



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

3/9/2017

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:

1 210 SPRING STREET

SITE PLAN

Project Classification: SITE PLAN
Address: 210 SPRING STREET
Location: PENINSULA
TMS#: 4601101013
Acres: 0.438
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 170222-210SpringSt-1
City Project ID Name: TRC_SP:210SpringStreetHotel

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

Owner: JJR DEVELOPMENT, LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: LEWIS MOORE lmoore@forsberg-engineering.com

Misc notes: Construction plans for a new 69 room hotel and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPP, Stormwater Technical Report and Traffic Impact Study required.

2 DONNIE LANE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: DONNIE LANE & GRIMBALL ROAD EXTENSIO
Location: JAMES ISLAND
TMS#: 4270000086
Acres: 0.803
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): 3
Zoning: SR-1

new BP approval tracking

City Project ID #: 170222-Grimball RoadExt-1
City Project ID Name: TRC_PP:DonnieLaneSubdivision[3lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: JJR DEVELOPMENT, LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: LEWIS MOORE lmoore@forsberg-engineering.com

Misc notes: Preliminary subdivision plat to crete 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.

3 EAST SIDE MISSIONARY CHURCH HALL

SITE PLAN

Project Classification: SITE PLAN
Address: 584 MEETING STREET
Location: PENINSULA
TMS#: 4590103045
Acres: 1.62
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160726-MeetingSt-1
City Project ID Name: TRC_SP:EastSideMissionaryChurchHall

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

Owner: EAST SIDE MISSIONARY BAPTIST CHURCH
Applicant: ATLANTIC SOUTH CONSULTING SERVICES, LLC 843-580-9010
Contact: ADRIAN WILLIAMS awilliams@atlanticsouthconsulting.com

Misc notes: Construction plans for a new church hall 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 JAMES ISLAND MIDDLE SCHOOL

SITE PLAN

Project Classification: SITE PLAN

Address: 1484 CAMP ROAD

Location: JAMES ISLAND

TMS#: 4250600089

Acres: 7.88

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-1(S)

new BP approval tracking

City Project ID #: 160922-1484CampRd-1

City Project ID Name: TRC_SP:JamesIslandMiddleSchoolPortables

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: MICHAEL CAIN

mcain@husseygaybell.com

Misc notes: Construction plans for portable classrooms and associated improvements.

RESULTS: Revise and resubmit to TRC.

5 595 KING STREET (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: KING STREET

Location: PENINSULA

TMS#: 4600802018, 019, 020, 022

Acres: 1.25

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 170228-595KingSt-1

City Project ID Name: TRC_SP595KingSt[EarlySitePackage]

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: ARMADA HOFFLER PROPERTIES/SPANDREL DEVELOPMENT PARTNE

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: ESP construction plans for a new mixed-use building over parking and associated improvements.

RESULTS: Revise and resubmit to TRC; Geo-technical report, CSWPP, Stormwater Technical Report required.

6 WOODBURY PARK, PHASES 2 & 3

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: FERN HILL DRIVE

Location: JOHNS ISLAND

TMS#: 3130000048

Acres: 17.731

Lots (for subdiv): 62

Units (multi-fam./Concept Plans): 62

Zoning: SR-1

new BP approval tracking

City Project ID #: 170117-MarlinRd-1

City Project ID Name: TRC_CP:WoodburyParkPhase2[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: FIVE LAKES, LLC

Applicant: HLA, INC.

843-763-1166

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

Misc notes: Subdivision concept plan for 62 lots in phases 2 & 3 of Woodbury Park development.

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 March PC meeting.

7 SAWGRASS APARTMENTS, PHASE 6A-2

SITE PLAN

Project Classification: SITE PLAN

Address: BLUEWATER WAY

Location: WEST ASHLEY

TMS#: 2860000458

Acres: 14.07

Lots (for subdiv):

Units (multi-fam./Concept Plans): 156

Zoning: SR-1 (ND)

new BP approval tracking

City Project ID #: 161221-RoustaboutWay-1

City Project ID Name: TRC_SP:SawgrassApartmentsPhase6A-2

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: STERLING CHARLESTON APARTMENTS, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Construction plans for a 156 unit phase of Sawgrass Apartments and associated improvements.

RESULTS: Revise and resubmit to TRC.

#8 L & M TRACT

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: BROWNSWOOD ROAD & RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3120000056, 166, 193, 194
Acres: 31.059
Lots (for subdiv): 71
Units (multi-fam./Concept Plans): 71
Zoning: SR-2

[] new BP approval tracking

City Project ID #: 170126-BrownswoodRd-1
City Project ID Name: TRC_CP:LandMTract[Concept]

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

Owner: L & M FAMILY ASSOCIATES, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Subdivision concept plan for a proposed 71 lot subdivision and associated improvements.

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 March PC meeting.

#9 AVENUE OF OAKS

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: 5TH AVENUE
Location: WEST ASHLEY
TMS#: 4180600028 & 115
Acres: 9.99
Lots (for subdiv): 42
Units (multi-fam./Concept Plans): 71
Zoning: SR-1

[] new BP approval tracking

City Project ID #: 170126-5thAve-1
City Project ID Name: TRC_CP:AvenueofOaks[Concept]

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

Owner: CRESCENT HOMES, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: DANIEL CRUZ dcruz@seamonwhiteside.com

Misc notes: Subdivision concept plan for a proposed 42 lot subdivision and associated improvements.

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 March PC meeting.

#10 FARR STREET EXTENSION

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: FARR STREET
Location: DANIEL ISLAND
TMS#: 2750000182
Acres: 12.66
Lots (for subdiv): 3 + R/W
Units (multi-fam./Concept Plans):
Zoning: DI-R

[] new BP approval tracking

City Project ID #: 170126-FarrSt-1
City Project ID Name: TRC_CP:FarrStreetExtensionRevised[Concept]

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

Owner: GREYSTAR GP II, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: REVISED subdivision concept plan for a new street extension and connection.

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 March PC meeting.

#11 RCB OFFICE BUILDING

SITE PLAN

Project Classification: SITE PLAN
Address: 1567 MEETING STREET
Location: PENINSULA
TMS#: 4641000013 & 015
Acres: 0.38
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

[x] new BP approval tracking

City Project ID #: 160628-1567Meeting StreetRd-1
City Project ID Name: TRC_SP:RCBOfficeBuilding

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

Owner: RCB OFFICE, LLC
Applicant: RCB OFFICE, LLC 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a new commercial development and associated improvements.

RESULTS: Revise and resubmit to TRC.

12 JAMES ISLAND CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: 1739 MAYBANMK HIGHWAY
Location: JAMES ISLAND
TMS#: 4240000005
Acres: 6.42
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 170228-1739MaybankHwy-1
City Project ID Name: TRC_SP:JamesIslandCenterParking

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

Owner: JAMES ISLAND CENTER, LLC
Applicant: BOHLER ENGINEERING
Contact: PAUL PENNELL

980-272-3400
ppennell@bohlereng.com

Misc notes: Construction plan to modify the parking lot and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, Stormwater narrative, SCDHEC form d-0451 required.

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.