



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

2/11/2016

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 WEST ISLAND CENTER

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 2049 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3100800010 & 014

Acres: 8.05

# Lots (for subdiv): 2

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

Zoning: GB

Misc notes: Preliminary plat to create two lots.

new BP approval tracking

City Project ID #: 160126-2049SavannahHwy-1

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

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: SEACOAST CHRISTIAN COMMUNITY

Applicant: PALMETTO LAND SURVEYING, INC.

Contact: JAMES PENINGTON

843-571-5191

palmettols@bellsouth.net

**RESULTS: Revise and resubmit to TRC**

### # 2 BERESFORD HALL CP OFFICE BUILDING

#### SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 2042 WAMBAW CREEK DRIVE

Location: CAINHOY

TMS#: 2710403012

Acres: 1.181

# Lots (for subdiv): 1

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

Zoning: PUD

Misc notes: Site plan for a new office/flex building.

new BP approval tracking

City Project ID #: 150309-2042Wambaw CreekRd-1

City Project ID Name: TRC\_SP:BeresfordHallCommerceParkOfficeBuilding

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: MASTER HOME BUILDERS, LLC

Applicant: C3 SPECIALTY SERVICES GROUP, LLC

Contact: W. SHAWN CANTEY

843-297-5922

shawn.cantey@c3ssg.com

**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; provide unit numbering plan.**

### # 3 SANDERS ROAD TOWNHOMES

#### SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 2860000001

Acres: 22.33

# Lots (for subdiv): 133 +-

# Units (multi-fam./Concept Plans): 133

Zoning: DR-9

Misc notes: Concept Plan for a new 113 lot townhome development and associated improvements.

new BP approval tracking

City Project ID #: 160126-SandersRd-1

City Project ID Name: TRC\_CP:SandersRoadTownhomes[ConceptPlan]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: LENNAR COASTAL CAROLINA, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JASON HUTCHINSON

843-725-5269

hutchinson.j@thomasandhutton.com

**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 the PC meeting.**

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**# 4 ANCHOR SIGN DEVELOPMENT**

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 2001 SUMMERVILLE AVENUE  
Location: PENINSULA  
TMS#: 4661600088-093, 097, 098, 128 & 140  
Acres: 8.0  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: 151123-SummervilleAve-1  
City Project ID Name: TRC\_SP:AnchorSignDevelopment

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

Owner: MATT CLINE  
Applicant: MATT CLINE  
Contact: MATT CLINE

843-991-7239  
matt@clineeng.com

Misc notes: Construction plans for a new industrial building 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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**# 5 115 CALHOUN STREET HOTEL**

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 115 CALHOUN STREET  
Location: PENINSULA  
TMS#: 4580101037  
Acres: 0.38  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 46 ROOMS  
Zoning: GB-A

new BP approval tracking

City Project ID #: 150604-CalhounSt-1  
City Project ID Name: TRC\_SP:CalhounStHotelNewConstruction

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

Owner: 115 CALHOUN HOSPITALITY, LLC  
Applicant: EARTHSOURCE ENGINEERING  
Contact: GILES BRANCH

843-881-0525  
branchgn@earthsourceeng.com

Misc notes: Construction plans for new hotel and associated site improvements.

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

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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.