



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

1/5/2017

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 GRACE PLANTATION (ROADS)

#### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: MAIN ROAD & CHURCH PLACE ROAD  
Location: JOHNS ISLAND  
TMS#: 2530000199, 285 & 334  
Acres: 55.24  
# Lots (for subdiv): 76  
# Units (multi-fam./Concept Plans): 76  
Zoning: SR-7 & SR-1

new BP approval tracking

City Project ID #: 131230-Clark HillsCir-1  
City Project ID Name: TRC\_RC:GracePlantationCluster

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

Owner: GRACE PLANTATION DEV., LLC  
Applicant: LOCKLAIR CONSULTING, INC. 843-873-1105  
Contact: ELLIOTT LOCKLAIR elliot@locklair.net

Misc notes: Road construction plans for a 76 lot Cluster Development. Note: limited responses to some TRC members/research the file.

**RESULTS: Revise and resubmit to TRC; Construction Activity Applicationj, CSWPPP, DHEC NOI, Stormwater Technical Report required.**

### # 2 DANIEL'S CORNER

#### SITE PLAN

Project Classification: SITE PLAN  
Address: RIVER LANDING DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000227  
Acres: 0.82  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: DI-TC

new BP approval tracking

City Project ID #: 160622-River LandingDr-1  
City Project ID Name: TRC\_SP:Daniel'sCornerMixedUse

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

Owner: SL SHAW & ASSOCIATES/DANIEL ISLAND COMPANY  
Applicant: ARCHITECTURE PLUS SC, LLC 843-568-7681  
Contact: TIM HILKHUIJSEN timh@architecturepluslc.com

Misc notes: Construction plans for a new mixed-use building and associated improvements. (note TRC members with previous comments received responses).

**RESULTS: Revise and resubmit to TRC; As-built of existing detention pond, Geotechnical Report required.**

### # 3 CALHOUN STREET HOTEL

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 7 CALHOUN STREET  
Location: PENINSULA  
TMS#: 4580102067  
Acres: 1.3  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 100 ROOMS  
Zoning: MU-2

new BP approval tracking

City Project ID #: 150818-CalhounSt-1  
City Project ID Name: TRC\_SP:7CalhounStHotel

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

Owner: ROCKBRIDGE CHARLESTON LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new 100 room hotel and associated improvements.

**RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Geotechnical Report, Stormwater Technical Report.**

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**# 4 EAST BAY HOTEL**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 180 EAST BAY STREET

Location: PENINSULA

TMS#: 4580902027

Acres: -

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): x rooms

Zoning: GB

new BP approval tracking

City Project ID #: 161221-EBaySt-1

City Project ID Name: TRC\_SP:EastBayHotel

Submittal Review #: PRE-APP

Board Approval Required: BZA-Z, BAR

Owner: VIC BRANDT

Applicant: NEIL STEVENSON ARCHITECTS

843-853-8800

Contact: ROBBIE MARTY

robbie@neilstevensonarchitects.com

Misc notes: Construction plan for partial demolition and expansion of a new hotel and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, EPSC Certification, SDSM submittal checklist, Stormwater Techniccal Report, Traffic Impact Study required.

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**# 5 SHADE TREE, PHASE 5A (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043 & 128

Acres: 57.38

# Lots (for subdiv): 57

# Units (multi-fam./Concept Plans): 57

Zoning: PUD

new BP approval tracking

City Project ID #: 161118-Cane SlashRd-1

City Project ID Name: TRC\_PP:ShadeTreePhs5A[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME CORPORATION

Applicant: HLA, INC.

843-763-1166

Contact: ADRIANA CARSON

acarson@hlainc.com

Misc notes: Preliminary subdivision plat for a 57 lot phase in Shade Tree PUD.

**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.

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**# 6 OAKFIELD SALES CENTER**

**SITE PLAN**

Project Classification: SITE PLAN

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: xx

# Lots (for subdiv): 1

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

Zoning: PUD

new BP approval tracking

City Project ID #: 161221-Cane SlashRd-1

City Project ID Name: TRC\_SP:OakfieldSalesCenter

Submittal Review #: PRE-APP

Board Approval Required:

Owner: PULTE GROUP

Applicant: HLA, INC.

843-763-1166

Contact: ANDREW TODD-  
BURKE

atoddburke@hlainc.com

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

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM submittal checklist, DHEC NOI, Stormwater Techniccal Report, Fire Protection Plan required.

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**# 7 OAKFIELD AMENITY CENTER**

**SITE PLAN**

Project Classification: SITE PLAN

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 1.67

# Lots (for subdiv): 1

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

Zoning: PUD

new BP approval tracking

City Project ID #: 161221-Cane SlashRd-2

City Project ID Name: TRC\_SP:OakfieldAmenityCenter

Submittal Review #: PRE-APP

Board Approval Required:

Owner: PULTE GROUP

Applicant: HLA, INC.

843-763-1166

Contact: ANDREW TODD-  
BURKE

atoddburke@hlainc.com

Misc notes: Construction plans for new amenity center and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM submittal checklist, DHEC NOI, Stormwater Techniccal Report required.

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**# 8 V-GO SAVANNAH HIGHWAY**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1406 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3490300199  
Acres: 0.378  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: 160719-SavannahHwy-1  
City Project ID Name: TRC\_SP:V-GOSavannahHighway

Submittal Review #: 1ST REVIEW  
Board Approval Required: DRB

Owner: V-GO HOLDINGS, LLC  
Applicant: CCAD COASTAL, LLC 843-973-8399  
Contact: RYAN SANDS ryans@ccadengineering.com

Misc notes: Construction plans to redevelop an existing (closed) gas station and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, revised SDSM submittal checklist, DHEC NOI, Stormwater Techniccal Report required.

**# 9 SAWGRASS APARTMENTS, PHASE 6A-2**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: BLUEWATER WAY  
Location: WEST ASHLEY  
TMS#: 2860000458  
Acres: 14.07  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 156  
Zoning: SR-1 (ND)

new BP approval tracking

City Project ID #: 161221-RoustaboutWay-1  
City Project ID Name: TRC\_SP:SawgrassApartmentsPhase6A-2

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

Owner: STERLING CHARLESTON APARTMENTS, LLC  
Applicant: SEAMON WHITESIDE & ASSOCIATES, INC. 843-884-1667  
Contact: LES PHILLIPS lphillips@seamonwhiteside.com

Misc notes: Construction plans for a 156 unit phase of Sawgrass Apartments and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM submittal checklist, DHEC NOI, Stormwater Techniccal Report, Stormwater record drawings for all of Bolton's Landing, Traffic impact study, fire protection plan required.

**# 10 206 ASHLEY AVENUE**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 206 ASHLEY AVENUE  
Location: PENINSULA  
TMS#: 4601502118  
Acres: 0.20  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 5  
Zoning: DR-2F

new BP approval tracking

City Project ID #: 161018-206AshleyAve-1  
City Project ID Name: TRC\_SP:206AshleyAveResidential

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

Owner: 40 PERCY STREET, LLC  
Applicant: CLINE ENGINEERING, INC. 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a new free standing residential unit with 4 existing units in the principal building.

**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.

**# 11 SPRING VILLAGE DEVELOPMENT**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 62 & 64 SPRING STREET / 242 COMING STREE  
Location: PENINSULA  
TMS#: 4600802043, 036, 035  
Acres: 0.34  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 5  
Zoning: GB & DR-2F

new BP approval tracking

City Project ID #: 160622-62SpringSt-1  
City Project ID Name: TRC\_SP:SpringVillageDevelopment

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

Owner: DA HOLDINGS, LLC  
Applicant: DA HOLDINGS, LLC 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a new mixed-use 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.

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**# 12 BRIGADE STREET APARTMENTS**

**SITE PLAN**

Project Classification: SITE PLAN

Address: BRIGADE & ROMNEY STREETS

Location: PENINSULA

TMS#: 464000003 & 017

Acres: 6.55

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 275

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150706-BrigadeSt-1

City Project ID Name: TRC\_SP:BrigadeStreetApartments

Submittal Review #: 4TH REVIEW

Board Approval Required: PC, BAR

Owner: MSP NOMO MF, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229

Contact: JACK DUANE duane.j@thomasandhutton.com

Misc notes: Construction plans for a 275 unit apartment complex and associated improvements.

**RESULTS: Revise and resubmit to TRC.**

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**# 13 PALMILLA 228 APARTMENTS**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 1385 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 3500400032

Acres: 19.1

# Lots (for subdiv):

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

Zoning: DR-1

new BP approval tracking

City Project ID #: 161025-1385Ashley RiverRd-1

City Project ID Name: TRC\_SP:PalmilliaGateandGuardhouse

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: HAMPSTEAD ST. ANDREWS GARDENS

Applicant: MIKE FRAIRE 619-543-4200

Contact: MIKE FRAIRE mike@hampstead.com

Misc notes: Construction plans for a security gate and guardhouse 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.**

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**# 14 1466 RIVER ROAD**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 1466 RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000069

Acres: 5.084

# Lots (for subdiv): 4

# Units (multi-fam./Concept Plans): 4

Zoning: DR-6

new BP approval tracking

City Project ID #: 161221-RiverRd-1

City Project ID Name: TRC\_PP:1466RiverRd[4 lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: ATLAS LAND PARTNERS, LLC

Applicant: JOE EEELMAN 843-478-3937

Contact: JOE EEELMAN jeelman2@comcast.net

Misc notes: Preliminary plat to create 4 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.