



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/26/2019

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 HAYES PARK COMMERCIAL DEVELOPMENT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000244

Address: 3530 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 2790000235, 067

Acres: 3.3

Lots (for subdiv): -

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

Zoning: CT

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: NEW LEAF BUILDERS LLC

Applicant: FORSBERG ENGINEERING

843-571-2622

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Site plan for a new commercial development with multiple buildings and parking.

RESULTS: Revise and resubmit to TRC.

2 NATIVITY CHURCH PARISH HALL

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000187

Address: 1061 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 3370800055

Acres: 8.35

Lots (for subdiv): -

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

Zoning: SR-1

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: BISHOP OF CHARLESTON

Applicant: EARTHSOURCE ENGINEERING, LLC

843-881-0525

Contact: VINCE SOTTILE

sottilev@earthsourceeng.com

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

RESULTS: Revise and resubmit to TRC.

3 1074 MORRISON DRIVE MIXED-USE - ESP

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000271

Address: 1074 MORRISON DRIVE

Location: PENINSULA

TMS#: 4610903003 & 461-09-03-060

Acres: 2.289

Lots (for subdiv): -

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

Zoning: UP

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: XXXX

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Early Site Package for a three building and parking garage development and associated improvements.

RESULTS: Revise and resubmit to TRC: 3 full size sets to Zoning, Parks, & SW and 1 CD and digital boundary to OCRM.

#4 GOVERNOR'S CAY - THE POINT**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: 151103-ForrestDr-1/TRC-SP2019-000288

Address: FORREST DRIVE

Location: CAINHOY

TMS#: 2710002130

Submittal Review #: 4TH REVIEW

Acres: 8.06

Board Approval Required: PC, BZA-SD

Lots (for subdiv): -

Owner: LENNAR OF THE CAROLINAS

Units (multi-fam./Concept Plans): 60

Applicant: STANTEC CONSULTING SERVICES

843-740-7700

Zoning: PUD

Contact: JOSH LILLY

josh.lolly@stantec.com

Misc notes: Revised site plan from a previously approved site plan: a 60 unit (previously 84) multifamily development with similar site layout, new building type.

RESULTS: Revise and resubmit to TRC: 5 full size sets to Zoning, ADA, T & T, GIS, Fire and 1 CD.

#5 CCSD DISTRICT 3 BUS LOT & ATHLETIC IMPROVEMENTS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000282

Address: 1000 FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4281100092

Submittal Review #: PRE-APP

Acres: 62.95

Board Approval Required:

Lots (for subdiv): -

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

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

Applicant: ADC ENGINEERING

843-566-0161

Zoning: SR-1

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Site plan for new bus lot and athletic improvements.

RESULTS: Revise and resubmit to TRC, including CAA, CSWPPP, SW Tech. Report, SCDHEC NOI, CZC, Digital Boundary.

#6 JAMES ISLAND CHARTER HS - CTE & COMPETITION GYM ADDITIONS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000283

Address: 1000 FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4281100092

Submittal Review #: PRE-APP

Acres: 62.95

Board Approval Required:

Lots (for subdiv): -

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

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

Applicant: ADC ENGINEERING

843-566-0161

Zoning: SR-1

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Site plan for new building addition.

RESULTS: Revise and resubmit to TRC, including CAA, CSWPPP, SW Tech. Report, SCDHEC NOI, CZC, DB.

#7 NEW SHARED PARKING LOT**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000284

Address: 1545 & 1551 MEETING STREET ROAD

Location: PENINSULA

TMS#: 4641000024, 025, 093

Submittal Review #: PRE-APP

Acres: .27

Board Approval Required: DRB

Lots (for subdiv): -

Owner: RCB DEVELOPMENT

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

Applicant: FORSBERG ENGINEERING

843-571-2622

Zoning: UP

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Site plan for new shared gravel parking lot.

RESULTS: Revise and resubmit to TRC.

#8 MUSC CANNON STREET PARKING GARAGE**SITE PLAN**

Project Classification: SITE PLAN

Address: 64 COURTENAY DRIVE

Location: PENINSULA

TMS#: 4601104049

Acres: 1.45

Lots (for subdiv): -

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

Zoning: GB

City Project ID #: 160712-CannonSt-1/TRC-SP2019-000289

Submittal Review #: APPROVAL EXTENSION

Board Approval Required: BAR, BZA-SD

Owner: 165 CANNON STREET, LLC

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: SEBASTIAN DAVIS

sebastian@adcengineering.com

Misc notes: Approval Extension for a new parking garage, office, and associated improvements.**RESULTS:** Address comments with T & T and SW, then submit 6 sets of plans for stamping and pdf to Zoning.

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

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003

Acres: SR-1 & RR-1

Lots (for subdiv): -

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

Zoning: 843-884-1667

City Project ID #: 170510-Clements FerryRd-1

Submittal Review #: 4TH REVIEW

Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

3rd Review

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Preliminary subdivision plat for a 63 lot phase in the Oak Bluff cluster development.**RESULTS:** Revise and resubmit to TRC: 4 full sets and 1 CD to T & T, Eng. SW, and Planning.

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

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003

Acres: SR-1 & RR-1

Lots (for subdiv): -

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

Zoning: 843-884-1667

City Project ID #: 170510-Clements FerryRd-2

Submittal Review #: 4TH REVIEW

Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

3rd Review

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: 5 full sets and 1 CD to Zoning, Parks, T & T, Eng., and SW.

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.