



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 4/21/2016

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 CHARLESTON COFFEE ROASTERS

#### SITE PLAN

Project Classification: SITE PLAN

Address: 2274 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000148

Acres: 2.44

# Lots (for subdiv):

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

Zoning: LI

new BP approval tracking

City Project ID #: 160405-Clements FerryRd-1

City Project ID Name: TRC\_SP:CharlestonCoffeeRoasters

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: 2274 CLEMENTS FERRY RD, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Construction plans for an industrial building and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction activity application w/ fee, CSWPPP, Stormwater Technical Report, SDSM Checklist, SCDHEC NOI, Traffic Impact Study required.

### # 2 WESTEDGE INFRASTRUCTURE, PHASE 1

#### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: SPRING STREET & LOCKWOOD BLVD

Location: PENINSULA

TMS#: 4600000014, 021; 4601002004, 019, 020, 023

Acres: 7.4

# Lots (for subdiv):

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

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150928-LockwoodDr-1

City Project ID Name: TRC\_RC:WestEdgeInfrastructurePhase1[10WestEdgeRoads]

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 1 road infrastructure.

**RESULTS:** Revise and resubmit to TRC

### # 3 124 SPRING STREET (PUD)

#### PUD MASTER PLAN

Project Classification: PUD MASTER PLAN

Address: 124 SPRING STREET

Location: PENINSULA

TMS#: 4601102027

Acres: 0.597

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 28

Zoning: LB/DR TO PUD

new BP approval tracking

City Project ID #: 160405-SpringSt-1

City Project ID Name: TRC\_PUD:124SpringSt

Submittal Review #: PRE-APP

Board Approval Required: PC, BAR

Owner: CKC PROPERTIES, LLC

Applicant: GLENN ZUBER 843-884-9257

Contact: GLENN ZUBER glennzuber@hotmail.com

Misc notes: Master Plan (PUD) plans for a proposed Planned Unit Development.

**RESULTS:** Revise and resubmit to TRC; Stormwater Technical Report in support of PUD, Traffic Impact Study required.

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# 4 PLUM ISLAND, PHASE 3

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 539 HARBORVIEW CIRCLE  
Location: JAMES ISLAND  
TMS#: 424000007  
Acres: 83.4  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: C

new BP approval tracking

City Project ID #: 150827-539Harbor ViewCir-1  
City Project ID Name: TRC\_SP:PlumIslandPhase3

Submittal Review #: 1ST REVIEW  
Board Approval Required: BZA-Z, BZA-SD

Owner: CHARLESTON WATER SYSTEM

Applicant: HAZEN AND SAWYER

843-744-6467

Contact: JARED HARTWIG

jhartwig@hazenandsawyer.com

Misc notes: Construction plans for a few new structures as part of the sewage treatment plant.

**RESULTS: Revise and resubmit to TRC**

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# 5 HOME 2 SUITES

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 1963 SAVANNAH HWY.  
Location: WEST ASHLEY  
TMS#: 3500500045  
Acres: 3.8  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: GB & A OVERLAY

new BP approval tracking

City Project ID #: 151231-1963SavannahHwy-1  
City Project ID Name: TRC\_SP:Home2Suites

Submittal Review #: 1ST REVIEW  
Board Approval Required: BZA-Z

Owner: PALAS HOLDINGS, LLC

Applicant: HLA, INC.

843-763-1166

Contact: THOMAS KELLUM

tkellum@hlainc.com

Misc notes: Construction plan for 150 room hotel and associated improvements.

**RESULTS: Revise and resubmit to TRC; SDSM Checklist required.**

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# 6 521 & 525 FOLLY ROAD (ESP)

**SITE PLAN**

Project Classification: MINOR DEVELOPMENT  
Address: 521 & 525 FOLLY ROAD  
Location: JAMES ISLAND  
TMS#: 4240900088 & 089  
Acres: 0.524  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: RO

new BP approval tracking

City Project ID #: 160405-521FollyRd-1  
City Project ID Name: TRC\_SP:521&525FollyRd[Early Site Package]

Submittal Review #: PRE-APP  
Board Approval Required: DRB, BZA-SD

Owner: MCKENNA PROPERTIES, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Early Site Package for the site.

**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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# 7 EAST CENTRAL LOFTS, PHASE 2

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 601 MEETING STREET  
Location: PENINSULA  
TMS#: 4631604001-004, 006-011 & 013  
Acres: 4.19  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 274  
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150421-601MeetingSt-1  
City Project ID Name: TRC\_SP:EastCentralLoftsPhase2

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

Owner: E.C. LOFTS, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Site plans for a mixed -use development with 274 residential units and associated improvements.

**RESULTS: Revise and resubmit to TRC; Unit numbering plan by pdf to GIS.**

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**# 8 MAGNOLIA PUD, PHASE 2 (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: BRASWELL STREET & KING STREET

Location: PENINSULA

TMS#: 4640000025, 026, 028, 029, 035, 039, 040

Acres: 35.6

# Lots (for subdiv): r/w

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

Zoning: PUD

Misc notes: Preliminary plat for phase 2 of the Magnolia PUD

new BP approval tracking

City Project ID #: 160405-OceanicSt-1

City Project ID Name: TRC\_PP:MagnoliaPUDPhase2[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: ASHLEY RIVER INVESTORS, LLC

Applicant: DAVIS & FLOYD

Contact: TRIPP WEST

843-554-8602

dwest@davisfloyd.com

**RESULTS: Revise and resubmit to TRC**

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.