



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

1/12/2017

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 CAINHOY CHILDREN'S ACADEMY

SITE PLAN

Project Classification: SITE PLAN

Address: 2264 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000147

Acres: 2.76

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LI

new BP approval tracking

City Project ID #: 161228-Clements FerryRd-1

City Project ID Name: TRC_SP:CainhoChildrensAcademy

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: CCA INVESTMENTS, LLC

Applicant: MITCH YATES

Contact: MITCH YATES

843-343-8763

scyates03@att.net

Misc notes: Construction plans for new children's academy (school) and associated improvements. Note: more sheets than normal for a pre-app.

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

2 511 MEETING STREET APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: 511 MEETING STREET

Location: PENINSULA

TMS#: 4590503080-084, 088

Acres: 1.25

Lots (for subdiv):

Units (multi-fam./Concept Plans): 221

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150707-MeetingSt-2

City Project ID Name: TRC_SP:511MeetingStreetApartments

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: 511 MEETING STREET, LLC

Applicant: ADC ENGINEERING, INC.

Contact: JEFF WEBB

843-566-0161

jeffw@adcengineering.com

Misc notes: Construction plans for a 221 unit residential development with retail space on ground level and associated improvements.

RESULTS: Revise and resubmit to TRC; unit numbering pl;an required.

3 STARBUCKS FOLLY ROAD

SITE PLAN

Project Classification: SITE PLAN

Address: 864 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 4250800001

Acres: 0.07

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 161115-FollyRd-1

City Project ID Name: TRC_SP:StarbucksFollyRoad

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: GRAMBLING BROTHERS REAL ESATE & DEVELOPMENT

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY M. WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Site plans for a Starbucks with a drive-thru 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.

4 THE PALISADES

SITE PLAN

Project Classification: SITE PLAN
Address: 195 MAIN ROAD
Location: WEST ASHLEY
TMS#: 2850000049, 176, 177 & 2851500058
Acres: 15.91
Lots (for subdiv):
Units (multi-fam./Concept Plans): 204
Zoning: GB

new BP approval tracking

City Project ID #: 150209-MainRd-1
City Project ID Name: TRC_SP:ThePalisadesApartments

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

Owner: SOUTHWOOD REALTY
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269
Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Site plan for a proposed 204 unit apartment development and associated improvements

RESULTS: Revise and resubmit to TRC; DHEC NOI, OCRM Digital Boundary & Traffic Impact Study required.

5 EAST BAY APARTMENTS (ESP)

SITE PLAN

Project Classification: SITE PLAN
Address: 655 EAST BAY STREET
Location: PENINSULA
TMS#: 4590604019, 020
Acres: 0.99
Lots (for subdiv):
Units (multi-fam./Concept Plans): 51
Zoning: MU-1/WH

new BP approval tracking

City Project ID #: 161228-655EBaySt-1
City Project ID Name: TRC_SP:EastBayApartments[EarlySitePackage]

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

Owner: EAST BAY APARTMENTS, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229
Contact: BRITTANY BOWERS bowers.b@thomasandhutton.com

Misc notes: Early Site Package construction plans for new residential apartment building(s) and associated improvements.

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

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.