



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 3/24/2016

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 ASHLEY SENIOR CENTER

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 2095 HENRY TECKLEBURG DRIVE  
Location: WEST ASHLEY  
TMS#: 3510100021 -023, 035, 040, 3090000028  
Acres: 8.6  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: 150928-Henry TecklenburgDr-1  
City Project ID Name: TRC\_SP:WestAshleySeniorCenter

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

Owner: BON SECOURS ST. FRANCES HOSPITAL  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new WA Senior Center.

**RESULTS: Revise and resubmit to TRC**

### # 2 PUBLIC STORAGE-FOLLY ROAD

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 1439 FOLLY ROAD  
Location: JAMES ISLAND  
TMS#: 3340000050  
Acres: 6.868  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: 160308-1439FollyRd-1  
City Project ID Name: TRC\_SP:PublicStorageFollyRoad

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: PUBLIC STORAGE  
Applicant: STANTEC CONSULTING SERVICES, INC 843-740-7700  
Contact: BRYAN KIZER bryan.kizer@stantec.com

Misc notes: Construction plans for a new indoor storage facility and associated improvements.

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

### # 3 THE CITADEL BOAT CENTER

#### SITE PLAN

Project Classification: SITE PLAN  
Address: HAMMOND AVENUE  
Location: PENINSULA  
TMS#: 4600000004  
Acres: 1.3+-  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: DR-1F

new BP approval tracking

City Project ID #: 160308-HammondAve-1  
City Project ID Name: TRC\_SP:CitadelBoatingCenter

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: THE CITADEL  
Applicant: STANTEC CONSULTING SERVICES, INC 843-740-7700  
Contact: BRYAN KIZER bryan.kizer@stantec.com

Misc notes: Construction plans for a renovated boat center and associated improvements.

**RESULTS: Revise and resubmit to TRC**

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**# 4 FORREST DRIVE, ISLAND (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002115 & 129

Acres: 7.4

# Lots (for subdiv): 36

# Units (multi-fam./Concept Plans): 36

Zoning: PUD

new BP approval tracking

City Project ID #: 150810-ForrestDr-1

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

Submittal Review #: 2ND REVIEW

Board Approval Required: PC,BZA-SD

Owner: CAL ATLANTIC

Applicant: STANTEC

Contact: JOSHUA LILLY

843-740-6332

josh.lilly@stantec.com

Misc notes: Preliminary plat for 36 lot subdivision on Forrest Drive.

**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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**# 5 FORREST DRIVE, ISLAND (ROAD)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002115 & 129

Acres: 7.4

# Lots (for subdiv): 36

# Units (multi-fam./Concept Plans): 36

Zoning: PUD

new BP approval tracking

City Project ID #: 150810-ForrestDr-2

City Project ID Name: TRC\_RC:ForrestDrivesland[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: CAL ATLANTIC

Applicant: STANTEC

Contact: JOSHUA LILLY

843-740-6332

josh.lilly@stantec.com

Misc notes: Road construction plans for 36 lot subdivision on Forrest Drive.

**RESULTS:** Revise and resubmit to TRC

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**# 6 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): 1

# 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 #: 4TH REVIEW

Board Approval Required: BZA-SD

Owner: WEST ASHLEY IL-AL INVESTORS, LLC

Applicant: BOWMAN CONSULTING GROUP

Contact: CAMERON BAKER

843-501-0333

cbaker@bowmanconsulting.com

Misc notes: Construction plans for a new assisted living facility

**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; need approved final plat.

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**# 7 THE CROSSINGS AT WEST ASHLEY (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR DEVELOPMENT

Address: ESSEX FARMS DRIVE

Location: WEST ASHLEY

TMS#: 3090000003

Acres: 7.2

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 184 UNITS

Zoning: PUD (ESSEX FARMS -LB)

new BP approval tracking

City Project ID #: 151103-Essex FarmsDr-1

City Project ID Name: TRC\_RC:TheCrossingsAtWestAshley[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: ESSEX FARMS, A PARTNERSHIP

Applicant: BOWMAN CONSULTING

Contact: CAMERON BAKER

843-501-0336

cbaker@bowmanconsulting.com

Misc notes: Road construction plans for a new public right-of-way in Essex Farms (associated with assisted living facility).

**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; ned approved final plat.

**# 8 WESTEDGE INFRASTRUCTURE, PHS 0**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: SPRING STREET & LOCKWOOD BLVD

Location: PENINSULA  
TMS#: 4600000012, etal

Acres: 1.10

# Lots (for subdiv): -

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

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150928-FishburneSt-1

City Project ID Name: TRC\_RC:WestEdgeInfrastructurePhase0[99WestEdgeRoads]

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: CHARLESTON HORIZON DEVCO, LLC

Applicant: THOMAS AND HUTTON ENGINEERING CO 843-849-0200

Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

Misc notes: Construction plans for phase 0 road infrastructure.

**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; follow up mtg. outside TRC.

**# 9 99 WESTEDGE**

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: FISHBURNE & HORIZON STREET

Location: PENINSULA

TMS#: 4600000013

Acres: 7.9

# Lots (for subdiv): 1

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

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 140729-FishburneSt-1

City Project ID Name: TRC\_SP:HorizonNorth

Submittal Review #: 4TH REVIEW

Board Approval Required: BAR

Owner: 99 WEST EDGE OWNER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200

Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

Misc notes: Construction plans for a 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.

**# 10 20 BRIGADE STREET**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 20 BRIGADE STREET

Location: PENINSULA

TMS#: 4631202005

Acres: 0.06

# Lots (for subdiv): 1

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

Zoning: LB

new BP approval tracking

City Project ID #: 160308-CypressSt-1

City Project ID Name: TRC\_SP:20BrigadeStNewConstruction

Submittal Review #: PRE-APP

Board Approval Required: BZA-SD

Owner: JJR DEVELOPMENT, LLC

Applicant: JJRDEVELOPMENT, LLC 917-535-7672

Contact: PATRICK HEAD ptrckhd@gmail.com

Misc notes: Construction plan for a new office building and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Unit number plan required.

**# 11 COUNTRY CLUB OF CHARLESTON POOL & FITNESS**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1 COUNTRY CLUB DRIVE

Location: JAMES ISLAND

TMS#: 4240000004

Acres: 474.11

# Lots (for subdiv): 1

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

Zoning: SR-1

new BP approval tracking

City Project ID #: 160308-1Country ClubDr-1

City Project ID Name: TRC\_SP:CountryClubofCharleston[Pool and Fitness]

Submittal Review #: PRE-APP

Board Approval Required:

Owner: COUNTRY CLUB OF CHARLESTON

Applicant: CHAPMAN COYLE CHPMAN & ASSOCIATES 770-973-6644

Contact: MICHAEL SHUE shuem@cccaarchitects.com

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

**RESULTS:** Revise and resubmit to TRC; need street addressing and unit number plan.

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**# 12 115 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 #: 4TH REVIEW

Board Approval Required: BZA-Z, BAR

Owner: 115 CALHOUN HOSPITALITY, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction plans for new hotel and associated site 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; ned to confirm bulding plans with civil plans.

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**# 13 HUGER STREET, LLC**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 373-379 HUGER STREET

Location: PENINSULA

TMS#: 4600302092-094

Acres: 0.32

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 8

Zoning: DR-2F

new BP approval tracking

City Project ID #: 150915-373HugerSt-1

City Project ID Name: TRC\_SP:HugerStreetLLCResidential

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR (DEMO)

Owner: HUGER STREET, LLC

Applicant: ROBERT C. CHESNUT

843-568-7394

Contact: ROBERT C. CHESNUT

robert@robertchesnut.com

Misc notes: Site plan for a new multi-family residential project 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 GRAND OAKS, PHASES 7A-11 (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000697

Acres: 69.25

# Lots (for subdiv): 144

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

Zoning: PUD - BEES LANDING

new BP approval tracking

City Project ID #: 150604-ProximityDr-1

City Project ID Name: TRC\_PP:GrandOaksPhases7-11[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: GRAND BEES DEVELOPMENT, LLC

Applicant: HLA, INC.

843-763-1166

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

Misc notes: Preliminary subdivision plat for 144 lot subdivision in multiple phases

**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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**# 15 GRAND OAKS, PHASES 7A, 7B, 9A (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000697

Acres: 69.25

# Lots (for subdiv): 144

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

Zoning: PUD - BEES LANDING

new BP approval tracking

City Project ID #: 160308-ProximityDr-1

City Project ID Name: TRC\_RC:GrandOaksPhases7A-9A[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: GRAND BEES DEVELOPMENT, LLC

Applicant: HLA, INC.

843-763-1166

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

Misc notes: Road construction plans for a 144 lot subdivision in multiple phases

**RESULTS:** Revise and resubmit to TRC

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**# 16 RIVER LANDING APARTMENTS**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 210 RIVERLANDING DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000212  
Acres: 0.692  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 56  
Zoning: DI-TC

new BP approval tracking

City Project ID #: 160308-210River LandingDr-1  
City Project ID Name: TRC\_SP:RiverLandingApartments

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: DANIELISLABD APARTMENTS, LLC  
Applicant: HLA, INC  
Contact: JOHN LESTER

843-763-1166  
jlester@hlainc.com

Misc notes: Construction plans for a new residential building and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction activity application, CSWPPP, SDSM Design Checklist, SCHEC NOI & OCRM DB, Stormwater technical report, traffic impact study required.

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**# 17 SHADE TREE, PHASE 1 (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2780000040  
Acres: 44.61  
# Lots (for subdiv): 87  
# Units (multi-fam./Concept Plans): 87  
Zoning: PUD

new BP approval tracking

City Project ID #: 160202-Cane SlashRd-1  
City Project ID Name: TRC\_PP:ShadeTreePhase1[Plat]

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

Owner: PULTE  
Applicant: HLA, INC  
Contact: JOHNM LESTER

843-763-1166  
jlester@hlainc.com

Misc notes: Preliminary plat for phase 1 of the Shade Tree subdivision.

**RESULTS:** Revise and resubmit to TRC

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**# 18 SHADE TREE, PHASE 1 (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2780000040  
Acres: 44.61  
# Lots (for subdiv): 87  
# Units (multi-fam./Concept Plans): 87  
Zoning: PUD

new BP approval tracking

City Project ID #: 160202-Cane SlashRd-2  
City Project ID Name: TRC\_RC:ShadeTreePhase1[Roads]

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

Owner: PULTE  
Applicant: HLA, INC  
Contact: JOHN LESTER

843-763-1166  
jlester@hlainc.com

Misc notes: Road construction plans for phase 1 of the Shade Tree subdivision.

**RESULTS:** Revise and resubmit to TRC

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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.