRUST ASHEM OFFICE

SITE PLAN

Project Classification: SITE PLAN
Address: OLD TOWNE ROAD
Location: WEST ASHLEY
TMS#: 4150000054
Acres: 4
Lots (for subdiv):
Units (multi-fam./Concept Plans): 0
Zoning: GO

City Project ID #: TRC-SP2019-000278

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

Owner: LOWCOUNTRY LAND TRUST
Applicant: GEL ENGINEERING 843-769-7378
Contact: EDWARD GUINN edward.guinn@gel.com

Misc notes: Site plan for a Lowcountry Land Trust office.

RESULTS: Revise and resubmit to TRC, including CAA & fee, CSWPPP, SW Tech. Report, SWDSM Submittal Checklist, SCDHEC NOI & Digital Boundary Submittal.

3 FOUNDRY POINT ROADWAY EXTENSION

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: HUGUENIN STREET & SOTTILE STREET
Location: PENINSULA
TMS#: 4640000003 & 049
Acres:
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: MU

City Project ID #: 170207-HugueninSt-1

Submittal Review #: 5TH REVIEW
Board Approval Required:

Owner: MIDDLE STREET PARTNERS
Applicant: REMARK STUDIO, LLC 843-952-7817
Contact: ANA CASADOS-GONZALEZ ana@remarkstudiollc.com

Misc notes: Road construction plans, sidewalk and landscape adjustments for Huguenin and Sottile Street.

RESULTS: Work with ADA to resolve comment, then submit 6 copies of plans, 1 copy of landscape plan, & PDF to Engineering.

#4 FREE FLY APPAREL BUILDING ADDITION**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000235

Address: 711 MEETING STREET

Location: PENINSULA

TMS#: 4631202052

Submittal Review #: 1ST REVIEW

Acres: .27

Board Approval Required:

Lots (for subdiv): 1

Owner: SUTTON PROPERTIES, LLC

Units (multi-fam./Concept Plans): 0

Applicant: FORSBERG ENGINEERING

843-571-2622

Zoning: LB

Contact: WILLIAM WEATHERS

wwathers@forsberg-engineering.com

Misc notes: Construction plans for a new 2,266 square feet addition to an existing building and associated improvements.**RESULTS:** Revise and resubmit to TRC.

#5 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 #: 3RD REVIEW

Acres: .93

Board Approval Required:

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:** Work with SW to resolve comments, then submit 6 copies of plans & PDF to Zoning.

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

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000168

Address: ROBERT DANIEL DRIVE

Location: DANIEL ISLAND

TMS#: 2750000112

Submittal Review #: 3RD REVIEW

Acres: 16.15

Board Approval Required:

Lots (for subdiv): 1

Owner: WOODFIELD INVESTMENTS

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

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: DI-GO

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Construction plans for 251 unit apartment development and associated improvements.**RESULTS:** Revise and resubmit to TRC: 4 full sets to Zoning, T & T, GIS, & Fire, & 1 CD.

#7 ROBERT DANIEL DRIVE EXTENSION (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000118

Address: ROBEET DANIEL DRIVE

Location: DANIEL ISLAND

TMS#: 2750000112

Submittal Review #: 3RD REVIEW

Acres: 16.15

Board Approval Required:

Lots (for subdiv): 1

Owner: WOODFIELD INVESTMENTS

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

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: DI-GO

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Preliminary plat for a road extension & cul-de-sac.**RESULTS:** Work with SW to resolve comments, then submit 6 copies of plans & PDF to Zoning.

#8 ROBERT DANIEL DRIVE EXTENSION (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000118

Address: ROBEET DANIEL DRIVE

Location: DANIEL ISLAND

TMS#: 2750000112

Acres: 16.15

Lots (for subdiv): 1

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

Zoning: DI-GO

Submittal Review #: 3RD REVIEW

Board Approval Required:

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: Approved: submit 6 copies of plans, 1 copy of landscape plan, & PDF to Engineering.

#9 CHECKERS RESTAURANT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000209

Address: 2069 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 31008000010

Acres: .39

Lots (for subdiv): 1

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

Zoning: GB

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: GANESH GARDEN

Applicant: AXIS COMPANIES

678-395-4920

Contact: LORRAINE WYNN

lorrainewynn@axiscompanies.com

Misc notes: Construction plans to convert a bank to a restaurant with a drive-thru.

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

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.