



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/7/2016

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 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): 1

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

Zoning: SR-1 (ND)

Misc notes: Construction plans for a new assisted living facility

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: LANDON MESSAL lmessal@seamonwhiteside.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.

2 172 PRESIDENT STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 172 PRESIDENT STREET

Location: PENINSULA

TMS#: 4600704056

Acres: 0.0655

Lots (for subdiv): 1

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

Zoning: GB

Misc notes: Site plan for a new mixed use building and associated improvements.

new BP approval tracking

City Project ID #: 150309-172PresidentSt-1

City Project ID Name: TRC_SP:172PresidentStOfficeBuilding

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: PRESERVATION PROPERTY COMPANY, LLC

Applicant: GLENN W. ZUBER 843-884-9257

Contact: GLENN ZUBER glennzuber@hotmail.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.

3 WHOLE FOODS MARKET AT WEST ASHLEY

SITE PLAN

Project Classification: SITE PLAN

Address: 1127 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490800009

Acres: 7.28

Lots (for subdiv): 1

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

Zoning: GB

Misc notes: Construction plans for a new grocery store and associated improvements.

new BP approval tracking

City Project ID #: 160322-SavannahHwy-1

City Project ID Name: TRC_SP:WholeFoodsMarketWestAshley

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: SYNOVUS TRUST COMPANY

Applicant: HGB 843-693-6196

Contact: BRAD TAYLOR btaylor@husseygaybell.com

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, Stormwaterw Technical Report, Traffic impact study required.

4 BEES FERRY APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: BEES FERRY ROAD & FLOYD WHITFIELD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 20.8

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): 300 units

Zoning: GB

new BP approval tracking

City Project ID #: 160322-FloydDr-1

City Project ID Name: TRC_SP:BeesFerryApts@FloydDr

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: Construction plans for a 300 unit apartment unit complex.

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, Stormwater Technical Report, SDSM Checklist/SCDHEC NOI, Traffic impact study required; Street addressing/unit numbering plan later.

5 DANIEL ISLAND, PARCEL CC, PENINSULA (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: VILLAGE CROSSING DRIVE

Location: DANIEL ISLAND

TMS#: 2750000203

Acres: 7.6

Lots (for subdiv): 17

Units (multi-fam./Concept Plans): 17

Zoning: DI_R

new BP approval tracking

City Project ID #: 160322-Village CrossingDr-1

City Project ID Name: TRC_PP:DanielIslandParcelCCPeninsula[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: Preliminary plat for a Parcel CC on Daniel Island.

RESULTS: Revise and resubmit to TRC; CP may be needed

6 DANIEL ISLAND, PARCEL CC, PENINSULA (ROAD)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: VILLAGE CROSSING DRIVE

Location: DANIEL ISLAND

TMS#: 2750000203

Acres: 7.6

Lots (for subdiv): 17

Units (multi-fam./Concept Plans): 17

Zoning: DI_R

new BP approval tracking

City Project ID #: 160322-Village CrossingDr-2

City Project ID Name: TRC_RC:DanielIslandParcelCCPeninsula[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: Road Construction plans for a Parcel CC on Daniel Island.

RESULTS: Revise and resubmit to TRC

7 SPRING ST. TEMPORARY PARKING

SITE PLAN

Project Classification: MINOR DEVELOPMENT

Address: 246 SPRING STREET

Location: PENINSULA

TMS#: 4601002005

Acres: 0.84

Lots (for subdiv): 1

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

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 151123-246SpringSt-1

City Project ID Name: TRC_SP:SpringStreetTemporaryParking

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR

Owner: SPRING STREET VENTURES LLC

Applicant: DAVIS & FLOYD 843-554-8602

Contact: ERIN STEVENS estevens@davisfloyd.com

Misc notes: Construction plans to improve the lot into a temporary parking lot for displaced parking spaces while nearby construction takes place.

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.

8 BAXTER MUSIC

SITE PLAN

Project Classification: SITE PLAN
Address: 2112 MONTFORD AVE
Location: PENINSULA
TMS#: 4641400084, 085, 140
Acres: 0.33
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: CT

new BP approval tracking

City Project ID #: 160322-MontfordAve-1
City Project ID Name: TRC_SP:BaxterMusic

Submittal Review #: PRE-APP
Board Approval Required:

Owner: BME.LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: GILES BRANCH branchgn@earthsourceeng.com

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

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, Stormwaterw Technical Report, SDSM Checklist/SCHEC NOI or d00451 required.

9 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): 1
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 #: 4TH REVIEW
Board Approval Required:

Owner: 2029 WAMBAW CREEK, LLC
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: 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 TEMPORARY PARKING LOT

SITE PLAN

Project Classification: SITE PLAN
Address: 210 SPRING STREET
Location: PENINSULA
TMS#: 4601101013
Acres: 0.437
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB/MU-2/WH

new BP approval tracking

City Project ID #: 160322-210SpringSt-1
City Project ID Name: TRC_SP:TemporaryParkingLot(SpringSt)

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

Owner: JJR DEVELOPMENT, LLC
Applicant: JJR DEVELOPMENT, LLC 843-224-1183
Contact: PATRICK HEAD jeffroberts11@bellsouth.net

Misc notes: Construction plans for a temporary parking lot and assoicated improvements.

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, Stormwaterw Technical Report, SDSM Checklist/SCHEC NOI or d00451 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.