



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

4/28/2016

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 MCDANIELS AUDI RENOVATION

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 2293 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3101100001  
Acres: 4.16  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: 160202-2293SavannahHwy-1  
City Project ID Name: TRC\_SP:McDanielsAudiRenovation

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

Owner: BILL MCDANIELS  
Applicant: RICHARD LAMBERT 843-822-7426  
Contact: RICHARD LAMBERT ricklambertsc@gmail.com

Misc notes: Construction plans for a building addition to the existing dealership building.

**RESULTS:** Revise and resubmit to TRC; Construction activity application w/ fee, Stormwater Technical Report, SCDHEC D-0451 form & response required.

### # 2 INDIGO HALL ASSISTED LIVING (ESP)

**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT  
Address: STANDARD WAY  
Location: JAMES ISLAND  
TMS#: 4240000036  
Acres: 3.111  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: GP

new BP approval tracking

City Project ID #: 160412-StandardWay-1  
City Project ID Name: TRC\_SP:IndigoHallAssistedLiving[EarlySitePackage]

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

Owner: INDIGO HALL, LLC  
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667  
Contact: ANDY WONG awong@seamonwhiteside.com

Misc notes: Early Site Package (relocate sewerline) for an assisted living facility and associated improvements.

**RESULTS:** Revise and resubmit to TRC; SCDHEC NOI required.

### # 3 INDIGO HALL ASSISTED LIVING (SITE)

**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT  
Address: STANDARD WAY  
Location: JAMES ISLAND  
TMS#: 4240000036  
Acres: 3.111  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: GP

new BP approval tracking

City Project ID #: 150827-StandardWay-1  
City Project ID Name: TRC\_SP:MaybankAssistedLiving

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

Owner: INDIGO HALL, LLC  
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667  
Contact: ANDY WONG awong@seamonwhiteside.com

Misc notes: Construction plans for an assisted living facility and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Unit numbering plan, SCDHEC NOI, Traffic Impact Study required.

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**# 4 MEETING STREET APARTMENTS**

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT  
Address: 528 MEETING STREET  
Location: PENINSULA  
TMS#: 4590501023, 024, 047, 055, 091-094  
Acres: 1.308  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 122  
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150604-MeetingSt-1  
City Project ID Name: TRC\_SP:MeetingStreetApartments

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

Owner: BRAND PROPERTIES  
Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229  
Contact: TONY M. WOODY woody.t@thomasandhutton.com

Misc notes: Construction plans for a new mixed use development with 122 residential units.

**RESULTS: Revise and resubmit to TRC; Unit numbering plasn, SCDHEC NOI, Traffic Impact Study required.**

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**# 5 WEST ASHLEY SENIOR CENTER (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: 2001 HENRY TECKLEBURG DRIVE  
Location: WEST ASHLEY  
TMS#: 3510100021-023, 035, 040, 3090000028  
Acres: 0.988  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: 160412-Henry TecklenburgDr-1  
City Project ID Name: TRC\_RC:WestAshleySeniorCenter[Roads]

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

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

Misc notes: Road construction plans for a new WA Senior Center (Henry Tecklenburg Drive Extension and utilities).

**RESULTS: Revise and resubmit to TRC**

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**# 6 1715 HOLLYDALE COURT**

**SITE PLAN**

Project Classification: MINOR DEVELOPMENT  
Address: 1715 HOLLYDALE COURT  
Location: JOHNS ISLAND  
TMS#: 3130000327  
Acres: 0.8  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: 151202-HollydaleCt-1  
City Project ID Name: TRC\_SP:HollydaleCourtNewConstruction

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: WIDOWS COURT LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Construction plans for 5,000 sq. ft. 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.**

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**# 7 ASHLEY POINTE, PHASE 1 (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: SANDERS ROAD  
Location: WEST ASHLEY  
TMS#: 2860000444  
Acres: 84.13  
# Lots (for subdiv): 60  
# Units (multi-fam./Concept Plans): 60  
Zoning: SR-6

new BP approval tracking

City Project ID #: 151006-SandersRd-1  
City Project ID Name: TRC\_RC:AshleyPointePhase1[Roads]

Submittal Review #: 4TH REVIEW  
Board Approval Required: PC, BZA-SD

Owner: CW-ASHLEY POINTE, LLC  
Applicant: HLA, INC. 843-763-1166  
Contact: THOMAS KELLUM tkellum@hlainc.com

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

**RESULTS: Revise and resubmit to TRC**

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**# 8 MUSC SHAWN JENKINS CHILDREN'S HOSPITAL & WOMEN'S PAVILION**

**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 326 CALHOUN STREET

Location: PENINSULA

TMS#: 4601400023

Acres: 3.50

# Lots (for subdiv):

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

Zoning: LB

new BP approval tracking

City Project ID #: 150209-CalhounSt-1

City Project ID Name: TRC\_SP:MUHACHildren'sHospitalandWomen'sPavilion

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: MEDICAL UNIVERSITY HOSPITAL AUTHORITY

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Site plans for proposed 535,067 square foot hospital.

**RESULTS: Revise and resubmit to TRC; Construction Activity Application w/ fee, CSWPPP, DHEC NOI, Traffic Impact Study required.**

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**# 9 EDMUND'S OAST EXCHANGE**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 1081 MORRISON DRIVE

Location: PENINSULA

TMS#: 4610903051 & 074

Acres: 2.6

# Lots (for subdiv):

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

Zoning: GB

new BP approval tracking

City Project ID #: 160202-1081MorrisonDr-1

City Project ID Name: TRC\_SP:Edmund'sOastExchangeAddition

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: RCC INVESTORS-1081 MORRISON, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: J.R. TORIBIO

vtorbio@seamonwhiteside.com

Misc notes: Construction plans for a new building additon and driveway relocation.

**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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**# 10 OAK BLUFF, PHASE 1B (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003

Acres: 3.3

# Lots (for subdiv): 19

# Units (multi-fam./Concept Plans): 19

Zoning: SR-1, RR-1

new BP approval tracking

City Project ID #: 160202-Clements FerryRd-2

City Project ID Name: TRC\_PP:OakBluffPhase1B[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Preliminary plat for a 19 lot phase in the Oak Bluff cluster development.

**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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**# 11 OAK BLUFF, PHASE 1B (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2630002003

Acres: 3.3

# Lots (for subdiv): 19

# Units (multi-fam./Concept Plans): 19

Zoning: SR-1, RR-1

new BP approval tracking

City Project ID #: 160202-Clements FerryRd-3

City Project ID Name: TRC\_RC:OakBluffPhase1B[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: OAK BLUFF DEVELOPMENT, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: LES PHILLIPS

lphillips@seamonwhiteside.com

Misc notes: Road construction plans for a 19 lot phase in the Oak Bluff cluster development.

**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.**

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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.