



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 2/2/2017

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 1012 HARBOR VIEW ROAD

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 1012 HARBOR VIEW ROAD

Location: JAMES ISLAND

TMS#: 42611000011

Acres: 0.40

# Lots (for subdiv): 4

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

Zoning: DR-1F

new BP approval tracking

City Project ID #: 161102-Harbor ViewRd-1

City Project ID Name: TRC\_CP:1012HarborViewRoadSubdivision[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: THOMAS ROOKE

Applicant: A.H. SCHWACKE & ASSOCIATES

843-762-7005

Contact: TRACY BLEWER

tracyblewer@aol.com

Misc notes: Preliminary subdivision plat for a four lot subdivision fronting on Harbor View Road.

**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 RIVERLAND DRIVE

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: RIVERLAND DRIVE

Location: JAMES ISLAND

TMS#: 3400000029

Acres: 1.86

# Lots (for subdiv): 2

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

Zoning: SR-1

new BP approval tracking

City Project ID #: 170117-RiverlandDr-1

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

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CARL LOHFER

Applicant: RYAN PETERSEN

843-607-7575

Contact: RYAN PETERSEN

ryanpetersenpls@gmail.com

Misc notes: Preliminary subdivision plat to create two lots.

**RESULTS:** Revise and resubmit to TRC.

### # 3 GRACE BRIDGE STREET

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: COOPER STREET

Location: PENINSULA

TMS#: 4590601071 & 072

Acres: 1.660

# Lots (for subdiv): 3

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

Zoning: GB

new BP approval tracking

City Project ID #: 170117-Grace BridgeSt-1

City Project ID Name: TRC\_PP:GraceBridgeStreet[3lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CITY OF CHARLESTON

Applicant: LEWIS MOORE

843-571-2622

Contact: LEWIS MOORE

lmoore@forsberg-engineering.com

Misc notes: Preliminary subdivision plat to create three 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.

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# 4 445 MEETING STREET

**SITE PLAN**

Project Classification: SITE PLAN

Address: 445 MEETING STREET

Location: PENINSULA

TMS#: 4590901045

Acres: 2.204

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 442

Zoning: GB

new BP approval tracking

City Project ID #: 170117-445MeetingSt-1

City Project ID Name: TRC\_SP:445MeetingStreetMixedUse

Submittal Review #: PRE-APP

Board Approval Required: BAR, BZA-SD

Owner: 445 MEETING STREET PARTNERS, LLC

Applicant: FORSBERG ENGINEERING

843-571-2622

Contact: DANNY FORSBERG

danny@forsberg-engineering.com

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

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM submittal checklist, DHEC NOI, Stormwater Techniccal Report & traffic impact study required.

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# 5 SANDERS ROAD TOWNHOMES (PLAT)

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 2860000001

Acres: 22.33

# Lots (for subdiv): 107

# Units (multi-fam./Concept Plans): 107

Zoning: DR-9

new BP approval tracking

City Project ID #: 160922-SandersRd-1

City Project ID Name: TRC\_PP:SandersRoadTownhomes[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: LENNAR COMMUNITIES OF CAROLINA

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Preliminary subdivision plat for single-family attached development.

**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 SANDERS ROAD TOWNHOMES (ROADS)

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 2860000001

Acres: 22.33

# Lots (for subdiv): 107

# Units (multi-fam./Concept Plans): 107

Zoning: DR-9

new BP approval tracking

City Project ID #: 160922-SandersRd-2

City Project ID Name: TRC\_PP:SandersRoadTownhomes[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: LENNAR COMMUNITIES OF CAROLINA

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Road construction plans for single-family attached development.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Techniccal Report required.

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# 7 ESSEX VILLAGE OPEN SPACE PLAN [REVISED]

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 12.66

# Lots (for subdiv):

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

Zoning: PUD/ESSEX VILLAGE

new BP approval tracking

City Project ID #: 170117-Henry TecklenburgDr-1

City Project ID Name: TRC\_PP:EssexVillageOpenSpace[Revised]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: ESSEX FARMS, A PARTNERSHIP

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: SCOTT GREENE

greene.s@thomasandhutton.com

Misc notes: Preliminary subdivision plat indicating the revised location of the required PUD open space.

**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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# 8 ESSEX VILLAGE

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 12.66

# Lots (for subdiv): 41

# Units (multi-fam./Concept Plans): 41

Zoning: PUD/ESSEX VILLAGE

Misc notes: Subdivision concept plan for a new 41 lot subdivision and associated improvements.

new BP approval tracking

City Project ID #: 161102-Henry TecklenburgDr-1

City Project ID Name: TRC\_CP:EssexVillage[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: ESSEX FARMS, AP

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5223

Contact: SCOTT GREENE greene.s@thomasandhutton.com

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the Feb. PC meeting.

# 9 STONO PARK ELEMENTARY [DEMO & ESP]

SITE PLAN

Project Classification: SITE PLAN

Address: 1699 GARDEN STREET

Location: WEST ASHLEY

TMS#: 3501100106

Acres: 4.9

# Lots (for subdiv):

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

Zoning: SR-1

Misc notes: Construction plans to demolish and prep the school site and associated improvements.

new BP approval tracking

City Project ID #: 170117-GardenSt-1

City Project ID Name: TRC\_SP:StonoParkElementaryDemo-ESP

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: CYPRESS ENGINEERING 843-225-5151

Contact: WILL ROGAN willr@cypresseng.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM submittal checklist, DHEC NOI, Stormwater Techniccal Report required.

# 10 THE COTTAGES, PHASE 3

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000125

Acres: 15.3

# Lots (for subdiv): 60

# Units (multi-fam./Concept Plans): 60

Zoning: PUD/JOHNS RIVER CREEK

Misc notes: Subdivision concept plan for a 60 lot subdivision and associated improvements.

new BP approval tracking

City Project ID #: 170117-TowneSt-1

City Project ID Name: TRC\_CP:TheCottagesPhase3[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: JOHNS COASTAL VENTURES, LLC

Applicant: CIVIL SITE ENVIRONMENTAL, INC. 843-849-8945

Contact: JUSTIN FINCH hjfinch@civilsiteenv.com

RESULTS: Revise and resubmit to TRC; Stormwater Techniccal Report required.

# 11 WALNUT STREET SELF-STORAGE

SITE PLAN

Project Classification: SITE PLAN

Address: WALNUT STREET

Location: PENINSULA

TMS#: 4590501001, 003 & 004

Acres: 0.89

# Lots (for subdiv):

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

Zoning: LI & GB

Misc notes: Construction plans for a self-storage facility and associated improvements.

new BP approval tracking

City Project ID #: 170117-WalnutSt-1

City Project ID Name: TRC\_SP:WalnutStreetSelfStorage

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: TOMLIN INTERESTS

Applicant: ADC ENGINEERING, INC. 843-566-0161

Contact: JEFF WEBB jeffw@adcengineering.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM submittal checklist, DHEC NOI, Stormwater Techniccal Report & traffic impact study required.

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**# 12 OAKFIELD, PHASE 5A**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 32.256

# Lots (for subdiv): 57

# Units (multi-fam./Concept Plans): 57

Zoning: PUD

new BP approval tracking

City Project ID #: 170117-Cane SlashRd-1

City Project ID Name: TRC\_RC:OakfieldPhase5A[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: PULTE HOME CORPORATION

Applicant: HLA, INC.

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

Misc notes: Road construction plans for 57 lot phase of Oakfield development.

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, DHEC NOI, Stormwater Techniccal Report required.**

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**# 13 WOODBURY PARK, PHASE 2**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: MARLIN ROAD

Location: JOHNS ISLAND

TMS#: 3130000048

Acres: 10.869

# Lots (for subdiv): 38

# Units (multi-fam./Concept Plans): 38

Zoning: SR-1

new BP approval tracking

City Project ID #: 170117-MarlinRd-1

City Project ID Name: TRC\_CP:WoodburyParkPhase2[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: FIVE LAKES, LLC

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Subdivision concept plan for 38 lot phase of Woodbury Park development.

**RESULTS: Revise and resubmit to TRC.**

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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.