



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

9/8/2016

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 F STREET DEVELOPMENT

#### SITE PLAN

Project Classification: SITE PLAN

Address: 28 & 30 F STREET

Location: PENINSULA

TMS#: 4631603048 & 049

Acres: 0.27

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 7

Zoning: DR-2F

new BP approval tracking

City Project ID #: 160823-Fst-1

City Project ID Name: TRC\_SP:FStreetDevelopment[7units]

Submittal Review #: PRE-APP

Board Approval Required: BAR (demo)

Owner: SAM PISSALE/KYLE LONG

Applicant: SAM PISSALE/KYLE LONG

Contact: SAM PISSALE/KYLE  
LONG

843-452-2930

spisas@comcast.net

Misc notes: Construction plans for a 7 unit residential development and associated improvements.

**RESULTS: Revise and resubmit to TRC, Construction Activity Application required, subdivision application required as proposed.**

### # 2 LOWCOUNTRY LAND TRUST

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: OLDE TOWNE ROAD (SC 171)

Location: WEST ASHLEY

TMS#: 4150000002

Acres: 4.0

# Lots (for subdiv): 2

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

Zoning: SR-1

new BP approval tracking

City Project ID #: 160823-Old TowneRd-1

City Project ID Name: TRC\_PP:LowcountryLandTrust[2lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CCPRC

Applicant: LOWCOUNTRY LAND TRUST

Contact: JOE MCINTYRE

843-769-7378

joe.mcintyre@gel.com

Misc notes: Preliminary subdivision plat to create two lots.

**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 THE ANNISTON BUILDING

#### SITE PLAN

Project Classification: SITE PLAN

Address: 229 HUGER STREET

Location: PENINSULA

TMS#: 4590103057

Acres: 0.26

# Lots (for subdiv):

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

Zoning: UP, GB

new BP approval tracking

City Project ID #: 151103-229HugerSt-1

City Project ID Name: TRC\_SP:229HugerStOfficeBuilding

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: EASTSIDE LIVING LLC

Applicant: FORSBERG ENGINEERING & SURVEYING INC.

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

843-571-2622

Misc notes: Construction plans for an office building over parking and associated improvements.

**RESULTS: Revise and resubmit to TRC**

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**# 4 MUSC WHITFIELD TRACT (ESP)**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: GLENN MCCONNELL PARKWAY & FUTURE W  
Location: WEST ASHLEY  
TMS#: 3060000933  
Acres: 5.00  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

new BP approval tracking

City Project ID #: 160622-Glenn McConnellPkwy-1  
City Project ID Name: TRC\_SP:MUSCWhitfieldTract[ESP]

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

Owner: UNIVERSITY MEDICAL ASSOCIATES  
Applicant: DAVIS & FLOYD, INC.  
Contact: WILLIAM BRADLEY SMITH

843-554-8602  
bsmith@davisfloyd.com

Misc notes: Early Site Package for future MUSC Office Building.

**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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**# 5 HARMONY (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: SHELBY RAY COURT & PINEHURST AVENUE  
Location: WEST ASHLEY  
TMS#: 3060000003  
Acres: 166.39  
# Lots (for subdiv): 215  
# Units (multi-fam./Concept Plans): 215  
Zoning: PUD

new BP approval tracking

City Project ID #: 151230-PinehurstAve-1  
City Project ID Name: TRC\_PP:Harmony[Plat]

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

Owner: HARMONY WEST ASHLEY, LLC  
Applicant: CIVIL SITE ENVIRONMENTAL  
Contact: JASON MILNER

843-849-8945  
jmilner@civilsiteenv.com

Misc notes: Preliminary subdivision plat for a major 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.

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**# 6 WHOLE FOODS MARKET AT WEST ASHLEY STATION**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1127 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3490800009  
Acres: 7.28  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

new BP approval tracking

City Project ID #: 160322-SavannahHwy-1  
City Project ID Name: TRC\_SP:WholeFoodsMarketWestAshley

Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: SYNOVUS TRUST COMPANY  
Applicant: HUSSEY GAY BELL  
Contact: MATT WIDMAIER

843-693-6196  
matt@sjcollinsent.com

Misc notes: Construction plans for a new grocery store and associated improvements.

**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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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.