



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/14/2016

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 HENDRICK CHEVROLET ADDITIONAL PARKING

SITE PLAN

Project Classification: SITE PLAN
Address: 1478 SAVANNAH HWY.
Location: WEST ASHLEY
TMS#: 3490100001 & 109
Acres: 12.96
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

new BP approval tracking

City Project ID #: 151231-SavannahHwy-1
City Project ID Name: TRC_SP:HendrickChevroletAdditionalParking

Submittal Review #: 3RD REVIEW
Board Approval Required: DRC

Owner: HENDRICK AUTOMOTIVE GROUP
Applicant: EMH&T 704-534-3648
Contact: JEFF MAGAS jmangas@emht.com

Misc notes: Construction plans for additional parking of cars at the renovated dealership. Dealership building changing to Hendrick MAZDA.

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 BRIGADE STREET APARTMENTS

SITE PLAN

Project Classification: MAJOR DEVELOPMENT
Address: BRIGADE AND ROMNEY STREETS
Location: PENINSULA
TMS#: 4640000003 & 017
Acres: 7.9
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 275
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150706-BrigadeSt-1
City Project ID Name: TRC_SP:BrigadeStreetApartments

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

Owner: WHITE POINT PARTNERS
Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229
Contact: JOHN DUANE duane.j@thomasandhutton.com

Misc notes: REVISED construction plans for a 275 unit apartment complex and associated improvements. (Note: Application also a pre-app for a subdivision and proposed public right-of-way; PC date TBD).

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, Stormwater Technical Report, SDSM Checklist, SCDHEC NOI required.

3 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): 50
Units (multi-fam./Concept Plans): 50
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 #: 2ND REVIEW
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 50-townhome phase of Ashley Park

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.

4 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): 50

Units (multi-fam./Concept Plans): 50

Zoning: DR-9

Misc notes: Road construction plans for 50-townhome phase of Ashley Park

new BP approval tracking

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

City Project ID Name: TRC_RC:AshleyParkPhase5[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: ASHLEY PARK DEVELOPMENT, LLC

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

Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC

5 MAYBANK VILLAGE, PHASES 2A & 2B

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: WALTER DRIVE AND CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 3130000054, 056 & 057

Acres: 35.24

Lots (for subdiv): 108

Units (multi-fam./Concept Plans): 108

Zoning: SR-6

Misc notes: Revised preliminary plat for phase 2 into phase 2A and 2B.

new BP approval tracking

City Project ID #: 160329-WalterDr-1

City Project ID Name: TRC_PP:MaybankVillagePhases2Aand2B[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC approved 1/16/13 & BZA-SD approved 1/2/13.

Owner: BEAZER HOMES

Applicant: HLA, INC. 843-763-1166

Contact: THOMAS KELLUM tkellum@hlainc.com

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.

6 MAYBANK VILLAGE - PHASE 2 (ROAD PLANS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: WALTER DRIVE AND CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 3130000054, 056 & 057

Acres: 59.22

Lots (for subdiv): 108

Units (multi-fam./Concept Plans): 108

Zoning: SR-6

Misc notes: Revised road plans for phase 2A and 2B.

new BP approval tracking

City Project ID #: 150204-WalterDr-1

City Project ID Name: TRC_RC:MaybankVillagePhase2[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: BEAZER HOMES

Applicant: HLA, INC. 843-763-1166

Contact: THOMAS KELLUM tkellum@hlainc.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 Engineering for stamping.

7 WOODBURY PARK (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: KILLIFISH ROAD

Location: JOHNS ISLAND

TMS#: 3130000048, 049, 050

Acres: 52.94

Lots (for subdiv): 48

Units (multi-fam./Concept Plans): 48

Zoning: SR-1

Misc notes: Road construction plans for a 48 lot subdivision.

new BP approval tracking

City Project ID #: 151130-BrownswoodRd-1

City Project ID Name: TRC_RC:WoodburyPark[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: JOHN BAILEY, NOEL TUMBLESTON, CHARLES TUMBLESTON

Applicant: HLA, INC. 843-763-1166

Contact: THOMAS KELLUM tkellum@hlainc.com

RESULTS: Revise and resubmit to TRC; CSWPPP required.

8 FOUR CORNERS APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: RIVERLANDING DRIVE

Location: DANIEL ISLAND

TMS#: 2750001010

Acres: 1.735

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 68

Zoning: DI-TC

new BP approval tracking

City Project ID #: 160202-River Landing-1

City Project ID Name: TRC_SP:FourCornersApartments

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: DANIEL ISLAND APARTMENTS, LLC

Applicant: HLA, INC.

843-763-1166

Contact: JOHN LESTER

jlester@hlsinc.com

Misc notes: Construction plans for a 68 unit apartment building (previously site plan at TRC in 2007; now a different concept - please review all sheets and provide comments).

RESULTS: Revise and resubmit to TRC

9 CAMBRIA HOTEL

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: RIPLEY POINT DRIVE

Location: WEST ASHLEY

TMS#: 4211100061

Acres: 2.94

Lots (for subdiv): 1

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

Zoning: GB

new BP approval tracking

City Project ID #: 150604-Ripley PointDr-1

City Project ID Name: TRC_SP:CambriaHotel

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z & DRB

Owner: UPLAND LODGING, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction plans for a new hotel with 126 rooms.

RESULTS: Revise and resubmit to TRC

10 COASTAL LAUNDRIES

SITE PLAN

Project Classification: SITE PLAN

Address: 956 WAPPOO ROAD

Location: WEST ASHLEY

TMS#: 3500200150

Acres: 1.21

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: BP

new BP approval tracking

City Project ID #: 151103-PineviewRd-1

City Project ID Name: TRC_SP:CoastalLaundries

Submittal Review #: 5TH REVIEW

Board Approval Required: DRB

Owner: FLOSSIE MILES

Applicant: LOCKLAIR CONSULTING, INC.

843-873-1105

Contact: ELLIOTT LOCKLAIR

elliott@locklair.net

Misc notes: Construction plans for a new commercial 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.

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.