



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

9/28/2017

SITE 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 LIQUID HIGHWAY II

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 2160 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3100300081  
Acres: 0.55  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: TRC-SP2017-000037  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: D & D REAL ESTATE HOLDINGS, LLC  
Applicant: ADC ENGINEERING, INC.  
Contact: WARREEN PRUITT

843-566-0161

warrenp@adcengineering.com

Misc notes: Construction plans for a new car wash and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSN Submittal Checklist & DHEC NOI/d-0451 (if applicable), CAA fee & stormwater technical report required.

### # 2 284 KING STREET

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 284 KING STREET  
Location: PENINSULA  
TMS#: 4570404043  
Acres: 0.03  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: TRC-SP2017-000038  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required: BAR

Owner: COMING WENTWORTH AND KING EDUCATIONAL HOLDINGS, LLC  
Applicant: CLINE ENGINEERING, INC.  
Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans for demolition of an existing building and construction of a new 9,577 square foot addition.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSN Submittal Checklist & DHEC NOI/d-0451 (if applicable), CAA fee & stormwater technical report required.

### # 3 HERD PROVISIONS

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 106 GROVE STREET  
Location: PENINSULA  
TMS#: 4631501046  
Acres: 0.11  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-2

new BP approval tracking

City Project ID #: 170509-106GroveSt-1  
City Project ID Name: TRC\_SP:HerdProvisionsRestaurant

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: ELLET'S RUN LLC  
Applicant: G3 ENGINEERING  
Contact: VANESSA BALLARD

843-697-5115

vballard@g3engineering.org

Misc notes: Construction plans for new restaurant and associated improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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#### # 4 CITY MARINA PARKING LOT RENOVATIONS

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 17 LOCKWOOD DRIVE  
Location: PENINSULA  
TMS#: 4601400001  
Acres: 5.81  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: LB

new BP approval tracking

City Project ID #: TRC-SP2017-000039  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: CITY COUNCIL OF CHARLESTON  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: GRAY LEWIS gmlewis@forsberg-engineering.com

Misc notes: **Construction plans for drainage and paving improvements to the existing parking lot.**

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSN Submittal Checklist & DHEC NOI/d-0451 (if applicable), CAA fee & stormwater technical report required.**

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#### # 5 CHURCH CREEK COMMUNITY GAZEBO

##### SITE PLAN

Project Classification: SITE PLAN  
Address: DUCK HOLE ROAD  
Location: WEST ASHLEY  
TMS#: 4181100005, 006, 007  
Acres: 1.21  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

new BP approval tracking

City Project ID #: TRC-SP2017-000040  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: CEDAR LANE DEVELOPMENT, LLC  
Applicant: CLINE ENGINEERING, INC. 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: **Construction plans for a 1,000 square foot gazebo and associated improvements.**

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, SDSN Submittal Checklist & DHEC NOI/d-0451 (if applicable), CAA fee & stormwater technical report required.**

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#### # 6 BRIGADE STREET APARTMENTS, PHASE 2

##### SITE PLAN

Project Classification: SITE PLAN  
Address: BRIGADE STREET  
Location: PENINSULA  
TMS#: 4640000003  
Acres: 8.35  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 231  
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 161004-BrigadeSt-1  
City Project ID Name: TRC\_SP:BrigadeStreetApartmentsPhase2

Submittal Review #: 4TH REVIEW  
Board Approval Required: BAR, BZA-SD

Owner: POLLACK SHORES REAL ESTATE GROUP  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229  
Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: **Construction plans for a 231 unit apartment complex and associated improvements**

**RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.**

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Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun 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.