



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/5/2016

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 1412 ASHLEY RIVER ROAD

SITE PLAN

Project Classification: SITE PLAN

Address: 1412 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 4180100206, 207

Acres: 0.414

Lots (for subdiv):

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

Zoning: RO

new BP approval tracking

City Project ID #: 141209-Ashley RiverRd-1

City Project ID Name: TRC_SP:AshleyRiverRdRenovation/NewConstruction[2014]

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: CONSTRUCTION SERVICES GROUP, INC.

Applicant: WESTON & SAMPSON

Contact: JEFF CARPER

843-881-9804

carperj@wseinc.com

Misc notes: Renovation of an existing building, construction of a new building, parking lot and landscaping

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.

2 267 RUTLEDGE AVENUE

SITE PLAN

Project Classification: SITE PLAN

Address: 267 RUTLEDGE AVENUE

Location: PENINSULA

TMS#: 4600704001

Acres: 0.17

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: DR-2F

new BP approval tracking

City Project ID #: 160419-RutledgeAve-1

City Project ID Name: TRC_SP:267RutledgeAveMixedUse

Submittal Review #: PRE-APP

Board Approval Required: BAR, BZA-Z

Owner: BEN TOWILL

Applicant: ANDREW GOULD

Contact: ANDREW GOULD

215-605-6982

andrew@newworldbyzantine.com

Misc notes: Renovation of an existing structure (restaurant and residential unit) and two new residential structures and associated improvements.

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

3 FOUNDRY ALLEY (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: HANOVER & NASSAU STREETS

Location: PENINSULA

TMS#: 4590504156, 172, 174-177

Acres: 0.915

Lots (for subdiv): 14

Units (multi-fam./Concept Plans): 14

Zoning: PUD

new BP approval tracking

City Project ID #: 160223-HanoverSt-1

City Project ID Name: TRC_PP:FoundryAlley[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: EAST VILLAGE GARDENS

Applicant: MICHAEL MCCORMICK

Contact: MICHAEL
MCCORMICK

843-971-3646

mccormickassociate@bellsouth.net

Misc notes: Preliminary plat for a single-family attached and detached residential subdivision with a one-way alley.

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 FOUNDRY ALLEY (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: HANOVER & NASSAU STREETS
Location: PENINSULA
TMS#: 4590504156, 172, 174-177
Acres: 0.915
Lots (for subdiv): 14
Units (multi-fam./Concept Plans): 14
Zoning: PUD

new BP approval tracking

City Project ID #: 160223-HanoverSt-2
City Project ID Name: TRC_RC:FoundryAlley[Roads]

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

Owner: EAST VILLAGE GARDENS
Applicant: MICHAEL MCCORMICK 843-971-3646
Contact: MICHAEL MCCORMICK mccormickassociate@bellsouth.net

Misc notes: Road construction plans for a single-family attached and detached residential subdivision with a one-way alley.

RESULTS: Revise and resubmit to TRC

5 HOLIDAY INN EXPRESS PARKING

SITE PLAN

Project Classification: SITE PLAN
Address: 250 SPRING STREET
Location: PENINSULA
TMS#: 4601002004
Acres: 1.72
Lots (for subdiv):
Units (multi-fam./Concept Plans): -
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 160202-250SpringSt-1
City Project ID Name: TRC_SP:HolidayInnExpressParking

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

Owner: CHARLESTON HOTEL OWNERS, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

Misc notes: Construction plans to re-configure the parking lot for the hotel.

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP and stormwater technical report required.

6 SWYGERT'S LANDING, PHASE 4 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: BROWNSWOOD ROAD & RIVER ROAD
Location: JOHNS ISLAND
TMS#: 312-00-00-050
Acres: 27.38
Lots (for subdiv): 26
Units (multi-fam./Concept Plans): 26
Zoning: C (ND)

new BP approval tracking

City Project ID #: 160419-ClaybrookSt-1
City Project ID Name: TRC_PP:Swygert'sLandingPhase4Revised2016[Plat]

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

Owner: CAM MANAGEMENT, LLC.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Revised preliminary plat for phase 4 of the Swygert's Landing subdivision.

RESULTS: Revise and resubmit to TRC; submit revised ND Master Plan to TRC

7 SWYGERT'S LANDING, PHASE 4 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: BROWNSWOOD ROAD & RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3120000050
Acres: 27.38
Lots (for subdiv): 26
Units (multi-fam./Concept Plans): 26
Zoning: C (ND)

new BP approval tracking

City Project ID #: 160419-ClaybrookSt-2
City Project ID Name: TRC_RC:Swygert'sLandingPhase4Revised2016[Roads]

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

Owner: CAM MANAGEMENT, LLC.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Revised road construction for phase 4 of the Swygert's Landing subdivision.

RESULTS: Revise and resubmit to TRC

8 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): 86

Units (multi-fam./Concept Plans): 86

Zoning: PUD

new BP approval tracking

City Project ID #: 160202-Cane SlashRd-1

City Project ID Name: TRC_PP:ShadeTreePhase1[Plat]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP

Applicant: HLA, INC

Contact: JOHN LESTER

843-763-1166

jlester@hlainc.com

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

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.

9 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): 86

Units (multi-fam./Concept Plans): 86

Zoning: PUD

new BP approval tracking

City Project ID #: 160202-Cane SlashRd-2

City Project ID Name: TRC_RC:ShadeTreePhase1[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP

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: 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.

10 SHADE TREE, PHASE 4 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 37.9

Lots (for subdiv): 59

Units (multi-fam./Concept Plans): 59

Zoning: PUD

new BP approval tracking

City Project ID #: 160301-Cane SlashRd-1

City Project ID Name: TRC_PP:ShadeTreePhase4[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP

Applicant: HLA, INC

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

Misc notes: Preliminary plat for phase 4 of the Shade Tree subdivision.

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.

11 SHADE TREE, PHASE 4 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2780000043

Acres: 37.9

Lots (for subdiv): 59

Units (multi-fam./Concept Plans): 59

Zoning: PUD

new BP approval tracking

City Project ID #: 160301-Cane SlashRd-2

City Project ID Name: TRC_RC:ShadeTreePhase4[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE GROUP

Applicant: HLA, INC

Contact: ADRIANA CARSON

843-763-1166

acarson@hlainc.com

Misc notes: Road construction plans for phase 4 of the Shade Tree subdivision.

RESULTS: Revise and resubmit to TRC

12 WAMBAW FLEX BUILDINGS

SITE PLAN

Project Classification: MAJOR DEVELOPMENT

Address: 2079-2089 WAMBAW CREEK ROAD

Location: CAINHOY

TMS#: 2710403001 & 002

Acres: 1.91

Lots (for subdiv): 2

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

Zoning: PUD

new BP approval tracking

City Project ID #: 150407-Wambaw CreekRd-1

City Project ID Name: TRC_SP:WambawFlexBuildings

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: DELMO, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: BRANDON SHAW

shawb@earthsourceeng.com

Misc notes: Construction of two office/warehouse flex buildings 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.