



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

3/14/2019

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 RIVER LANDING VILLAGE (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000108

Address: PIERVIEW STREET

Location: DANIEL ISLAND

TMS#: 2750000114 & 228

Acres: 10.00

Lots (for subdiv): 31

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

Zoning: DI-TC

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: EW DANIEL ISLAND INVESTOR, LLC

Applicant: THOMAS & HUTTON ENG. CO.

Contact: BRIAN RILEY

843-725-5276

riley.b@thomasandhutton.com

Misc notes: Preliminary plat for Phase 1 of the River Landing Village.

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.

2 GRAND OAKS, PHASES 8, 9B-11 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000110

Address: BARONS DRIVE

Location: WEST ASHLEY

TMS#: 3010000696

Acres: 72.84

Lots (for subdiv): 155

Units (multi-fam./Concept Plans): 155

Zoning: PUD (BEES LANDING)

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: LENNAR CAROLINAS, LLC

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Preliminary plat for a 155 lot phase for Grand Oaks..

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 GRAND OAKS, PHASES 8, 9B-11 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000110

Address: BARONS DRIVE

Location: WEST ASHLEY

TMS#: 3010000696

Acres: 72.84

Lots (for subdiv): 155

Units (multi-fam./Concept Plans): 155

Zoning: PUD (BEES LANDING)

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: LENNAR CAROLINAS, LLC

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Road construction plans for a 155 lot phase for Grand Oaks.

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

4 GRANDE OAKS STORAGE FACILITY

SITE PLAN

Project Classification: SITE PLAN
Address: GRANDE OAKS BOULEVARD
Location: WEST ASHLEY
TMS#: 301000049 & 691
Acres: 2.81
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SP2018-000188

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

Owner: BEE RESOURCES, LP
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Construction plans for a new 94,835 square foot self-storage facility and associated improvements.

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

5 CHARLESTON TECHNOLOGY CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: 999 MORRISON DRIVE
Location: PENINSULA
TMS#: 4611301038
Acres: 1.85
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB/TC OVERLAY

City Project ID #: TRC-SP2018-000113

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

Owner: CITY OF CHARLESTON
Applicant: ADC ENGINEERING, INC. 843-566-0161
Contact: JEFF WEBB jeffw@adcengineering.com

Misc notes: Construction plans for a 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.

6 ST. MARY'S RESIDENTIAL & PARK CONCEPT PLAN

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: BROAD STREET
Location: PENINSULA
TMS#: 4570701030
Acres: 2.279
Lots (for subdiv): 19
Units (multi-fam./Concept Plans): 19
Zoning: LB

City Project ID #: TRC-SUB2019-000113

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

Owner: THE BEACH COMPANY
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREYLINTON tlinton@forsberg-engineering.com

Misc notes: Concept Plan for a 19 lot subdivision with with a private alley, easements and associated improvements.

RESULTS: Revise and resubmit to TRC.

7 WOODFIELD CAINHOY APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: HOPEWELL LANE
Location: CAINHOY
TMS#: 2620000008
Acres: 29.22
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 259
Zoning: PUD

City Project ID #: TRC-SP2018-000101

Submittal Review #: 4TH REVIEW
Board Approval Required: PUD

Owner: WOODFIELD INVESTMENTS
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667
Contact: TREY LITTLE tlittle@seamonwhiteside.com

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

RESULTS: Revise and resubmit to TRC; street addressing plan & street name reservation required (1 full size & 7 - 1/2 size sets to be resubmitted).

8 LIBERTY TREE DEVELOPMENT**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000064

Address: 475 EAST BAY STREET

Location: PENINSULA

TMS#: 4591304022, 023, 026, 027, 028, 029, 041

Submittal Review #: 3RD REVIEW

Acres: 2.0

Board Approval Required: BZA-Z, BAR, BZA-SD

Lots (for subdiv): 1

Owner: MAZYK HOLDINGS, LLC

Units (multi-fam./Concept Plans): 100 ROOMS

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: GB-A

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Construction plans for mixed use accommodations development 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.

9 GRANDE OAKS RETAIL**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000214

Address: GRANDE OAKS BOULEVARD

Location: WEST ASHLEY

TMS#: 3010000049 & 691

Submittal Review #: PRE-APP

Acres: 3.11

Board Approval Required: BZA-Z

Lots (for subdiv): 1

Owner: BEE RESOURCES, LP

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

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

Misc notes: Construction plans for a new retail development and associated improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application, CSWPPP, SCDHEC NOI, SWDSM submittal checklist, full digital submittal to City & Woolpert, stormwater technical report & traffic impact study required.

10 FIRST BAPTIST CHURCH EDUCATION BLDG.**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000213

Address: 61 CHURCH STREET

Location: PENINSULA

TMS#: 4581301018

Submittal Review #: PRE-APP

Acres: 1.82

Board Approval Required: BAR, BZA-Z

Lots (for subdiv): 1

Owner: FIRST BAPTIST CHURCH OF CHARLESTON

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

Applicant: LIOLLIO ARCHITECTURE

843-762-2222

Zoning: SR-3

Contact: AARON BOWMAN

aaron@liollo.com

Misc notes: Construction plans to demolish an existing building and construct a new education building and associated improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application w/ fee, SCDHEC NOI or d-0451 form, SWDSM submittal checklist, & stormwater technical report required.

11 THE GATHERING AT CROSS CREEK**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000215

Address: CROSS CREEK DRIVE

Location: JAMES ISLAND

TMS#: 4240000040

Submittal Review #: PRE-APP

Acres: 4.48

Board Approval Required: DRB, BZA-SD

Lots (for subdiv): 1

Owner: CROSS CREEK SHOPPING CENTER TWO, LLC

Units (multi-fam./Concept Plans): 111

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Construction plans for a new 111 unit multi-family development and associated improvements.**RESULTS:** Revise and resubmit to TRC; construction activity application w/ fee, CSWPPP, SCDHEC NOI, SWDSM submittal checklist, stormwater technical report & traffic impact study 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.