



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

1/28/2016

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 ASHLEY PARK, PHASE 5 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: WEST WILDCAT BOULEVARD

Location: WEST ASHLEY

TMS#: 3060000132

Acres: 9.64

Lots (for subdiv): 52

Units (multi-fam./Concept Plans): 52

Zoning: DR-9

new BP approval tracking

City Project ID #: 160113-William E MurrayBlvd-1

City Project ID Name: TRC_PP:AshleyParkPhase5[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: ASHLEY PARK DEVELOPMENT, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-849-0200

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Preliminary subdivision plat for 52-townhome phase of Ashley Park

RESULTS: Revise and resubmit to TRC

2 ASHLEY PARK, PHASE 5 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: WEST WILDCAT BOULEVARD

Location: WEST ASHLEY

TMS#: 3060000132

Acres: 9.64

Lots (for subdiv): 52

Units (multi-fam./Concept Plans): 52

Zoning: DR-9

new BP approval tracking

City Project ID #: 160113-William E MurrayBlvd-2

City Project ID Name: TRC_RC:AshleyParkPhase5[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: ASHLEY PARK DEVELOPMENT, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-849-0200

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Road construction plans for 52-townhome phase of Ashley Park

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

3 THE CROSSINGS AT WEST ASHLEY (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: ESSEX FARMS DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 7.20

Lots (for subdiv): 1 + R/W

Units (multi-fam./Concept Plans):

Zoning: PUD (ESSEX FARMS)

new BP approval tracking

City Project ID #: 151103-Essex FarmsDr-1

City Project ID Name: TRC_RC:TheCrossingsAtWestAshley[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required:

Owner: WEST ASHLEY IL-AL INVESTORS, LLC

Applicant: BOWMAN CONSULTING GROUP

843-501-0333

Contact: CAMERON BAKER

cbaker@bowmanconsulting.com

Misc notes: Road construction plans for new right-of-way to serve proposed assisted living facility

RESULTS: Revise and resubmit to TRC; street name reservation required.

4 THE CROSSINGS AT WEST ASHLEY

SITE PLAN

Project Classification: SITE PLAN

Address: ESSEX FARMS DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 7.20

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (ESSEX FARMS)

new BP approval tracking

City Project ID #: 150706-Essex FarmsRd-1

City Project ID Name: TRC_SP:TheCrossingsAtWestAshley

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: WEST ASHLEY IL-AL INVESTORS, LLC

Applicant: BOWMAN CONSULTING GROUP

843-501-0333

Contact: CAMERON BAKER

cbaker@bowmanconsulting.com

Misc notes: Construction plans for a new assisted living facility

RESULTS: Revise and resubmit to TRC; Unit numbering plan & constr. activityt app. Fee required.

5 BENTON HOUSE OF WEST ASHLEY

SITE PLAN

Project Classification: SITE PLAN

Address: BLUEWATER WAY

Location: WEST ASHLEY

TMS#: 2860000050

Acres: 5.76

Lots (for subdiv):

Units (multi-fam./Concept Plans): 96

Zoning: SR-1 (ND)

new BP approval tracking

City Project ID #: 151027-BluewaterWay-1

City Project ID Name: TRC_SP:BentonHouseWestAshley

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: PRINCIPLE SENIOR LIVING GROUP

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: LONDON MESSAL

lmessal@seamonwhiteside.com or

OR ANNA LEWIS

alewis@seamonwhites

Misc notes: Construction plans for a new assisted living facility

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

6 ST. ANDREWS MIDDLE SCHOOL PARKING MODIFICATIONS

SITE PLAN

Project Classification: SITE PLAN

Address: 815 WAPPOO ROAD

Location: WEST ASHLEY

TMS#: 3500100078

Acres: 12.0

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: SR-1 (S)

new BP approval tracking

City Project ID #: 151005-815WappooRd-1

City Project ID Name: TRC_SP:815WappooRoad

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC.

843-556-3620

Contact: JEFFREY WEBB

jeffw@adcengineering.com

Misc notes: Construction plans to expand an existing parking lot and create a through drive to a public right-of-way

RESULTS: Revise and resubmit to TRC

7 THE MARSHES AT COOPER RIVER PUD AMENDMENT

PUD MASTER PLAN

Project Classification: PUD MASTER PLAN

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000004, 005, 010, 050-057, 069

Acres: 34.58

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (MARSHES AT COOPER RIVER)

new BP approval tracking

City Project ID #: 160113-Clements FerryRd-1

City Project ID Name: TRC_PUD:TheMarshesatCooperRiver[PUDamendment]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: BENNETT TONEY HEIRS, EQUITY TRUST COMPNAY, EUGENE WEST, H

Applicant: SITECAST, LLC

843-883-7420

Contact: CHRIS DONATO

cdonato@sitecastsc.com

Misc notes: Major amendment to approved PUD to include another parcel [not a return of the previous amendment]

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at City Council and the PC meeting.

8 WAMBAW MULTI PURPOSE BUILDINGS

SITE PLAN

Project Classification: SITE PLAN
Address: 2029 WAMBAW CREEK ROAD
Location: CAINHOY
TMS#: 2710403006
Acres: 1.39
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD (BEREFORD HALL)

new BP approval tracking

City Project ID #: 150818-2029Wambaw CreekRd-1
City Project ID Name: TRC_SP:WambawMultiPurposeBuilding

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: JENNIFER STEPHENS
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: BRANDON SHAW shawb@earthsourceeng.com

Misc notes: Construction plans for a new multi-purpose building and associated improvements

RESULTS: Revise and resubmit to TRC

9 1412 ASHLEY RIVER ROAD

SITE PLAN

Project Classification: SITE PLAN
Address: 1412 ASHLEY RIVER ROAD

Location: WEST ASHLEY
TMS#: 4180100206, 207
Acres: 0.414
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: RO

new BP approval tracking

City Project ID #: 141209-Ashley RiverRd-1
City Project ID Name: TRC_SP:AshleyRiverRdRenovation/NewConstruction[2014]

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: CONSTRUCTION SERVICES GROUP, INC.
Applicant: WESTON & SAMPSON 843-881-9804
Contact: JEFF CARPER carperj@wseinc.com

Misc notes: Renovation of an existing building, construction of a new building, parking lot and landscaping

RESULTS: Revise and resubmit to TRC

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.