



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/8/2020

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 via Zoom. The following applications were reviewed:

1 WANDO VILLAGE (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000105

Address: SC HIGHWAY 41

Location: CAINHOY

Submittal Review #: 5TH REVIEW

TMS#: 2630004001, 2630004057

Board Approval Required:

Acres: 66.87

Lots (for subdiv): 117

Owner: PULTE GROUP ON BEHALF OF PASTIME AMUSEMENT, INC

Units (multi-fam./Concept Plans): 117

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5266

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Preliminary plat for for a mixed-use neighborhood.

RESULTS: Revise and send .pdf application and submittal documents to TRC Coordinator. Once comments resolved, submit preliminary plat to Planning for stamping.

2 WANDO VILLAGE (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000105

Address: SC HIGHWAY 41

Location: CAINHOY

Submittal Review #: 5TH REVIEW

TMS#: 2630004001, 2630004057

Board Approval Required:

Acres: 66.87

Lots (for subdiv): 117

Owner: PULTE GROUP ON BEHALF OF PASTIME AMUSEMENT, INC

Units (multi-fam./Concept Plans): 117

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5274

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Road construction plans for a mixed-use neighborhood.

RESULTS: Revise and send .pdf application and submittal documents to TRC Coordinator. Once comments resolved, submit road plans to Engineering for stamping.

3 THE WATERFRONT - PHASE 2 ROADS: EARLY SITE PACKAGE

SITE PLAN

Project Classification: SITE PLAN - E-REVIEW

City Project ID #: TRC-SP2020-000370

Address: HELMSMAN ST. & LONGSHORE ST.

Location: DANIEL ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 2750000114

Board Approval Required:

Acres: 3.3

Lots (for subdiv): -

Owner: PARCEL R PHASE 1 DEVELOPMENT CO, LLC

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

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5274

Zoning: DI-TC

Contact: BRIAN RILEY

riley.b@tandh.com

Misc notes: Clearing and site preparation for future roads and mixed-use development.

RESULTS: Revise and send .pdf application and submittal documents to TRC Coordinator. Once comments resolved, submit Site Plan to Zoning for stamping.

#4 55 POINSETT STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000330

Address: 55 POINSETT STREET

Location: PENINSULA

TMS#: 4631203016

Acres: .20

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: DR-2F

Submittal Review #: 5TH REVIEW

Board Approval Required:

Owner: 55 POINSETT STREET, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0526

Contact: ERIC LADSON

ladson@earthsourceeng.com

Misc notes: Residential (2) detached buildings w/ (2) units each - 4 units total.

RESULTS: Revise and send .pdf application and submittal documents to TRC Coordinator. Once comments resolved, submit Site Plan to Zoning for stamping.

#5 BAKER PRE-OWNED

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000375

Address: 1521 SAVANNAH HWY

Location: WEST ASHLEY

TMS#: 3490100015, -016

Acres: 1.14

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: VCKHS MAGNOLIA, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0526

Contact: ERIC LADSON

ladson@earthsourceeng.com

Misc notes: Overflow sales lot for Baker Pre-Owned Vehicles.

RESULTS: Revise and return to TRC.

#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

Acres: 62.95

Lots (for subdiv): -

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

Zoning: SR-1

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Site plan for new building addition.

RESULTS: Revise and return to TRC.

#7 1063 MORRISON DR - GRAND SOUTH BANK

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000344

Address: 1063 MORRISON DR.

Location: PENINSULA

TMS#: 4610903004, -006

Acres: .43

Lots (for subdiv): -

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

Zoning: GC

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-Z

Owner: PEARCE DEVELOPMENT, LLC

Applicant: STANTEC

843-577-2166

Contact: JOSH LILLY

josh.lilly@stantec.com

Misc notes: Demo existing metal building and remodel of existing 1-story warehouse building. Addition of parking spaces and drive thru teller.

RESULTS: Revise and return to TRC.

#8 STONO SHORES SUBDIVISION

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000159

Address: 541 - 565 RIVERLAND DR.

Location: JAMES ISLAND

Submittal Review #: 1ST REVIEW

TMS#: 3431600018, -019, -021, -063, -064

Board Approval Required: PC, BZA-SD

Acres: 7.862

Owner: SHEFFIELD REVOCABLE TRUST

Lots (for subdiv): 16

Applicant: FORSBERG ENGINEERING & SURVEYING INC 843-571-2626

Units (multi-fam./Concept Plans):

Contact: GRAY LEWIS gmlewis@forsberg-engineering.com

Zoning: SR-1

Misc notes: Subdivision of 5 existing lots into 16 new lots.

RESULTS: Revise and return to TRC.

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.