



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/24/2019

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 MONTFORD HOTEL

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000227

Address: 810 MEETING STREET

Location: PENINSULA

TMS#: 4611009010

Acres: 0.46

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): XX KEYED ROOM

Zoning: UP

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: TMG 810 MEETING STREET LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: KEVIN BERRY

843-881-0525

berryk@earthsourceeng.com

Misc notes: Construction plans for a new 8 - story hotel, assoicated parking and improvements.

RESULTS: Revise and return to TRC; Stormwater Technical Report required.

2 THE RETREAT AT VERDIER, PHASES 1 AND 2 - PLAT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000136

Address: VERDIER BOULEVARD

Location: WEST ASHLEY

TMS#: 301-00-00-028

Acres: 32.03

Lots (for subdiv): 101

Units (multi-fam./Concept Plans): 101

Zoning: SFR

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: TOLL SOUTHEAST LP COMPANY, INC.

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Preliminary Plat for Phase 1 (50 lots) and Phase 2 (51 lots) of single family attached townhome subdivision.

RESULTS: Revise and return to TRC; provide plat separately.

3 THE RETREAT AT VERDIER, PHASES 1 AND 2 - ROADS

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000136

Address: VERDIER BOULEVARD

Location: WEST ASHLEY

TMS#: 301-00-00-028

Acres: 32.03

Lots (for subdiv): 101

Units (multi-fam./Concept Plans): 101

Zoning: SFR

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: TOLL SOUTHEAST LP COMPANY, INC.

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Road Construction Plans for Phase 1 (50 lots) and Phase 2 (51 lots) of single family attached townhome subdivision.

RESULTS: Revise and return to TRC.

4 1074 MORRISON DRIVE MIXED-USE

SITE PLAN

Project Classification: SITE PLAN
Address: 1074 MORRISON DRIVE
Location: PENINSULA
TMS#: 4610903003 & 060
Acres: 2.40
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): XX
Zoning: UP

City Project ID #: TRC-SP2019-000226

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

Owner: 1074 MORRISON LLC
Applicant: CLINE ENGINEERING, INC.
Contact: MATT CLINE

843-991-7239
matt@clineeng.com

Misc notes: Construction plans for a three building and parking garage development and associated improvements.

RESULTS: Revise and return to TRC.

5 DANIEL ISLAND PARCEL X1 STREET MODIFICATION

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: PIERCE STREET
Location: DANIEL ISLAND
TMS#: 2750000117
Acres: .2
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-R

City Project ID #: TRC-SUB2019-000129

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: DANIEL ISLAND ASSOCIATES, LLC
Applicant: THOMAS & HUTTON
Contact: BRIAN RILEY

843-849-0200
riley.b@tandh.com

Misc notes: Road construction plans for road modification of Daniel Parcel Island Parcel X1.

RESULTS: Revise and return to TRC; 3 half size sets & 1 CD.

6 FREE FLY APPAREL BUILDING ADDITION

SITE PLAN

Project Classification: SITE PLAN
Address: 711 MEETING STREET
Location: PENINSULA
TMS#: 4631202052
Acres: .27
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 0
Zoning: LB

City Project ID #: TRC-SP2019-000235

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR, BZA-SD

Owner: SUTTON PROPERTIES, LLC
Applicant: FORSBERG ENGINEERING
Contact: WILLIAM WEATHERS

843-571-2622
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 return to TRC; 3 half size sets & 1 CD.

7 FRAMEWORKS COURT

SITE PLAN

Project Classification: SITE PLAN
Address: 842-844 MAGNOLIA ROAD
Location: WEST ASHLEY
TMS#: 4180900117
Acres: 0
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: CT

City Project ID #: TRC-SP2018-000165

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-Z

Owner: 546 ELM LLC
Applicant: STUDIO MA ARCHITECTURE
Contact: MATTEO RAPALLINI

843-343-7427
matteo@studiomaarkitektur.com

Misc notes: Construction plans for a 4,000 square foot building and associated improvements.

RESULTS: Revise and return to TRC; 3 half size sets & 1 CD.

8 KERR TRACT RESIDENTIAL**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000117

Address: MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3450000090

Submittal Review #: 2ND REVIEW

Acres: 32.83

Board Approval Required: PC, BZA-SD

Lots (for subdiv):

Owner: RHK, LLC

Units (multi-fam./Concept Plans): 116

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: PUD

Contact: AMIE BELANGER

abelanger@seamonwhiteside.com

Misc notes: Concept plan for a 116 lot subdivision and associated improvements.**RESULTS:** Revise and return to TRC.

9 MORRISON YARD APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000138

Address: 838 MORRISON DRIVE

Location: PENINSULA

TMS#: 4590700008

Submittal Review #: 3RD REVIEW

Acres: 6.1

Board Approval Required: BAR, BZA

Lots (for subdiv): 1

Owner: ODP MORRISON, LLC

Units (multi-fam./Concept Plans): 370

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: UP

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Construction plans for a new mixed use development and associated improvements.**RESULTS:** Revise and return to TRC; 4 half size sets & 1 CD.

10 55 ROMNEY STREET**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: 160614-RomneySt-1

Address: ROMNEY STREET

Location: PENINSULA

TMS#: 4611301036

Submittal Review #: 6TH REVIEW

Acres: 1.571

Board Approval Required: BAR, DRC

Lots (for subdiv):

Owner: MIDDLE STREET PARTNERS, LLC

Units (multi-fam./Concept Plans): 260

Applicant: SITECAST, LLC

843-810-6960

Zoning: UP

Contact: JACOB CORDRAY

jcordray@sitecastsc.com

Misc notes: Construction plans for a mixed-use development and associated improvements.**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.