



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/9/2019

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:

1 131 & 133 CANNON STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000106

Address: 131 & 133 CANNON STREET

Location: PENINSULA

Submittal Review #: 3RD REVIEW

TMS#: 4601104066 & 067

Board Approval Required: BAR

Acres: 0.265

Owner: CHRISTOPHER T MITCHELL

Lots (for subdiv): 1

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Units (multi-fam./Concept Plans): 5

Contact: MATT CLINE

matt@clineeng.com

Zoning: LB

Misc notes: Construction plan for a building expansion, parking area and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

2 DANIEL ISLAND SELF STORAGE (REVISED)

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000062

Address: 460 SEVEN FARMS DRIVE

Location: DANIEL ISLAND

Submittal Review #: 1ST REVIEW

TMS#: 2750000179 & 181

Board Approval Required: DRB

Acres: 21.77

Owner: DANIEL ISLAND SELF STORAGE, LLC

Lots (for subdiv):

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-849-0200

Units (multi-fam./Concept Plans):

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

Zoning: DI-BP

Misc notes: Revised construction plans for self-storage facilities and site prep.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

3 EUP-CHARLESTON WATERFRONT HOTEL (ESP)

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000234

Address: 176 CONCORD STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 4580904051

Board Approval Required: BAR, BZA-SD

Acres: 0.7

Owner: CITY OF CHARLESTON

Lots (for subdiv): 1

Applicant: ADC ENGINEERING, INC.

843-566-0161

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

Contact: CHRIS COOK

chris@adcengineering.com

Zoning: LI/LB

Misc notes: Construction plans for storm drainage pipe and utility work.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

4 MEETING & ROMNEY STREETS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000046

Address: MEETING & ROMNEY STREETS

Location: PENINSULA

TMS#: 4631202054, 055, 056, 057, 058, 059, 060, 061

Submittal Review #: 4TH REVIEW

Acres: 0.52

Board Approval Required: BAR, BZA-SD

Lots (for subdiv): 1

Owner: MADISON CAPITAL GROUP

Units (multi-fam./Concept Plans): 34

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Zoning: MU-1/WH

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Site Plan for mixed-use development and associated improvements

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

5 CSG OFFICE BUILDING

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000047

Address: 1022 PHYSICIANS DRIVE

Location: WEST ASHLEY

TMS#: 3090000072

Submittal Review #: 3RD REVIEW

Acres: 0.5

Board Approval Required:

Lots (for subdiv): 1

Owner: MARSH OAKS MEDICAL

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

Applicant: NOVUS ARCHITECTS, INC. 843-284-0212

Zoning: GO

Contact: DAVID GREER david.greer@novusa.com

Misc notes: Site Plan for office building and associated improvements

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

6 CAINHOY SOUTH HOPEWELL RESIDENTIAL (CP)

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000120

Address: HOPEWELL DRIVE

Location: CAINHOY

TMS#: 2620000008

Submittal Review #: 1ST REVIEW

Acres: 114.5

Board Approval Required: PC

Lots (for subdiv): 185

Owner: CAINHOY LUMBER & TIMBER, LLC

Units (multi-fam./Concept Plans): 185

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5274

Zoning: PUD

Contact: WILL COX cox.w@tandh.com

Misc notes: Concept Plan for a 185 lot subdivision and associated improvements.

RESULTS: Revise and resubmit to TRC; (June PC).

7 OAKFIELD SUB., PHASES 5C & 5D (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000121

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000128

Submittal Review #: 1ST REVIEW

Acres: 8.28

Board Approval Required: PC, BZA-SD

Lots (for subdiv): 7

Owner: PULTE HOME COMPANY

Units (multi-fam./Concept Plans): 7

Applicant: HLA, INC. 843-763-1166

Zoning: PUD

Contact: ADRIANA carson

Misc notes: Preliminary plat for a 7 lot subdivision and associated improvements.

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 OAKFIELD SUB., PHASES 5C & 5D (ROAD)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000121

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000128

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Acres: 8.28

Lots (for subdiv): 7

Owner: PULTE HOME COMPANY

Units (multi-fam./Concept Plans): 7

Applicant: HLA, INC.

843-763-1166

Zoning: PUD

Contact: ADRIANA

carson

Misc notes: Road construction plans for a 7 lot subdivision and associated improvements.

RESULTS: Revise and resubmit to TRC.

9 CHECKERS RESTAURANT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000209

Address: 2061 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3100800014

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Acres: 0.33

Lots (for subdiv): 1

Owner: GANESH GARDEN

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

Applicant: AXIS COMPANIES

678-395-4920

Zoning: GB

Contact: LORRAINE WYNN

lorrainewynn@axiscompanies.com

Misc notes: Construction plans to convert a bank to a restaurant with a drive-thru.

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

10 WA CIRCLE COMMERCIAL OUTPARCEL 2

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000199

Address: WEST ASHLEY CIRCLE

Location: WEST ASHLEY

TMS#: 3010000048

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Acres: 1.943

Lots (for subdiv): 1

Owner: LONG TERM HOLDING, LLC

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

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

Misc notes: Construction plans for 2 new retail buildings and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

11 THE POINTE AT RHODES CROSSING, PHASE 2 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: 170517-SandersRd-1

Address: BEES FERRY ROAD & SANDERS ROAD

Location: WEST ASHLEY

TMS#: 2860000444

Submittal Review #: 4TH REVIEW

Board Approval Required: PC, BZA-SD

Acres: 84.13

Lots (for subdiv): 76

Owner: CW-ASHLEY POINTE, LLC

Units (multi-fam./Concept Plans): 76

Applicant: HLA, INC.

843-763-1166

Zoning: SR-6

Contact: THOMAS KELLUM

tkellum@hlainc.com

Misc notes: Road construction plans for 76 lot subdivision and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies and digital copy to Zoning for stamping.

12 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 #: 4TH 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. Note Stormwater and Engineering comments ONLY.

RESULTS: Revise and resubmit to TRC.

13 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 #: 4TH 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. Note Stormwater and Engineering comments ONLY.

RESULTS: Revise and resubmit to TRC; full digital submittal with modeling files 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.