



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

3/2/2017

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 STONOVIEV, PHASE 4 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3450000073 & 163
Acres: 87.7
Lots (for subdiv): 171
Units (multi-fam./Concept Plans): 171
Zoning: PUD

new BP approval tracking

City Project ID #: 170221-RiverRd-1
City Project ID Name: TRC_PP:StonovievPhase4[Plat]

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

Owner: LENNAR CAROLINAS, LLC
Applicant: CIVIL SITE ENVIRONMENTAL
Contact: DAVID STEVENS

843-849-8945
dstevens@civilsiteenv.com

Misc notes: Preliminary subdivision plat for phase 4 of the Stonoviev subdivision.

RESULTS: Revise and resubmit to TRC.

2 M.U.C.C. AT HAMPTON PARK

SITE PLAN

Project Classification: SITE PLAN
Address: 30 MARY MURRAY DRIVE
Location: PENINSULA
TMS#: 4600000002
Acres: 54.77
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: C

new BP approval tracking

City Project ID #: 170221-30MaryMurrayBlvd-1
City Project ID Name: TRC_SP:MUCCatHamptonPark

Submittal Review #: PRE-APP
Board Approval Required:

Owner: THE PARKS CONSERVANCY
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: DANNY FORSBERG danny@forsberg-engineering.com

Misc notes: Construction plans for a new event space and concession area.

RESULTS: Revise and resubmit to TRC; Traffic Impact Study required.

3 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:OaksideApartments

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: 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 BLACKBAUD CORPORATE CAMPUS (REVISED)

SITE PLAN

Project Classification: SITE PLAN
Address: RIVER LANDING DRIVE & FAIRCHILD STREET
Location: DANIEL ISLAND
TMS#: 2750000155
Acres: 12.97
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-TC (SC)

new BP approval tracking

City Project ID #: 170221-FairchildSt-1
City Project ID Name: TRC_SP:BlackbaudCorporateCampus[Feb2017]
Submittal Review #: 5TH REVIEW
Board Approval Required: DRB, BZA-SD
Owner: DANIEL ISLAND CO., LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5277
Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: REVISED construction plans for new office building(s) and parking deck and associated improvements. (new project ID#)

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.

5 RHODES CROSSING (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: BEES FERRY ROAD & SANDERS ROAD
Location: WEST ASHLEY
TMS#: 2860000001
Acres: 52.14
Lots (for subdiv): 3 + R/W
Units (multi-fam./Concept Plans):
Zoning: LB & DR-1F

new BP approval tracking

City Project ID #: 151006-Bees Ferry Rd-2
City Project ID Name: TRC_RC:RhodesCrossing[Roads]
Submittal Review #: 4TH REVIEW
Board Approval Required: PC
Owner: BEAR ISLAND, LLC 2
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5245
Contact: JIMMY DUPRE dupre.j@thomasandhutton.com

Misc notes: Road construction plans for new multi-family/commercial right-of-way.

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.

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 #: 4TH 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: 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.

7 RAINBOW CHILD CARE CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 2680000125
Acres: 2.60
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LI

new BP approval tracking

City Project ID #: 170221-Clements FerryRd-1
City Project ID Name: TRC_SP:RainbowChildCareCenter
Submittal Review #: PRE-APP
Board Approval Required: DRB
Owner: 814 DEVELOPMENT
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5253
Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: Construction plans for a child care center and associated improvements.

RESULTS: Revise and resubmit to TRC; Traffic Impact Study required.

8 DANIEL ISLAND FAIRCHILD RETAIL

SITE PLAN

Project Classification: SITE PLAN

Address: FAIRCHILD STREET

Location: DANIEL ISLAND

TMS#: 2750000269

Acres: 1.36

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-TC (SC)

new BP approval tracking

City Project ID #: 160705-FairchildSt-2

City Project ID Name: TRC_SP:DanielIslandFairchildRetail[Siteplan]

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: 225 SFD UNITED, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: Construction plans for a new retail building and associated improvements.

RESULTS: Revise and resubmit to TRC.

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

new BP approval tracking

City Project ID #: 170117-GardenSt-1

City Project ID Name: TRC_SP:StonoParkElementaryDemo-ESP

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: CYPRESS ENGINEERING 843-225-5151

Contact: WILL ROGAN willr@cyresseng.com

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

10 SANCTUARY COURT (SITE)

SITE PLAN

Project Classification: SITE PLAN

Address: 124 SPRING STREET

Location: PENINSULA

TMS#: 4601102027

Acres: 0.597

Lots (for subdiv):

Units (multi-fam./Concept Plans): 28

Zoning: PUD

new BP approval tracking

City Project ID #: 170221-SpringSt-1

City Project ID Name: TRC_SP:SanctuaryCourt[Site]

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: 124 SPRING ST, LLC

Applicant: GLENN ZUBER 843-789-0277

Contact: GLENN ZUBER glennzuber@hotmail.com

Misc notes: Construction plans for a multi-family development and associated improvements.

RESULTS: Revise and resubmit to TRC.

11 JAMES ISLAND APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: 1743 CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400900026

Acres: 5.80

Lots (for subdiv):

Units (multi-fam./Concept Plans): 136

Zoning: GB

new BP approval tracking

City Project ID #: 170221-Central ParkRd-1

City Project ID Name: TRC_SP:JamesIslandSelfApartments

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: WHITE POINT PARTNERS

Applicant: SEAMON WHITESIDE & ASSOCIATES, INC. 832-884-1667

Contact: TREY LITTLE tlittle@seamonwhiteside.com

Misc notes: Construction plans for a 136 unit apartment development and associated improvements.

RESULTS: Revise and resubmit to TRC.

12 CLEMENTS FERRY ROAD WIDENING, PHASE II

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: R/W

Acres:

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: R/W

new BP approval tracking

City Project ID #: 170221-Clements FerryRd-2

City Project ID Name: TRC_RC:ClementsFerryRoadWideningPhase2

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: SCDOT

Applicant: ICE

843-576-6677

Contact: PETER VALIQUETTE

peter.valiquette@ice-eng.com

Misc notes: Construction plans for the Clements Ferry Road widening project. Master set in PP&S; you will receive a CD.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. Needs municipal agreement executed.

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.