



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

3/17/2016

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 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 #: 3RD 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; SCDFOT encroachment permit required.

2 IAAM

SITE PLAN

Project Classification: SITE PLAN
 Address: 14 WHARFSIDE STREET
 Location: PENINSULA
 TMS#: 459-00-00-007, 171, 241-243
 Acres: 2.4
 # Lots (for subdiv): 1
 # Units (multi-fam./Concept Plans): -
 Zoning: GB

new BP approval tracking

City Project ID #: 160301-WharfsideSt-1
 City Project ID Name: TRC_SP:IAAM[Museum]
 Submittal Review #: PRE-APP
 Board Approval Required: BAR
 Owner: CITY OF CHARLESTON
 Applicant: FORSBERG ENGINEERING & SURVEYING, INC.
 Contact: TREY LINTON

843-571-2622
 tlinton@forsberg-engineering.com

Misc notes: Construction plan for an International African American Museum

RESULTS: Revise and resubmit to TRC; Construction activity application & fee, CSWPP, Stormwater technical report, DHEC NOI, SDSM checklist, SCDOT encroachment permit.

3 ASHLEY LANDING OUTPARCEL

SITE PLAN

Project Classification: SITE PLAN
 Address: 1401 SAM RITTENBERG BOULEVARD
 Location: WEST ASHLEY
 TMS#:
 Acres: 1.0 +-
 # Lots (for subdiv): 1
 # Units (multi-fam./Concept Plans): -
 Zoning: GB

new BP approval tracking

City Project ID #: 160301-Sam RittenbergBlvd-1
 City Project ID Name: TRC_SP:AshleyLandingOutparcel
 Submittal Review #: PRE-APP
 Board Approval Required: DRB
 Owner: FAISON-ASHLEY LANDING, LLC
 Applicant: ADAMS & WILSON DEVELOPMENT
 Contact: TRAVIS ORTNER

843-216-9990
 travis@adamswilsondevelopment.com

Misc notes: Construction plans for a new outparcel building at the Ashley Landing shopping center.

RESULTS: Revise and resubmit to TRC; Construction activity application & fee, CSWPP, Stormwater technical report, DHEC NOI, SDSM checklist, SCDOT encroachment permit.

4 WEST ASHLEY CIRCLE SHOPPING CENTER SUBDIVISION

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: WEST ASHLEY CIRCLE
Location: WEST ASHLEY
TMS#: 301-00-00-048
Acres: 12.923
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): -
Zoning: GB

new BP approval tracking

City Project ID #: 160301-West AshleyCir-1
City Project ID Name: TRC_PP:WestAshleyCircleShoppingCenter[2lots]
Submittal Review #: 1ST REVIEW
Board Approval Required:
Owner: LONG TERM HOLDINGS, LLC
Applicant: SEAMON WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: ABIGAIL RISCHARDSON arichardson@seamonwhiteside.com

Misc notes: Preliminary plat to subdivide one lot into two 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.

5 782 RUTLEDGE AVENUE

SITE PLAN

Project Classification: SITE PLAN
Address: 782 RUTLEDGE AVENUE
Location: PENINSULA
TMS#: 4631502106
Acres: 0.21
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 4
Zoning: DR-1F

new BP approval tracking

City Project ID #: 160301-782RutledgeAve-1
City Project ID Name: TRC_SP:782RutledgeAve[4units]
Submittal Review #: PRE-APP
Board Approval Required: BZA-SD
Owner: DL4 LLC
Applicant: BRADLEY DAVIS 843-822-8784
Contact: BRADLEY DAVIS bradleycdavis1@gmail.com

Misc notes: Construction plans for a four unit residential development (3 new structures).

RESULTS: Revise and resubmit to TRC; Construction activity application & fee, Stormwater technical report, DHEC NOI, SDSM checklist, SCDOT encroachment permit.

6 WEST ASHLEY HEAD START PARKING IMPROVEMENT

SITE PLAN

Project Classification: SITE PLAN
Address: 1401 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 4180100227
Acres: 0.61
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: LB

new BP approval tracking

City Project ID #: 160202-1401Ashley RiverRd-1
City Project ID Name: TRC_SP:WestAshleyHeadStartParkingImprovements
Submittal Review #: 1ST REVIEW
Board Approval Required:
Owner: CHAS. COUNTY SCHOOL DISTRICT
Applicant: ADC ENGINEERING, INC. 843-566-0161
Contact: SEBASTIAN DAVIS sebastiand@adcengineering.com

Misc notes: Construction plans to pave existing gravel parking lot (partially in the right-of-way).

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.

7 SUNOCO STATION

SITE PLAN

Project Classification: SITE PLAN
Address: 43 SUMAR STREET
Location: WEST ASHLEY
TMS#: 3520800006
Acres: 2.52
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

new BP approval tracking

City Project ID #: 160301-SumarSt-1
City Project ID Name: TRC_SP:SunocoStationSumarSt
Submittal Review #: PRE-APP
Board Approval Required: DRB
Owner: FAISON-SUMAR STREET, LLC
Applicant: SUNOCO, INC 610-833-3598
Contact: CLAYTON MCCANE clayton.mccane@sunoco.com

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

RESULTS: Revise and resubmit to TRC; Construction activity application & fee, CSWPP, Stormwater technical report, DHEC NOI, SDSM checklist, SCDOT encroachment permit.

8 SHADE TREE, PHASE 4 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 87.797

Lots (for subdiv): 59

Units (multi-fam./Concept Plans): 59

Zoning: PUD

new BP approval tracking

City Project ID #: 160301-Cane SlashRd-1

City Project ID Name: TRC_PP:ShadeTreePhase4[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE

Applicant: HLA, INC

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

Misc notes: Preliminary plat for phase 4 of the Shade Tree subdivision.

RESULTS: Revise and resubmit to TRC; USACE final Jurisdictional determination required.

9 SHADE TREE, PHASE 4 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 87.797

Lots (for subdiv): 59

Units (multi-fam./Concept Plans): 59

Zoning: PUD

new BP approval tracking

City Project ID #: 160301-Cane SlashRd-2

City Project ID Name: TRC_RC:ShadeTreePhase4[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE

Applicant: HLA, INC

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

Misc notes: Road construction plans for phase 4 of the Shade Tree subdivision.

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPP, Stormwater technical report, SCDOT encroachment permit, USACE final jurisdictional determination required.

10 GRAND OAKS, PHASE 4 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000694

Acres: 11.30

Lots (for subdiv): 9

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

Zoning: PUD/BEES LANDING

new BP approval tracking

City Project ID #: 151027-ProximityDr-1

City Project ID Name: TRC_RC:GrandOaksPhase4[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: CALATLANTIC GROPOP, INC.

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Road construction plans for a 9 lot subdivision.

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 Engineering for stamping.

11 GRAND OAKS, PHASE 5-6 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000694 & 695

Acres: 19.94

Lots (for subdiv): 30

Units (multi-fam./Concept Plans): 30

Zoning: PUD, BEES LANDING

new BP approval tracking

City Project ID #: 151027-ProximityDr-2

City Project ID Name: TRC_RC:GrandOaksPhases5and6(Roads)

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: CALATLANTIC GROUP, INC.

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

rwilliams@hlainc.com

Misc notes: Road construction plan for a single-family residential phases 5 -6 in Grand Oaks.

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 Engineering for stamping.

12 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): 1

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 #: 3RD REVIEW

Board Approval Required: DRB

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: Withdrawn.

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.