



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/25/2019

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:

1 835 SAVANNAH HIGHWAY

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000143

Address: 835 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 4210100011

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB & DRC

Acres: 0.585

Lots (for subdiv): 1

Owner: XXX

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

Applicant: CLINE ENGINEERING, INC

843-991-7239

Zoning: GB

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans to re-align parking lot, install landscaping and associated improvements. Currently Avondale ThirFt Sotre. TRC pre-app 8/9/18; TRC 1st review 11/29/18.

RESULTS: Revise and resubmit to TRC; 2 full size sets and 1 CD of pdf's.

2 BEES FERRY SENIOR LIVING FACILITY

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000150

Address: 3095 BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 3560000013 & 040

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB & BZA-SD

Acres: 10.95

Lots (for subdiv): 1

Owner: 3097 BEES FERRY ROAD LLC

Units (multi-fam./Concept Plans): 172

Applicant: HLA, INC.

843-763-1166

Zoning: GB

Contact: THOMAS KELLUM

tkellum@hlainc.com

Misc notes: Digital plans for most staff. Construction plans for a new 231,240 square foot senior living facility and associated improvements. TRC pre-app 8/23/18, TRC 1st review 1/24/19, TRC 2nd review 4/4/19.

RESULTS: Revise and resubmit to TRC; coordinate model with Woolpert for 100 year analysis.

3 ST. JULIAN DEVINE COMMUNITY CENTER IMPROVEMENTS (CITY PROJECT)

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000181

Address: 1 COOPER STREET

Location: PENINSULA

TMS#: 4590601039

Submittal Review #: 1ST REVIEW

Board Approval Required: DR-2F

Acres: 1.096

Lots (for subdiv): 1

Owner: CITY OF CHARLESTON

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

Applicant: FORSBERG ENGINEERING

843-571-2622

Zoning: DR-2F

Contact: DANNY FORSBERG

danny@forsberg-engineering.com

Misc notes: CITY PROJECT (who is City PM?). Construction plans for parking lot renovations and landscaping. TRC pre-app review 11/29/18.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

#4 CHARLESTON WATERFRONT HOTEL - EARLY SITE PACKAGE (ESP)

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000232

Address: 176 CONCORD STREET

Location: PENINSULA

TMS#: 4590000091 & 276

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD & BAR

Acres: 6.5

Lots (for subdiv): 2

Owner: LEUCADIA COAST PROPERTIES, LLC

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

Applicant: ADC ENGINEERING, INC.

843-566-0161

Zoning: LI/LB

Contact: CHRIS COOK

chris@adcengineering.com

Misc notes: Early site package (ESP) for new hotel and associated improvements. Tree/veg removal, demo of bldg/hardscape, rough grading, test piles. TRC 2nd review 2/21/19.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

#5 MARKET STREET COLLECTION SYSTEM & STREETScape IMPROVEMENT PROJECT (C)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000116

Address: N. MARKET ST & S. MARKET ST FROM MEETIN

Location: PENINSULA

TMS#: RIGHT-OF-WAY

Submittal Review #: 1ST REVIEW

Board Approval Required: DRC

Acres: 4.1

Lots (for subdiv): -

Owner: CITY OF CHARLESTON

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

Applicant: DAVIS & FLOYD

843-554-8602

Zoning: ROW

Contact: MICHAEL PUTNAM

mputnam@davisfloyd.com

Misc notes: CITY PROJECT (who is City PM?). Digital plans. Stormwater collection system installation, streetscaping, and utility relocations. This is not a subdivision but improvements within the ROW.

RESULTS: Minor comments provided. Revise and resubmit PDF Application to TRC coordinator. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#6 DANIEL ISLAND CLUB COURT TENNIS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000152

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2710000001

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD & PC APPROVED

Acres: 0.36

Lots (for subdiv): 1

Owner: DANIEL ISLAND CLUB

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

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5277

Zoning: DI-TC

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

Misc notes: Construction of a new tennis court facility. Bldg = 3, 363 square feet. TRC pre-app review 10/5/18.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

#7 MEETING STREET COMMERCIAL - COFFEE SHOP

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000233

Address: 1302 MEETING STREET

Location: PENINSULA

TMS#: 4641400108

Submittal Review #: PRE-APP

Board Approval Required: UP

Acres: 0.20

Lots (for subdiv): 1

Owner: CKC PROPERTIES, LLC

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

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Zoning: UP

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Proposed 1,000SF drive thru coffee shop and associated improvements.

RESULTS: Revise and resubmit 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.