



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/13/2017

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 MOTHER EMANUEL AME CHURCH

SITE PLAN

Project Classification: SITE PLAN

Address: 110 CALHOUN STREET

Location: PENINSULA

TMS#: 4591303020

Acres: 0.74

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-2F

new BP approval tracking

City Project ID #: 170328-110CalhounSt-1

City Project ID Name: TRC_SP:MotherEmanuelAMEChurchImprovements

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: MOTHER EMANUEL AME CHURCH

Applicant: MCCORMICK & ASSOCIATES

843-971-3646

Contact: MICHAEL

mccormickassoci@bellsouth.net

MCCORMICK

Misc notes: Construction plans to install stormwater drainage and hardscape improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, plan review fee, erosion protection & sediment control cert., SDSM Checklist & SCDHEC form d-0451 required.

2 MAYBANK HIGHWAY DEVELOPMENT (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: MAYBANK HIGHWAY & PROMENADE VISTA

Location: JAMES ISLAND

TMS#: 4240000001

Acres: 10.57

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD

new BP approval tracking

City Project ID #: 170328-MaybankHwy-1

City Project ID Name: TRC_SP:MaybankHighwayDevelopmentPUD[EarlySitePackage]

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: CORE PROPERTY CAPITAL

Applicant: STANTEC CONSULTING SERVICES, INC.

843-740-6332

Contact: JOSH LILLY

josh.lilly@stantec.com

Misc notes: Early Site Package construction plans for a multi-family/mixed use development (note results forms are from the PUD Master Plan Review).

RESULTS: Revise and resubmit to TRC; revised construction activity application & Fee for CAA required.

3 DANIEL'S CORNER

SITE PLAN

Project Classification: SITE PLAN

Address: RIVER LANDING DRIVE

Location: DANIEL ISLAND

TMS#: 2750000227

Acres: 0.82

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-TC

new BP approval tracking

City Project ID #: 170328-River LandingDr-1

City Project ID Name: TRC_SP:DanielsCornerRevised2017

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB, DRC(?)

Owner: DANIEL CORNER, LLC

Applicant: ALLIANCE CONSULTING ENGINEERS, INC.

843-203-1600

Contact: JAKE SERRANO

jserrano@alliancece.com

Misc notes: Construction plans for an admendment to the previously approved plans; to add angled parking in the right-of-way versus parallel parking.

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 55 ROMNEY STREET

SITE PLAN

Project Classification: SITE PLAN

Address: ROMNEY STREET

Location: PENINSULA

TMS#: 4611301036

Acres: 1.571

Lots (for subdiv):

Units (multi-fam./Concept Plans): 260

Zoning: UP

new BP approval tracking

City Project ID #: 160614-RomneySt-1

City Project ID Name: TRC_SP:55RomneyStMixedUse

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: MIDDLE STREET PARTNERS, LLC

Applicant: SITECAST, LLC

Contact: JACOB CORDRAY

843-810-6960

jcordray@sitecastsc.com

Misc notes: Construction plans for a mixed-use development and associated improvements.

RESULTS: Revise and resubmit to TRC; construction activity application, fee for CAA, Geo-technical report, stormwater technical report, CSWPPP, stret addressing plan & traffic impact study required.

5 ESSEX FARMS SINGLE FAMILY

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 #: 2ND REVIEW

Board Approval Required: PC (April 19)

Owner: PULTE GROUP, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: SCOTT GREENE

843-725-5223

greene.s@thomasandhutton.com

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

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.

6 595 KING STREET

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): 74

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 160524-595KingSt-1

City Project ID Name: TRC_SP:595KingStMixedUse

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: ARMADA HOFFLER PROPERTIES/SPANDREL DEVELOPMENT PARTNE

Applicant: ADC ENGINEERING, INC.

Contact: JEFF WEBB

843-566-0161

jeffw@adcengineering.com

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

RESULTS: Revise and resubmit to TRC; traffic impact study required.

7 61 WATROO POINT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 61 WATROO POINT

Location: DANIEL ISLAND

TMS#: 2711101111

Acres: 0.616

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): 2

Zoning: DI-R

new BP approval tracking

City Project ID #: 170328-WatropPt-2

City Project ID Name: TRC_PP:61WatropPoint[2lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: 61 WATROO, LLC

Applicant: HOYT & BERENYI

Contact: KYLE HOYT

843-408-3546

khoyt@hoytberenyi.com

Misc notes: Preliminary subdivision plat to create two 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.

8 431 ISLAND PARK DRIVE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 431 ISLAND PARK DRIVE
Location: DANIEL ISLAND
TMS#: 2721302066
Acres: 1.099
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): 2
Zoning: DI-R

new BP approval tracking

City Project ID #: 170328-Island ParkDr-1
City Project ID Name: TRC_PP:431IslandPark[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: 431 ISLAND PARK DRIVE
Applicant: HOYT & BERENYI
Contact: KYLE HOYT

843-408-3546

khoyt@hoytberenyi.com

Misc notes: Preliminary subdivision plat to create two 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.

9 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 #: 2ND REVIEW
Board Approval Required: DRB

Owner: WHITE POINT PARTNERS
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

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

RESULTS: Revise and resubmit to TRC.

10 ELLIS OAKS OFFICE BUILDING

SITE PLAN

Project Classification: SITE PLAN
Address: ELLIS OAKS AVENUE
Location: JAMES ISLAND
TMS#: 3400000095
Acres: 1.03
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GO

new BP approval tracking

City Project ID #: 160519-Ellis OakAve-1
City Project ID Name: TRC_SP:EllisOakOfficeBuilding

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

Owner: TWIN RIVERS CAPITAL, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: PAUL PEEPLES ppeeples@seamonwhiteside.com

Misc notes: Construction plans for new office 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; unit numbering plan required.

11 OVERTURE COBURG ROAD

SITE PLAN

Project Classification: SITE PLAN
Address: COBURG ROAD
Location: WEST ASHLEY
TMS#: 3490800001 & 3491200011
Acres: 6.15
Lots (for subdiv):
Units (multi-fam./Concept Plans): 198
Zoning: PUD

new BP approval tracking

City Project ID #: 161118-CoburgRd-1
City Project ID Name: TRC_SP:OvertureCoburg

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

Owner: ST ANDREWS PARISH, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Construction plans for a 198 unit multi-family development and associated improvements.

RESULTS: Revise and resubmit to TRC.

12 WEST ASHLEY CIRCLE SHOPPING CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: WEST ASHLEY CIRCLE & GRAND OAKS BOUL
Location: WEST ASHLEY
TMS#: 3010000048 & 688
Acres: 15.92
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 140513-West AshleyCir-1
City Project ID Name: TRC_SP:WestAshleyCircleShoppingCenter

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

Owner: LONG TERM HOLDINGS, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Construction of a new shopping center with food store and retail stores (82,625 square feet).

RESULTS: Revise and resubmit to TRC; CSWPPP, stormwater technical report, digital copies of C-SWPPP/SWTR/plans to SW Division, traffic impact study required.

13 HILLSBORO DRIVE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: HILLSBORO DRIVE
Location: WEST ASHLEY
TMS#: 4181100205
Acres: 0.225
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): 2
Zoning: SR-2

new BP approval tracking

City Project ID #: 170328-HillsboroDr-1
City Project ID Name: TRC_PP:HillsboroDrive[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CITY OF CHARLESTON
Applicant: CITY OF CHARLESTON 843-965-4181
Contact: MICHAEL KIEFER kieferm@charleston-sc.gov

Misc notes: Preliminary subdivision plat to create two lots.

RESULTS: Withdrawn from TRC.

14 FIFTH AVENUE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 933 FIFTH AVENUE
Location: WEST ASHLEY
TMS#: 4180700118
Acres: 0.46
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): 3
Zoning: SR-2

new BP approval tracking

City Project ID #: 170328-5thAve-1
City Project ID Name: TRC_PP:FifthAve[3lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CITY OF CHARLESTON
Applicant: CITY OF CHARLESTON 843-965-4181
Contact: MICHAEL KIEFER kieferm@charleston-sc.gov

Misc notes: Preliminary subdivision plat to create three lots.

RESULTS: Revise and resubmit to TRC.

15 MINNIE STREET

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 837 MINNIE STREET
Location: WEST ASHLEY
TMS#: 4181100074
Acres: 0.22
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): 2
Zoning: SR-2

new BP approval tracking

City Project ID #: 170328-MinnieSt-1
City Project ID Name: TRC_PP:MinnieStreet[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CITY OF CHARLESTON
Applicant: CITY OF CHARLESTON 843-965-4181
Contact: MICHAEL KIEFER kieferm@charleston-sc.gov

Misc notes: Preliminary subdivision plat to create two lots.

RESULTS: Revise and resubmit to TRC.

16 CROSS CREEK

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 325 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 4240000013

Acres: 5.931

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 170328-CrosscreekDr-1

City Project ID Name: TRC_PP:CrossCreek[2 lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner:

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-795-9330

Contact: PHILIP BRYAN, JR.

pbryan@ses-sc.com

Misc notes: Preliminary subdivision plat to create two 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.

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.