



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/6/2017

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 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 #: 2ND 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: 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 BRISBANE CLUSTER DEVELOPMENT (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CENTRAL PARK & FLEMING ROADS

Location: JAMES ISLAND

TMS#: 3400100011 & 050

Acres: 6.58

Lots (for subdiv): 30

Units (multi-fam./Concept Plans): 30

Zoning: SR-1

new BP approval tracking

City Project ID #: 161118-Central ParkRd-2

City Project ID Name: TRC_RC:BrisbaneClusterDevelopment[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: SOUTHWIND HOMES

Applicant: EMPIRE ENGINEERING 843-308-0800

Contact: THOMAS DURANTE tdurante@empireeng.com

Misc notes: Road construction plans for a proposed cluster development and associated improvements.

RESULTS: Revise and resubmit to TRC.

3 CAINHOY CHILDREN'S ACADEMY

SITE PLAN

Project Classification: SITE PLAN

Address: 2264 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000147

Acres: 2.76

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LI

new BP approval tracking

City Project ID #: 161228-Clements FerryRd-1

City Project ID Name: TRC_SP:CainhoyChildrensAcademy

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: CCA INVESTMENTS, LLC

Applicant: MITCH YATES 843-343-8763

Contact: MITCH YATES scyates03@att.net

Misc notes: Construction plans for new children's academy (school) and associated improvements. Note: more sheets than normal for a pre-app.

RESULTS: Revise and resubmit to TRC.

4 SANCTUARY COURT

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 #: 1ST REVIEW

Board Approval Required: BAR

Owner: 124 SPRING ST, LLC

Applicant: GLENN ZUBER

Contact: GLENN ZUBER

843-789-0277

glennzuber@hotmail.com

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

RESULTS: Revise and resubmit to TRC; City EPSC Certification, DHEC Response to d-0451 form submittal, Stret Addressing Plan & Unit Numbering Plan required.

5 THE MARSHES AT COOPER RIVER (ROADS/PHASE PLAN)

PHASING PLAN

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000004, 005, 010, 050-057, & 069

Acres: 34.58

Lots (for subdiv): 128

Units (multi-fam./Concept Plans): 128

Zoning: PUD

new BP approval tracking

City Project ID #: 170321-Clements FerryRd-1

City Project ID Name: TRC_RC:TheMarshesatCooperRiver[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: BEAZER HOMES, INC.

Applicant: SITECAST, LLC

Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Road construction plans with phase lines shown for a 128 lot subdivision.

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 GREENWAY PRESERVE

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: MUTUAL DRIVE

Location: WEST ASHLEY

TMS#: 3100600106

Acres: 5.22

Lots (for subdiv): 18

Units (multi-fam./Concept Plans): 18

Zoning: SR-6

new BP approval tracking

City Project ID #: 170321-MutualDr-1

City Project ID Name: TRC_CP:GreenwayPreserve[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: CATALYST BUILDERS, INC.

Applicant: HLA, INC.

Contact: ANDREW TODD-BURKE

843-763-1166

atoddburke@hlainc.com

Misc notes: Subdivision concept plan for an 18 lot subdivision.

RESULTS: Revise and resubmit to TRC; USACE JD required.

7 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

new BP approval tracking

City Project ID #: 160628-1567Meeting StreetRd-1

City Project ID Name: TRC_SP:RCBOfficeBuilding

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: RCB OFFICE, LLC

Applicant: RCB OFFICE, LLC

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

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

RESULTS: Revise and resubmit to TRC; Geotech Report w/ seasonal high water determination & DHEC form d-0451 response

8 1065 JENKINS ROAD

SITE PLAN

Project Classification: SITE PLAN

Address: 1065 JENKINS ROAD

Location: WEST ASHLEY

TMS#: 3511400011

Acres: 1.31

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: BP

new BP approval tracking

City Project ID #: 160809-JenkinsRd-1

City Project ID Name: TRC_SP:JenkinsRoadOfficeWarehouse

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: C & M, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: AMIE HUNT

admin@earthsourceeng.com

Misc notes: Construction plans for a new office/warehouse 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.

9 661 KING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 661 KING STREET

Location: PENINSULA

TMS#: 4600404022, 023, 090-092, 100

Acres: 0.79

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160622-KingSt-1

City Project ID Name: TRC_SP:661KingStreetOffice

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-Z, BAR

Owner: THE GREGORY COMPANY

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: DANIEL CRUZ

dcruz@seamonwhiteside.com

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

RESULTS: Revise and resubmit to TRC; Unit numbering plan (via e-mail required).

10 CAROLINA BAY, PHASE 15

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: RUTHERFORD WAY

Location: WEST ASHLEY

TMS#: 3090000054

Acres: 18.37

Lots (for subdiv): 26

Units (multi-fam./Concept Plans): 26

Zoning: PUD

new BP approval tracking

City Project ID #: 170321-RutherfordWay-1

City Project ID Name: TRC_CP:CarolinaBayPhase15[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: TOMMY HUANG

thuang@seamonwhiteside.com

Misc notes: Subdivision concept plan for a 28 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 April PC meeting.

11 MUSC CANNON STREET PARKING GARAGE

SITE PLAN

Project Classification: SITE PLAN

Address: 165 CANNON STREET

Location: PENINSULA

TMS#: 4601104049

Acres: 1.45

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160712-CannonSt-1

City Project ID Name: TRC_SP:MUSCCannonStreetParkingGarage

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: 165 CANNON STREET, LLC

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: SEBASTIAN DAVIS

sebastiand@adcengineering.com

Misc notes: Construction plans for a new parking garage, office, and associated improvements.

RESULTS: Revise and resubmit to TRC.

12 595 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_SP:595KingSt[EarlySitePackage]

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

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.

13 82 MARY STREET (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: 82 MARY STREET

Location: PENINSULA

TMS#: 4601202096

Acres: 1.1

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 170321-MarySt-1

City Project ID Name: TRC_SP:82MarySt[EarlySitePackage]

Submittal Review #: PRE-APP

Board Approval Required: BAR, BZA-SD

Owner: MARY STUART LLC

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Early Site Package to include tree removal, demo of building/hardscape, rough grading and test piles.

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

14 BENNETT'S BLUFF (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4280000013

Acres: 30.99

Lots (for subdiv): 86

Units (multi-fam./Concept Plans): 86

Zoning: SR-1

new BP approval tracking

City Project ID #: 170321-Fort JohnsonRd-1

City Project ID Name: TRC_PP:Bennett'sBluff[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: FIRST BAPTIST CHURCH

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: RICHARD BAILEY

rbailey@husseygaybell.com

Misc notes: Preliminary subdivision plat for an 86 lot subdivision and assoiated improvements.

RESULTS: Revise and resubmit to TRC.

15 BENNETT'S BLUFF (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: FORT JOHNSON ROAD

Location: JAMES ISLAND

TMS#: 4280000013

Acres: 30.99

Lots (for subdiv): 86

Units (multi-fam./Concept Plans): 86

Zoning: SR-1

new BP approval tracking

City Project ID #: 170321-Fort JohnsonRd-2

City Project ID Name: TRC_RC:Bennett'sBluff[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: FIRST BAPTIST CHURCH

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: RICHARD BAILEY

rbailey@husseygaybell.com

Misc notes: Road Construction plans for an 86 lot subdivision and assoiated improvements.

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

16 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 #: 2ND 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.

17 SANCTUARY COURT (ESP)

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 #: 170321-SpringSt-1

City Project ID Name: TRC_SP:SanctuaryCourt[EarlySitePackage]

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: 124 SPRING ST, LLC

Applicant: COLIN K. COLBERT

843-227-8070

Contact: COLIN K. COLBERT

colin@ckcpropertiesllc.com

Misc notes: Early site package plans to include tree removal, demo/hardscape, rough grading, rough grading & surcharge and limited utility work.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, EPSC Certification & SCXDHEC form d-0451 required.

18 203 ASHLEY AVENUE RESIDENCES

SITE PLAN

Project Classification: SITE PLAN

Address: 203 ASHLEY AVENUE

Location: PENINSULA

TMS#: 4601104004

Acres: 0.158

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: DR-2F

new BP approval tracking

City Project ID #: 170321-AshleyAve-1

City Project ID Name: TRC_SP:203AshleyAvenueResidences2017

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: ASHLEY AVENUE PROPERTIES, LLC

Applicant: NEIL STEVENSON ARCHITECTS

843-853-8800

Contact: AMY KAY STONEY

amy@neilstevensonarchitects.com

Misc notes: Construction plans for a 4 unit multi-family development (new layout).

RESULTS: Revise and resubmit to TRC; Unit Numbering Plan (labelled site plan) required.

19 THE COTTAGES, PHASE 3

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000125

Acres: 15.3

Lots (for subdiv): 60

Units (multi-fam./Concept Plans): 60

Zoning: PUD

new BP approval tracking

City Project ID #: 170117-TowneSt-1

City Project ID Name: TRC_CP:TheCottagesPhase3[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: JOHNS COASTAL VENTURES, LLC

Applicant: CIVIL SITE ENVIRONMENTAL

843-849-8945

Contact: JUSTIN FINCH

hfinch@civilsiteenv.com

Misc notes: Subdivision concept plan for a 60 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 April PC meeting.

20 JOHNSTON POINTE, PHASE 2

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: 2887 MURRAYWOOD ROAD

Location: JOHNS ISLAND

TMS#: 3120000023 & 024

Acres: 14.0

Lots (for subdiv): 50

Units (multi-fam./Concept Plans): 50

Zoning: SR-1

new BP approval tracking

City Project ID #: 170131-Murray WoodRd-1

City Project ID Name: TRC_CP:JohnstonPointPhase2

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: KENNETH L. GERVAIS

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5222

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

Misc notes: Subdivision concept plan for a new Cluster 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 April PC meeting.

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.