



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 8/4/2016

SITE 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 SWYBERT'S LANDING (REVISED ND MASTER PLAN) SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION  
Address: BROWNSWOOD ROAD & RIVER ROAD  
Location: JOHNS ISLAND  
TMS#: 3120000050  
Acres: 201.1  
# Lots (for subdiv): 190  
# Units (multi-fam./Concept Plans): 190  
Zoning: C (ND)

new BP approval tracking

City Project ID #: 160719-ClaybrookSt-1  
City Project ID Name: TRC\_CP:Swygert'sLanding[RevisedNDMasterPlan]

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

Owner: CAM MANAGEMENT, LLC  
Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-849-0200  
Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Revised ND Master Plan for the Swygert's Landing subdivision.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

### # 2 SWYBERT'S LANDING, PHASE 4 (PLAT) PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: BROWNSWOOD ROAD & RIVER ROAD  
Location: JOHNS ISLAND  
TMS#: 3120000050  
Acres: 29.09  
# Lots (for subdiv): 26  
# Units (multi-fam./Concept Plans): 26  
Zoning: C (ND)

new BP approval tracking

City Project ID #: 160419-ClaybrookSt-1  
City Project ID Name: TRC\_PP:Swygert'sLandingPhase4[Plat]

Submittal Review #: 3RD REVIEW  
Board Approval Required: PC

Owner: CAM MANAGEMENT, LLC  
Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-849-0200  
Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Preliminary subdivision plat for Phase 4 of the Swygert's Landing subdivision.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

### # 3 SWYBERT'S LANDING, PHASE 4 (ROADS) ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: BROWNSWOOD ROAD & RIVER ROAD  
Location: JOHNS ISLAND  
TMS#: 3120000050  
Acres: 29.09  
# Lots (for subdiv): 26  
# Units (multi-fam./Concept Plans): 26  
Zoning: C (ND)

new BP approval tracking

City Project ID #: 160419-ClaybrookSt-2  
City Project ID Name: TRC\_PP:Swygert'sLandingPhase4[Roads]

Submittal Review #: 5TH REVIEW  
Board Approval Required: PC

Owner: CAM MANAGEMENT, LLC  
Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-849-0200  
Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Road construction plans for Phase 4 of the Swygert's Landing subdivision.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**# 4 V-GO SAVANNAH HIGHWAY**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1406 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3490300199  
Acres: 0.378  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

new BP approval tracking

City Project ID #: 160719-SavannahHwy-1  
City Project ID Name: TRC\_SP:V-GOSavannahHighway

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: KEN PATEL  
Applicant: ARCHITECTS NAU 202-256-5611  
Contact: WILLIAM SCHLEIN willy@anthrotects.com

Misc notes: Construction plans to redevelop an existing (closed) gas station and associated improvements.

**RESULTS:** Revise and resubmit to TRC; traffic impact study required.

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**# 5 KING STREET DEVELOPMENT**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 975 KING STREET  
Location: PENINSULA  
TMS#: 4631504084  
Acres: 0.13  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: MU-1/WH

new BP approval tracking

City Project ID #: 160622-975KingSt-1  
City Project ID Name: TRC\_SP:975KingStDevelopment

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

Owner: 975 KING STREET, LLC  
Applicant: 975 KING STREET, LLC 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

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

**RESULTS:** Revise and resubmit to TRC

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**# 6 KING STREET**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1795 KING STRRET  
Location: PENINSULA  
TMS#: 4660000015  
Acres: 0.98  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: HI

new BP approval tracking

City Project ID #: 160628-1795King StreetExt-1  
City Project ID Name: TRC\_SP:1795KingStRenovation

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: DUNCAN GARRET D IV  
Applicant: RCB DEVELOPMENT 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a major renovation of an existing development.

**RESULTS:** Revise and resubmit to TRC

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**# 7 CALHOUN STREET HOTEL**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 7 CALHOUN STREET  
Location: PENINSULA  
TMS#: 4580102067  
Acres: 1.3  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 100 ROOMS  
Zoning: MU-2

new BP approval tracking

City Project ID #: 150818-CalhounSt-1  
City Project ID Name: TRC\_SP:7CalhounStHotel

Submittal Review #: 1ST REVIEW  
Board Approval Required: BAR, BZA-SD

Owner: ROCKBRIDGE CHARLESTON LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: TREY LINTON tinton@forsberg-engineering.com

Misc notes: Construction plans for a new 100 room hotel and associated improvements.

**RESULTS:** Revise and resubmit to TRC

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**# 8 DRAYTON HALL MASTER PLAN**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 3380 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 3590000012

Acres: 8.09

# Lots (for subdiv):

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

Zoning: C

new BP approval tracking

City Project ID #: 160111-3380Ashley RiverRd-1

City Project ID Name: TRC\_SP:DraytonHallMasterPlan

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: DRAYTON HALL PRESERVATION TRUST

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

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Construction plans for a new visitor center, pavilion, and gate house.

**RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.**

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**# 9 HOME 2 SUITES**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 1963 SAVANNAH HWY

Location: WEST ASHLEY

TMS#: 3500500045

Acres: 3.8

# Lots (for subdiv):

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

Zoning: GB & A OVERLAY

new BP approval tracking

City Project ID #: 151231-1963SavannahHwy-1

City Project ID Name: TRC\_SP:Home2Suites

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-Z, BZA-SD

Owner: PALAS HOLDINGS, LLC

Applicant: HLA, INC. 843-763-1166

Contact: THOMAS KELLUM tkellum@hlainc.com

Misc notes: Construction plan for 150 room hotel and associated improvements.

**RESULTS: Revise and resubmit to TRC; pdf all TRC members with comments and submit one Master Set.**

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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 Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun 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.