



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

9/3/2020

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date via Zoom. To access online use the following [Zoom Link](#). To access via telephone, dial 1 (301) 715-8592, then Webinar ID# 859 6475 0850, followed by password 682487. The agenda order may be subject to change at the discretion of the TRC Administrator. Guests are encouraged to join the meeting 20 minutes prior to the published start time of a specific agenda item. The following applications will be reviewed:

#1 WANDO VILLAGE (PLAT)

9:00 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2018-000105

Address: SC 41

Location: CAINHOY

Submittal Review #: 4TH REVIEW

TMS#: 2630004001

Board Approval Required:

Acres: 66.87

Lots (for subdiv): 117

Owner: LENNAR CAROLINAS, LLC

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

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5268

Zoning: PUD

Contact: CHRIS MAGALDI magaldi.c@tandh.com

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

RESULTS:

#2 WANDO VILLAGE (ROADS)

9:15 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2018-000105

Address: SC 41

Location: CAINHOY

Submittal Review #: 5TH REVIEW

TMS#: 2630004001

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: SOPHIE GAWRYCH gawrych.s@tandh.com

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

RESULTS:

#3 D.I. COURTYARD MARRIOTT

9:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2018-000145

Address: 56 FAIRCHILD STREET

Location: DANIEL ISLAND

Submittal Review #: 4TH REVIEW

TMS#: 2750000269

Board Approval Required: BAR, BZA-SD

Acres: 2.465

Lots (for subdiv): 1

Owner: ADE 836, LLC

Units (multi-fam./Concept Plans): 113 ROOMS

Applicant: THOMAS & HUTTON ENGINEERING CO. 828-773-6543

Zoning: DI-TC

Contact: DOMONIC JONES jones.d@tandh.com

Misc notes: Construction plans for new hotel on Daniel Island & proposed right-of-way adjustment.

RESULTS:

#4 55 POINSETT STREET

9:45 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 #: 4TH REVIEW

Board Approval Required:

Owner: 55 POINSETT STREET, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: ERIC LADSON

ladsone@earthsourceeng.com

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

RESULTS:

#5 3528 MEEKS FARM ROAD

10:00 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000241

Address: 3528 MEEKS FARM ROAD

Location: JOHNS ISLAND

TMS#: 3130000295

Acres: 0.41

Lots (for subdiv): 1

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

Zoning: BP

Submittal Review #: 3RD REVIEW

Board Approval Required: -

Owner: CURTIS CARNEY

Applicant: ATLANTIC SOUTH CONSULTING SERVICES

843-580-9010

Contact: WAEL ESHAAK

weshaak@atlanticsouthconsulting.com

Misc notes: Construction plan for a new 3,000 square foot warehouse & associated improvements.

RESULTS:

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

10:15 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): 0

Zoning: SR-1

Submittal Review #: 2ND 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 bus lot and site improvements.

RESULTS:

#7 HEYWARD APARTMENTS PARKING ADDITION

10:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000368

Address: 3220 HATCHET BAY DRIVE

Location: WEST ASHLEY

TMS#: 3070000007

Acres: 23.579

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MF

Submittal Review #: PRE-APP

Board Approval Required:

Owner: KRE CH HEYARD OWNER, LLC

Applicant: ALLIANCE CONSULTING ENGINEERS, INC.

843-203-1600

Contact: RANDALL SIEMON

resiemon@alliancece.com

Misc notes: Addition of 20 parking spaces to existing MF parking lot.

RESULTS:

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 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, 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.