



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

2/23/2017

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 V-GO SAVANNAH HIGHWAY

SITE PLAN

Project Classification: SITE PLAN
Address: 1406 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3490300199
Acres: 0.42
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 #: 2ND REVIEW
Board Approval Required: DRB

Owner: V-GO HOLDINGS, LLC
Applicant: CCAD COASTAL, LLC 843-973-8399
Contact: RYAN SANDS ryans@ccadengineering.com

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

2 PORT CITY PARTNERS

SITE PLAN

Project Classification: SITE PLAN
Address: 1519 KING STREET
Location: PENINSULA
TMS#: 4641000087
Acres: 1.1
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: HI

new BP approval tracking

City Project ID #: 170207-KingSt-1
City Project ID Name: TRC_SP:PortCityPartners

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

Owner: PORT CITY PARTNERS
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for parking lot improvements and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPP, Stormwater Technical Report , Stormwater checklist, NOI, Digital Boundary required.

3 MEETING STREET APARTMENTS (ESP)

SITE PLAN

Project Classification: SITE PLAN
Address: 530 MEETING STREET
Location: PENINSULA
TMS#: 4590501023, 024, 047, 055, 091-094
Acres: 1.4
Lots (for subdiv):
Units (multi-fam./Concept Plans): 122
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 170207-530MeetingSt-1
City Project ID Name: TRC_SP:MeetingStreetApartments[EarlySitePackage]

Submittal Review #: PRE-APP
Board Approval Required: BZA-Z, BZA-SD, BAR

Owner: 530 MEETING STREET RESIDENTIAL PARTNERS, LLC
Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229
Contact: BRIAN RILEY riley.b@thomasandhutton.com

Misc notes: Early Site Package plans for a new mixed use development with 122 residential units; to include concrete piles.

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.

4 AGRU AMERICA PLANT

SITE PLAN

Project Classification: SITE PLAN
Address: 1401 GREENLEAF STREET
Location: WEST ASHLEY
TMS#: 4640000046
Acres: 15.3
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LI

new BP approval tracking

City Project ID #: 170221-1401GreenleafSt-1
City Project ID Name: TRC_SP:AgroAmericaPlant[2017]

Submittal Review #: PRE-APP
Board Approval Required:

Owner: AGRU AMERICA
Applicant: GEL ENGINEERING 843-769-7378
Contact: EDWARD R GUINN edward.guinn@gel.com

Misc notes: Revised construction plans for an industrial plant facility and associated improvements; TRC staff please review all sheets provided.

RESULTS: Revise and resubmit to TRC.

5 FREEMAN'S POINT SHARED (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: EUTAW BATTALION DRIVE
Location: JAMES ISLAND
TMS#: 4270000065
Acres: 0.84
Lots (for subdiv): 4
Units (multi-fam./Concept Plans): 4
Zoning: PUD

new BP approval tracking

City Project ID #: 170207-Seaside PlantationDr-1
City Project ID Name: TRC_PP:Freeman'sPointShared[Plat]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: FREEMAN'S POINT DEVELOPERS, LLC
Applicant: ROBERT PICKARD 843-813-2607
Contact: ROBERT PICKARD bpickard@frontdoorcommunities.com

Misc notes: Preliminary subdivision plat to create four 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.

6 HUGUENIN AVE EXTENSION (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: HUGUENIN STREET & BRIGADE STREET
Location: PENINSULA
TMS#: 4640000003 & 017
Acres: 1.93
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 170207-HugueninSt-1
City Project ID Name: TRC_RC:HugueninStExtension[Roads]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: MSP NOMO MF, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: SCOTT RITCHIE ritchie.s@thomasandhutton.com

Misc notes: Road construction plans for extension of Huguenin Street.

RESULTS: Revise and resubmit to TRC.

7 ACBA, TROLLEY BARN

SITE PLAN

Project Classification: SITE PLAN
Address: 649 MEETING STREET
Location: PENINSULA
TMS#: 4631602060
Acres: 1.04
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 170207-649MeetingSt-1
City Project ID Name: TRC_SP:ACBA-TrolleyBarn

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

Owner: AMERICAN COLLEGE OF THE BUILDING ARTS
Applicant: HOYT + BERENYI 843-408-3546
Contact: KYLE M. HOYT khoyt@hoytberenyi.com

Misc notes: Revised site plans for ACBA and associated improvements - please review fully all sheets provided.

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.

8 ELLIS OAKS OFFICE BUILDING

SITE PLAN

Project Classification: SITE PLAN

Address: ELLIS OAKS AVENUE

Location: JAMES ISLAND

TMS#: 3400000095

Acres: 1.03

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GO

new BP approval tracking

City Project ID #: 160519-Ellis OakAve-1

City Project ID Name: TRC_SP:EllisOakOfficeBuilding

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: TWIN RIVERS CAPITAL, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: PAUL PEEPLES ppeeple@seamonwhiteside.com

Misc notes: Construction plan for new office building and associated improvements.

RESULTS: Revise and resubmit to TRC.

9 DICK SINGLETON ROAD

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: DICK SINGLETON ROAD

Location: JAMES ISLAND

TMS#: 4270900079

Acres: 0.698

Lots (for subdiv): 3

Units (multi-fam./Concept Plans): 3

Zoning: SR-1

new BP approval tracking

City Project ID #: 170207-Dick SingletonRd-1

City Project ID Name: TRC_PP:DickSingletonRd[3lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: D & M CONSTRUCTION, LLS

Applicant: PALMETTO LAND SURVEYING 843-571-5191

Contact: KATHY PENINGTON palmettols@bellsouth.net

Misc notes: Preliminary subdivision plat to create three lots.

RESULTS: Revise and resubmit to TRC.

10 OAKSIDE APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: MAIN ROAD & BROWNSWOOD ROAD

Location: JOHNS ISLAND

TMS#: 2790000237

Acres: 2.02

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

new BP approval tracking

City Project ID #: 160726-MainRd-1

City Project ID Name: TRC_SP:OaksidApartments

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB, BZA-SD

Owner: FAST ASLEEP, LLC

Applicant: CLINE ENGINEERING, INC. 843-991-7239

Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for an apartment development and associated improvements.

RESULTS: Withdrawn by applicant.

11 VILLAGE AT POINT HOPE (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000008

Acres: 21.4

Lots (for subdiv): 1

Units (multi-fam./Concept Plans):

Zoning: PUD (CAINHOY LAND & TIMBER)

new BP approval tracking

City Project ID #: 170207-Point HopePky-1

City Project ID Name: TRC_PP:VillageatPointHope[1lot]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CAINHOY LAND AND TIMBER

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200

Contact: JASON HUTCHINSON wagenknecht.t@thomasandhutton.com

Misc notes: Preliminary subdivision plat to create one lot for a multi-family residential 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.

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.