



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 3/16/2017

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 HOWLE AVENUE OFFICE/WAREHOUSE

#### SITE PLAN

Project Classification: SITE PLAN

Address: 218 HOWLE AVENUE

Location: JAMES ISLAND

TMS#: 3430400078

Acres: 1.32

# Lots (for subdiv):

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

Zoning: BP

new BP approval tracking

City Project ID #: 170306-HowleAve-1

City Project ID Name: TRC\_SP:HowleAvenueOffice/Warehouse

Submittal Review #: PRE-APP

Board Approval Required:

Owner: MONTEREY, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction of new phase 2 office/warehouse building (approx. 10,000SF).

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report, SCDHEC NOI, SDSM Checklist, as built of existing conditions & unit numbering plan required.**

### # 2 400 MEETING STREET

#### SITE PLAN

Project Classification: SITE PLAN

Address: 400 MEETING STREET

Location: PENINSULA

TMS#: 4590903109

Acres: 1.17

# Lots (for subdiv):

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

Zoning: MU-2

new BP approval tracking

City Project ID #: 170306-MeetingSt-1

City Project ID Name: TRC\_SP:400MeetingStreetNewConstruction

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: SEINE-SCP MEETING STREET MANAGERS, LLC

Applicant: LS3P

843-577-4444

Contact: DYLAN TOWE

dylantowe@ls3p.com

Misc notes: Construction plans for a new elevated pool over existing parking and new residential building and associated improvements.

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report, SCDHEC NOI, SDSM Checklist, & Traffic impact study required.**

### # 3 NABORS DRIVE TOWNHOMES

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: NABORS DRIVE

Location: JAMES ISLAND

TMS#: 4281600013, 046-048 & 052

Acres: 3.87

# Lots (for subdiv): 25

# Units (multi-fam./Concept Plans): 25

Zoning: DR-9

new BP approval tracking

City Project ID #: 170306-NaborsDr-1

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

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: PULTE HOME CORPORATION

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chrisc@adcengineering.com

Misc notes: Preliminary subdivision plat for a 25 lot single-family attached 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.**

**# 4 NABORS DRIVE TOWNHOMES**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: NABORS DRIVE

Location: JAMES ISLAND

TMS#: 4281600013, 046-048 & 052

Acres: 3.87

# Lots (for subdiv): 25

# Units (multi-fam./Concept Plans): 25

Zoning: DR-9

new BP approval tracking

City Project ID #: 170306-NaborsDr-2

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

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: PULTE HOME CORPORATION

Applicant: ADC ENGINEERING, INC.

Contact: CHRIS COOK

843-566-0161

chrisc@adcengineering.com

Misc notes: Road construction plans for a 25 lot single-family attached subdivision.

**RESULTS: Revise and resubmit to TRC; Street name reservation required.**

**# 5 IAAM**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 14 WHARFSIDE STREET

Location: PENINSULA

TMS#: 459-00-00-007, 171, 241-243

Acres: 2.4

# Lots (for subdiv):

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

Zoning: GB

new BP approval tracking

City Project ID #: 160301-WharfsideSt-1

City Project ID Name: TRC\_SP:IAAM[Museum]

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

Misc notes: Construction plan for the International African American Museum

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report & SCDHEC NOI required.**

**# 6 FLOYD DRIVE (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 10.78

# Lots (for subdiv): 2

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

Zoning: GB & GP

new BP approval tracking

City Project ID #: 170306-FloydDr-1

City Project ID Name: TRC\_PP:FloydDr[1lot]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JASON HUTCHINSON

843-725-5269

hutchinson.j@thomasandhutton.com

Misc notes: Preliminary subdivision plat to create one lot out of a larger parcel.

**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.**

**# 7 FLOYD DRIVE APARTMENTS (ESP)**

**SITE PLAN**

Project Classification: SITE PLAN

Address: FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 10.69

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 195

Zoning: GB

new BP approval tracking

City Project ID #: 170306-FloydDr-2

City Project ID Name: TRC\_SP:FloydDriveApartments[EarlySitePackage]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JASON HUTCHINSON

843-725-5269

hutchinson.j@thomasandhutton.com

Misc notes: Early Site Package plans for an apartment complex and associated improvements.

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

**# 8 EAST BAY APARTMENTS (ESP)**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 655 EAST BAY STREET

Location: PENINSULA

TMS#: 4590604019, 020

Acres: 0.99

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 51

Zoning: MU-1/WH

new BP approval tracking

City Project ID #: 161228-655EBaySt-1

City Project ID Name: TRC\_SP:EastBayApartments[EarlySitePackage]

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: EAST BAY APARTMENTS, LLC

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

Contact: BRITTANY BOWERS bowers.b@thomasandhutton.com

Misc notes: Early Site Package construction plans for new residential apartment building(s) 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.

**# 9 ESSEX FARMS SINGLE FAMILY (CP)**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: ESSEX FARMS DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 2.59

# Lots (for subdiv): 9

# Units (multi-fam./Concept Plans): 9

Zoning: LB

new BP approval tracking

City Project ID #: 170306-Essex FarmsDr-1

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

Submittal Review #: 1ST REVIEW

Board Approval Required: PC (April 19)

Owner: PULTE GROUP, INC.

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

Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Subdivision concept plan for a 9-lot subdivision on Essex Farms Drive.

**RESULTS:** Revise and resubmit to TRC; Stormwater technical report required.

**# 10 ESSEX VILLAGE (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

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)

new BP approval tracking

City Project ID #: 170306-HenryTecklenburgDr-1

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

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, AP

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

Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a new 41 lot subdivision and associated improvements.

**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.

**# 11 ESSEX VILLAGE (ROADS)**

**ROAD CONSTRUCTION PLANS**

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)

new BP approval tracking

City Project ID #: 170306-HenryTecklenburgDr-2

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

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, AP

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

Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Road construction plans for a new 41 lot subdivision and associated improvements.

**RESULTS:** Revise and resubmit to TRC; CSWPPP, Stormwater Technical Report, Street name reservation & Traffic impact study required.

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**# 12 THE PALISADES****SITE PLAN**

Project Classification: SITE PLAN  
Address: 195 MAIN ROAD  
Location: WEST ASHLEY  
TMS#: 2850000049, 176, 177 & 2851500058  
Acres: 15.91  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 204  
Zoning: GB

 new BP approval tracking

City Project ID #: 150209-MainRd-1  
City Project ID Name: TRC\_SP:ThePalisadesApartments

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

Owner: SOUTHWOOD REALTY  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269  
Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Site plan for a proposed 204 unit apartment development and associated improvements

**RESULTS:** Revise and resubmit to TRC; Unit numbering plan & Geotechnical Report required.

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**# 13 OAKFIELD, PHASE 5A (ROADS)****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 #: 2ND REVIEW  
Board Approval Required: PC, BZA-SD

Owner: PULTE HOME CORPORATION  
Applicant: HLA, INC. 843-763-1166  
Contact: ADRIANA CARSON acarson@hlainc.com

Misc notes: Road construction plans for a 57 lot phase in Shade Tree PUD.

**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.

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**# 14 OAKFIELD SALES CENTER****SITE PLAN**

Project Classification: SITE PLAN  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2780000043  
Acres: 1.38  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: PUD

 new BP approval tracking

City Project ID #: 161221-Cane SlashRd-1  
City Project ID Name: TRC\_SP:OakfieldSalesCenter

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: PULTE HOME COMPANY, LLC  
Applicant: HLA, INC. 843-763-1166  
Contact: ANDREW TODD-BURKE atoddburke@hlainc.com

Misc notes: Construction plans for a new sales center and associated improvements.

**RESULTS:** Revise and resubmit to TRC; CSWPPP & Stormwater Technical Report required.

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**# 15 SONIC DRIVE-IN****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1710 SAM RITTENBERG BOULEVARD  
Location: WEST ASHLEY  
TMS#: 3510800022  
Acres: 0.64  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

 new BP approval tracking

City Project ID #: 170306-Sam RittenbergBlvd-1  
City Project ID Name: TRC\_SP:SonicDriveIn

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

Owner: BARRY HOFFMAN  
Applicant: JIMMY MANN 931-803-8363  
Contact: JIMMY MANN jimmy@jtmarchitecture.com

Misc notes: Construction plans to convert an existing fast food facility into a Sonic restaurant and associated improvements.

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

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**# 16 WESTWOOD PLAZA**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1812 SAM RITTENBERG BOULEVARD  
Location: WEST ASHLEY  
TMS#: 3511000001  
Acres: 17.15  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

new BP approval tracking

City Project ID #: 170306-Sam RittenbergBlvd-2  
City Project ID Name: TRC\_SP:WestwoodPlazaNewConstruction

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

Owner: KIMCO CHARLESTON 631, INC.

Applicant: BLUEWATER CIVIL DESIGN, LLC

Contact: LYNN SOLESBEE

864-735-5453

lynn@bluwatercivil.com

Misc notes: Construction plans for a new free-standing building and modifications to the existing in-line stores and associated improvements.

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater technical report & SCDHEC NOI or transfer 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.