



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 10/17/2019

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 FIRE STATION #6

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000108

Address: 5 CANNON STREET

Location: PENINSULA

TMS#: 4601202068

Acres: 0.2

# Lots (for subdiv):

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

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for City Firestation #6.

**RESULTS: Submit PDFs in house with staff members, then submit 6 copies of plans and pdf to zoning for stamping.**

### # 2 1426 MEETING STREET ROAD

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000208

Address: 1426 MEETING STREET ROAD

Location: PENINSULA

TMS#: 4641400121

Acres: 0.23

# Lots (for subdiv):

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

Zoning: UP

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: RUTLEDGE CENTER DEVELOPMENT PARTNERS, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: CHRISTIAN HUNKIN chunkin@forsberg-engineering.com

Misc notes: Construction plans for a new 8,500 square foot office building and associated improvements.

**RESULTS: Revise and return to TRC: 5 full sets and 1 cd to Zoning, Parks, Eng., SW, & Fire.**

### # 3 86 & 82 SHEPPARD STREET PARKING LOT

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000260

Address: 86 & 82 SHEPPARD STREET

Location: PENINSULA

TMS#: 4600404078 & 080

Acres: 0.73

# Lots (for subdiv):

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

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: SHEPPARD PARKING LLC - TAYLOR NORVILLE

Applicant: FORSBERG ENGINEERING 843-571-2622

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Site plan for a new parking lot at 677 King Street: 65 spaces & 3 ADA.

**RESULTS: Revise and return to TRC.**

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#### #4 HAYES PARK (ROADS)

##### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000086

Address: 3530 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 2790000235, 067

Acres: 17.2

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 65

Zoning: CT

Submittal Review #: 5TH REVIEW

Board Approval Required:

Owner: NEW LEAF BUILDERS LLC

Applicant: FORSBERG ENGINEERING

Contact: MIKE JOHNSON

843-571-2622

mjohnson@forsberg-engineering.com

Misc notes: Road construction plans for 3 commercial parcels and 65 residential units.

**RESULTS: Revise and return to TRC: 4 half sets and 1 cd to Parks, T & T, SW & Fire.**

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#### #5 DANIEL ISLAND TOWN CENTER

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000044

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000220

Acres: 1.34

# Lots (for subdiv):

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

Zoning: DI-TC

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB & DI ARB

Owner: DANIEL ISLAND SC LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: BRIAN RILEY

843-725-5276

riley.b@tandh.com

Misc notes: Site Plan for two commercial buildings and associated improvements

**RESULTS: Revise and return to TRC.**

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#### #6 HENDRICK BMW OF CHARLESTON

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000052

Address: 1518 SAVANNNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490100030 &05

Acres: 7.78

# Lots (for subdiv):

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

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: HENDRICK AOTOMOTIVE GROUP

Applicant: EMH&T

Contact: GREG EMERY

704-353-9952

gemery@emht.com

Misc notes: Construction plans for a building expansion and parking lot reconfiguration.

**RESULTS: Revise and return to TRC: 6 full sets to Zoning, T & T, Eng., SW, GIS, & Fire.**

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#### #7 890 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): 0

Zoning: DI-TC

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, DI ARB, DRC

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 return to TRC: 5 full sets to Zoning, Parks, T & T, Eng., & SW.**

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**#8 73 SPRING ST MIXED USE**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000223

Address: 73 SPRING STREET

Location: PENINSULA

TMS#: 4600803057

Acres: 0.24

# Lots (for subdiv):

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

Zoning: LB

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: MARK A STEPHENSON

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-303-1594

matt@clineeng.com

Misc notes: Construction plans for 1 office building, 3 residential buildings, and 1 accessory building behind existing building.

**RESULTS: Revise and return to TRC.**

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**#9 CANE SLASH - TWIN LAKES (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000073

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2450000036

Acres: 61.189

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 125

Zoning: SR-1 (CLUSTER DEV.)

Submittal Review #: 7TH REVIEW

Board Approval Required:

Owner: CANE SLASH RD, LLC

Applicant: SITECAST, LLC

Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Road construction plans for phase 2 (125 lots) of the Twin Lakes subdivision.

**RESULTS: Revise and return to TRC: 3 full sets to Eng., SW, & Fire.**

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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.