



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

3/23/2017

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 TRADESMAN BREWERY

SITE PLAN

Project Classification: SITE PLAN

Address: 1647 KING STREET

Location: PENINSULA

TMS#: 4640600011

Acres: 2.30

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: HI

new BP approval tracking

City Project ID #: 170315-KingSt-1

City Project ID Name: TRC_SP:TradesmanBrewery

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: SARA GAYLE MCCONNELL

Applicant: G3 ENGINEERING

843-509-8346

Contact: JAMES R. DUCKER

jducker@g3engineering.org

Misc notes: Construction plans for a re-developed site for a new brewery and associated improvements.

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

2 PLANTATION PHARMACY BUILDING ADDITION

SITE PLAN

Project Classification: SITE PLAN

Address: 531 WAPPOO ROAD

Location: WEST ASHLEY

TMS#: 3500500079

Acres: 0.34

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

new BP approval tracking

City Project ID #: 161215-531WappooRd-1

City Project ID Name: TRC_SP:PlantationPharmacyBuildingAddition

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: JOSEPH DAPORE

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

admin@earthsourceeng.com

Misc notes: Construction plans for an addition to the principal building 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.

3 BAKER PORSCHE

SITE PLAN

Project Classification: SITE PLAN

Address: 1515 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490100017 & 053

Acres: 1.35

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 170315-SavannahHwy-1

City Project ID Name: TRC_SP:BakerPorsche

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: BAKER MOTOR COMPANY OF CHARLESTON, INC.

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

admin@earthsourceeng.com

Misc notes: Construction plans for a new auto dealership and associated improvements.

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

4 THE JASPER

SITE PLAN

Project Classification: SITE PLAN

Address: 310 BROAD STREET

Location: PENINSULA

TMS#: 4570701029 & 061

Acres: 4.164

Lots (for subdiv):

Units (multi-fam./Concept Plans): 222

Zoning: LB (3X)

new BP approval tracking

City Project ID #: 150421-BroadSt-1

City Project ID Name: TRC_SP:TheJasperMixedUseBuilding

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: THE BEACH COMPANY

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Site plan for a new mixed-use building with 222 residential units and associated improvements.

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

5 AGRU AMERICA PLANT

SITE PLAN

Project Classification: SITE PLAN

Address: 1401 GREENLEAF STREET

Location: PENINSULA

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 #: 1ST REVIEW

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: 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.

6 PINE LOG LANE CLUSTER

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: PINE LOG ROAD

Location: JOHNS ISLAND

TMS#: 3120000009 & 008

Acres: 29.9

Lots (for subdiv): 73

Units (multi-fam./Concept Plans): 73

Zoning: SR-1 & RR-1

new BP approval tracking

City Project ID #: 170315-BrownswoodRd-1

City Project ID Name: TRC_CP:PinelogRoadCluster[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: LENNAR COMMUNITIES OF CAROLINAS, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269

Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Concept plan for a 73 lot Cluster Development and associated improvements.

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

7 FOUNDRY POINT APARTMENTS (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: BRIGADE STREET @ ROMNEY STREET

Location: PENINSULA

TMS#: 4640000003 & 017

Acres: 6.55

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 170315-HugueninSt-1

City Project ID Name: TRC_SP:FoundryPointApartments[EarlySitePackage]

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: MSP NOMO MF, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269

Contact: JACK DUANE duane.j@thomasandhutton.com

Misc notes: ESP plans for demo of building and hardscape, rough grading and test piles only.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed; Stormwater Technical Report required. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

8 WINDERMERE COMMON

SITE PLAN

Project Classification: SITE PLAN
Address: 603 WINDERMERE BOULEVARD
Location: WEST ASHLEY
TMS#: 4210500188
Acres: 0.8
Lots (for subdiv):
Units (multi-fam./Concept Plans): 6
Zoning: SR-1

new BP approval tracking

City Project ID #: 141009-603WindermereBlvd-1
City Project ID Name: TRC_SP:WindermereCommon[6 units]

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-Z

Owner: RON HAMILTON
Applicant: RON HAMILTON
Contact: RON HAMILTON

843-442-0652
ronald@aol.com

Misc notes: Construction plans for a 6 unit residential project.

RESULTS: Revise and resubmit to TRC.

9 FIRST BAPTIST SCHOOL OF CHARLESTON, PHASE 2

SITE PLAN

Project Classification: SITE PLAN
Address: GEORGE GRIFFITH BOULEVARD
Location: JAMES ISLAND
TMS#: 3370000162
Acres: 32.74
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD

new BP approval tracking

City Project ID #: 170109-George GriffithBlvd-1
City Project ID Name: TRC_SP:FirstBaptistSchoolofCharlestonPhase2

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: FIRST BAPTIST CHURCH FOUNDATION
Applicant: SEAMON WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Construction plans for phase 2 of the First Baptist campus 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.

10 782 RUTLEDGE AVENUE

SITE PLAN

Project Classification: SITE PLAN
Address: 782 RUTLEDGE AVENUE
Location: PENINSULA
TMS#: 4631502106
Acres: 0.21
Lots (for subdiv):
Units (multi-fam./Concept Plans): 4
Zoning: DR-1F

new BP approval tracking

City Project ID #: 160301-782RutledgeAve-1
City Project ID Name: TRC_SP:782RutledgeAve[4units]

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

Owner: 782 RUTLEDGE AVE., LLC
Applicant: MATT CLINE
Contact: MATT CLINE

843-991-7239
matt@clineeng.com

Misc notes: Construction plans for a four unit residential development (3 new structures).

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.

11 OAKFIELD, PHASE 5B (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: CANE SLASH ROAD
Location: JOHNS ISLAND
TMS#: 27800000128
Acres: 25.047
Lots (for subdiv): 57
Units (multi-fam./Concept Plans): 57
Zoning: PUD

new BP approval tracking

City Project ID #: 170306-Cane SlashRd-1
City Project ID Name: TRC_RC:OakfieldPhase5B[Roads]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC
Applicant: HLA, INC.
Contact: ADRIANA CARSON

843-763-1166
acarson@hlainc.com

Misc notes: Road construction plans for Phase 5B of the Shade Tree subdivision.

RESULTS: Revise and resubmit to TRC; SCDHEC NOI & SDSM checklist required.

12 MAYBANK VILLAGE, PHASE 3 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: 3201 MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 3130000248
Acres: 10.327
Lots (for subdiv): 35
Units (multi-fam./Concept Plans): 34
Zoning: GB

new BP approval tracking

City Project ID #: 170125-MaybankHwy-1
City Project ID Name: TRC_PP:MaybankVillagePhase3[Plat]

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

Owner: TIDELANDS BANK
Applicant: HLA, INC.
Contact: RYAN WILLIAMS

843-763-1166
rwilliams@hlainc.com

Misc notes: Preliminary subdivision plat for Maybank Village, Phase 3.

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.

13 MAYBANK VILLAGE, PHASE 3 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: 3201 MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 3130000248
Acres: 10.327
Lots (for subdiv): 35
Units (multi-fam./Concept Plans): 34
Zoning: GB

new BP approval tracking

City Project ID #: 170126-MaybankHwy-1
City Project ID Name: TRC_RC:MaybankVillagePhase3[Roads]

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

Owner: TIDELANDS BANK
Applicant: HLA, INC.
Contact: RYAN WILLIAMS

843-763-1166
rwilliams@hlainc.com

Misc notes: Road construction plans for Maybank Village, Phase 3.

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.

14 52 LINE STREET

SITE PLAN

Project Classification: SITE PLAN
Address: 52 LINE STREET
Location: PENINSULA
TMS#: 4590503136
Acres: 1.4
Lots (for subdiv):
Units (multi-fam./Concept Plans): 100
Zoning: PUD (APPLIED FOR)

new BP approval tracking

City Project ID #: 170315-LineSt-1
City Project ID Name: TRC_SP:52LineStMixedUse

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

Owner: NORFOLK SOUTHERN-MALCOLM ROOP. & LOWCOUNTRY LOW LI
Applicant: LS3P
Contact: RICHARD GOWE

843-958-5491
richardgowe@ls3p.com

Misc notes: Construction plans for a new mixed use development with office, retail, parking, and residential, and associated improvements.

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

15 44 LINE STREET

SITE PLAN

Project Classification: SITE PLAN
Address: 36-44 LINE STREET, 41-49 SHEPPARD STREET
Location: PENINSULA
TMS#: 4590503090, 092-093, 105-108, 138
Acres: 2.7
Lots (for subdiv):
Units (multi-fam./Concept Plans): 250
Zoning: PUD (APPLIED FOR)

new BP approval tracking

City Project ID #: 170315-SheppardSt-1
City Project ID Name: TRC_SP:44LineStMixedUse

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

Owner: LIFESTYLE COMMUNITIES
Applicant: LS3P
Contact: RICHARD GOWE

843-958-5491
richardgowe@ls3p.com

Misc notes: Construction plans for a new mixed use development with retail, parking, and residential, and associated improvements.

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