



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/18/2019

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 SHERWIN WILLIAMS #4 MAYBANK

SITE PLAN

Project Classification: SITE PLAN
Address: 2886 MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 3120000092
Acres: 1.15
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: CT

City Project ID #: TRC-SP2019-000219

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: KERRLAND INVESTMENTS, LLC
Applicant: E.M. SEABROOK JR., INC.
Contact: E.M. SEABROOK III

843-884-4496
mickey@emseabrook.com

Misc notes: Construction plans for a new retail store 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 GRANDE OAKS RETAIL

SITE PLAN

Project Classification: SITE PLAN
Address: GRANDE OAKS BOULEVARD
Location: WEST ASHLEY
TMS#: 3010000049 & 691
Acres: 3.11
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

City Project ID #: TRC-SP2019-000214

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

Owner: BEE RESOURCES, LP
Applicant: SEAMONWHITESIDE + ASSOCIATES
Contact: ABIGAIL RICHARDSON

843-884-1667
arichardson@seamonwhiteside.com

Misc notes: Construction plans for a new retail 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.

3 GRANDE OAKS STORAGE FACILITY

SITE PLAN

Project Classification: SITE PLAN
Address: GRANDE OAKS BOULEVARD
Location: WEST ASHLEY
TMS#: 3010000049 & 691
Acres: 2.81
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

City Project ID #: TRC-SP2018-000188

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

Owner: BEE RESOURCES, LP
Applicant: SEAMONWHITESIDE + ASSOCIATES
Contact: ABIGAIL RICHARDSON

843-884-1667
arichardson@seamonwhiteside.com

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

#4 THE OFFICE AT MORRISON YARD**SITE PLAN**

Project Classification: SITE PLAN
Address: 850 MORRISON DRIVE
Location: PENINSULA
TMS#: 459020001
Acres: 2.91

City Project ID #: TRC-SP2018-000167

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA, BAR, DRC

Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: UP

Owner: ORIGIN DEVELOPMENT PARTNERS, LLC
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

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

RESULTS: Revise and resubmit to TRC.

#5 WAMBAW DR HORTON**SITE PLAN**

Project Classification: SITE PLAN
Address: 2057 WAMBAW CREEK ROAD
Location: CAINHOY
TMS#: 2710403004
Acres: 1.57

City Project ID #: TRC-SP2019-000229

Submittal Review #: 2ND REVIEW
Board Approval Required:

Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD

Owner: DR HORTON, INC.
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: MITCHELL SCOTT scottm@earthsourceeng.com

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

RESULTS: Revise and resubmit to TRC: 4 full sized plans and 1 CD.

#6 THE REFINERY**SITE PLAN**

Project Classification: SITE PLAN
Address: 1640 MEETING STREET
Location: PENINSULA
TMS#: 4640600012, 021, 003
Acres: 3.9

City Project ID #: 140701-Meeting StreetRd-1

Submittal Review #: 3RD REVIEW
Board Approval Required: DRB

Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: UP

Owner: FLYWAY SC, LLC
Applicant: CLINE ENGINEERING, INC. 843-296-1797
Contact: MATTHEW CLINE, PE matt@clineeng.com

Misc notes: Construction of a new office and restaurant building. Note: Master Set of plans available for review In GIS area.

RESULTS: Revise and resubmit to TRC: 2 full sized plans to Planning and ADA.

#7 WANDO VILLAGE (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: SC 41
Location: CAINHOY
TMS#: 2630004001
Acres: 66.87

City Project ID #: TRC-SUB2018-000105

Submittal Review #: 3RD REVIEW
Board Approval Required: PC, CITY COUNCIL

Lots (for subdiv): 117
Units (multi-fam./Concept Plans): 117
Zoning: PUD

Owner: LENNAR CAROLINAS, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5268
Contact: CHRIS MAGALDI magaldi.c@tandh.com

Misc notes: Preliminary plat for for a mixed-use neighborhood.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 2 copies and digital copy to Planning for stamping.

#8 WANDO VILLAGE (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000105

Address: SC 41

Location: CAINHOY

TMS#: 2630004001

Acres: 66.87

Lots (for subdiv): 117

Units (multi-fam./Concept Plans): 117

Zoning: PUD

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, CITY COUNCIL, BZA-SD

Owner: LENNAR CAROLINAS, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5268

Contact: CHRIS MAGALDI

magaldi.c@tandh.com

Misc notes: Road construction plans for a mixed-use neighborhood.**RESULTS:** Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 6 copies, 1 copy of landscape plan, and digital copy to Engineering for stamping.

#9 CHARLESTON MUNICIPAL GOLF COURSE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000257

Address: 2110 MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: 343-00-00-003

Acres: 133.34

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: C

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CITY OF CHARLESTON

Applicant: MILLER GOLF DESIGN

443-486-2285

Contact: TREY MILLER

tmiller@millergolfdesign.com

Misc notes: Site plan for renovation and drainage improvements on golf course.**RESULTS:** Revise and resubmit to TRC: 5 full sized plans.

#10 INDIGO LANDING TOWNHOMES**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000128

Address: VERDIER BOULEVARD

Location: WEST ASHLEY

TMS#: 301-00-00-028

Acres: 32.03

Lots (for subdiv): 101

Units (multi-fam./Concept Plans): 101

Zoning: PDD

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: BFK HOLDINGS, LLA

Applicant: HLA, INC.

843-763-1166

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

Misc notes: Concept plan for a 101 single family residential subdivision.**RESULTS:** Revise and resubmit to TRC.

#11 RIVER RUN**PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN

City Project ID #: TRC-SUB2019-000127

Address: 2495 RIVER ROAD

Location: JOHNS ISLAND

TMS#: 317-00-00-007, 011, 012, 075, 076, & 089

Acres:

Lots (for subdiv): 239

Units (multi-fam./Concept Plans): 239

Zoning: PUD

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, CC, BZA, TRC

Owner: AMERICAN STAR

Applicant: SYNCHRONICITY

843-203-4766

Contact: TODD RICHARDSON

todd@synchronicity.design

Misc notes: PUD Master Plan for a mixed-use development.**RESULTS:** Deferred.

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.