



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

1/31/2019

SITE PLANS, SUBDIVISION CONCEPT 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 ST. ANDREWS PUBLIC SERVICE DISTRICT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000147

Address: 2228 NORTH WESTCHESTER

Location: WEST ASHLEY

Submittal Review #: 1ST REVIEW

TMS#: 3091500070

Board Approval Required:

Acres: 15.33

Lots (for subdiv): 1

Owner: ST. ANDREWS PUBLIC SERVICE DISTRICT

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

Applicant: HLA, INC.

843-763-1166

Zoning: LI

Contact: RYAN WILLIAMS

williams@hlainc.com

Misc notes: Construction plans for a new public service facility and associated improvements.

RESULTS: Revise and resubmit to TRC; revised CSWPPP required.

2 THE MARSHES AT COOPER RIVER (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000109

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

Submittal Review #: 3RD REVIEW

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

Board Approval Required: PC

Acres: 1.51

Lots (for subdiv): 18/146

Owner: BEAZER HOMES, INC.

Units (multi-fam./Concept Plans): 18/146

Applicant: SITECAST, LLC

843-224-4264

Zoning: PUD

Contact: CHRIS DONATO

cdonato@sitecastsc.com

Misc notes: Preliminary plat for Phase 3 of The Marshes at Cooper River.

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 THE MARSHES AT COOPER RIVER (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000109

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

Submittal Review #: 3RD REVIEW

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

Board Approval Required: PC

Acres: 1.51

Lots (for subdiv): 18/146

Owner: BEAZER HOMES, INC.

Units (multi-fam./Concept Plans): 18/146

Applicant: SITECAST, LLC

843-224-4264

Zoning: PUD

Contact: CHRIS DONATO

cdonato@sitecastsc.com

Misc notes: Road construction plans for Phase 3 of The Marshes at Cooper River.

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.

4 WEST ASHLEY CENTER OF ADVANCED STUDIES

SITE PLAN

Project Classification: SITE PLAN
Address: W. WILDCAT BOULEVARD
Location: WEST ASHLEY
TMS#: 3060000011
Acres: 17.5
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: DR-6

City Project ID #: TRC-SP2018-000137

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

Owner: CHARLESTON COUNTY SCHOOL DISTRICT
Applicant: ADC ENGINEERING, INC.
Contact: RYNE HARDWICK

843-566-0161

ryneh@adcengineering.com

Misc notes: **Costruction plans for a new school 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.

5 HARMONY (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: SHELBY RAY COURT & PINEHURST AVENUE
Location: WEST ASHLEY
TMS#: 3060000003
Acres: 166.39
Lots (for subdiv): 215
Units (multi-fam./Concept Plans): 215
Zoning: PUD

City Project ID #: 151230-PinehurstAve-1

Submittal Review #: 3RD REVIEW
Board Approval Required: PC, BZA-SD

Owner: HARMONY WEST ASHLEY, LLC
Applicant: CIVIL SITE ENVIRONMENTAL
Contact: JASON MILNER

843-849-8945

jmilner@civilsiteenv.com

Misc notes: **Preliminary subdivision plat for a major 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.

6 HARMONY (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: PINEHURST AVENUE & SHELBY RAY COURT
Location: WEST ASHLEY
TMS#: 3060000003
Acres: 166.39
Lots (for subdiv): 198
Units (multi-fam./Concept Plans): 198
Zoning: PUD

City Project ID #: 170411-PinehurstAve-1

Submittal Review #: 4TH REVIEW
Board Approval Required: PC, BZA-SD

Owner: HARMONY WEST ASHLEY, LLC
Applicant: CIVIL SITE ENVIRONMENTAL
Contact: JASON MILNER

843-849-8945

jmilner@civilsiteenv.com

Misc notes: **Road construction plans for a major subdivision.**

RESULTS: Revise and resubmit to TRC.

7 KING & GEORGE ST. MIXED-USE

SITE PLAN

Project Classification: SITE PLAN
Address: 332 - 336 KING STREET
Location: PENINSULA
TMS#: 4570402006
Acres: 0.49
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 50 Keys, 20 apts.
Zoning: GB-A

City Project ID #: TRC-SP2019-000201

Submittal Review #: PRE-APP
Board Approval Required: BZA-Z

Owner: 332 KING INVESTORS, LLC
Applicant: CYPRESS ENGINEERING
Contact: WILL ROGAN

843-225-5151

willr@cypresseng.com

Misc notes: **Construction plans for a new 33,808 square foot mixed-use project and associated improvements.**

RESULTS: Revise and resubmit to TRC; SCDHEC d-0451 form (if applicable) required.

8 BEES FERRY SELF STORAGE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000202

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 3010000027

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Acres: 2.10

Lots (for subdiv): 1

Owner: WHITFIELD CONSTRUCTION

Units (multi-fam./Concept Plans):

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: DAVIS MCNAIR

dmcnair@seamonwhiteside.com

Misc notes: Construction plans for a self-storage facility and associated improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application, CSWPPP, SCDHEC NOI, SWDSM submittal checklist & stormwater technical report required.

9 SWEETGRASS AT WEST ASHLEY CIRCLE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000203

Address: BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 3010000027

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Acres: 12.78

Lots (for subdiv): 1

Owner: WHITFIELD CONSTRUCTION

Units (multi-fam./Concept Plans): 184

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: DAVIS MCNAIR

dmcnair@seamonwhiteside.com

Misc notes: Construction plans for a 184 unit apartment development and associated improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application, CSWPPP, SCDHEC NOI, SWDSM submittal checklist & stormwater technical report required.

10 CENTRAL PARK CLUSTER SUBDIVISION (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000096

Address: CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400300007

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Acres: 10.35

Lots (for subdiv): 40

Owner: CENTRAL PARK RD, LLC

Units (multi-fam./Concept Plans): 40

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Zoning: SR-1 (CLUSTER)

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Preliminary plat for a 40 lot Cluster Development and associated improvements.**RESULTS:** Revise and resubmit to TRC.

11 CENTRAL PARK CLUSTER SUBDIVISION (ROAD)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000096

Address: CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400300007

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Acres: 10.35

Lots (for subdiv): 40

Owner: CENTRAL PARK RD, LLC

Units (multi-fam./Concept Plans): 40

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Zoning: SR-1 (CLUSTER)

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Road construction plans for a 40 lot Cluster Development and associated improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application revised, CSWPPP revised, full digital submittal at time of the TRC resubmittal, & stormwater technical report revised required.

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George 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. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.