



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/12/2016

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 16 STRAWBERRY LANE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 16 STRAWBERRY LANE
Location: PENINSULA
TMS#: 4600302069
Acres: 0.08
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): -
Zoning: DR-2F

new BP approval tracking

City Project ID #: 160426-16StrawberryLn-1
City Project ID Name: TRC_PP:16StrawberryLane[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: TIFT MITCHELL
Applicant: JOE EELMAN
Contact: JOE EELMAN

843-478-3937

joeelman2@comcast.net

Misc notes: Preliminary plat to subdivide one lot into two.

RESULTS: Revise and resubmit to TRC

2 1002 & 1003 ENCAMPMENT COURT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 1002/1003 ENCAMPMENT COURT
Location: JAMES ISLAND
TMS#: 4251200259 & 260
Acres: 0.53
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): -
Zoning: DR-1F

new BP approval tracking

City Project ID #: 160426-EncampmentCt-1
City Project ID Name: TRC_PP:1002-1003EncampmentCourt[3lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: FBR INVESTORS, A PARTNERSHIP
Applicant: A.H. SCHWACKE & ASSOCIATES
Contact: BUDDY SCHWACKE

843-762-7005

aschack@aol.com

Misc notes: Preliminary plat to create three lots.

RESULTS: Revise and resubmit to TRC

3 SOUTHERN LUMBER & MILLWORKS

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT
Address: 2031 KING STREET EXTENSION
Location: PENINSULA
TMS#: 4661600099, 117 & 119
Acres: 6.527
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

new BP approval tracking

City Project ID #: 160426-2031KingSt-1
City Project ID Name: TRC_SP:SouthernLumberandMillworksPhase4

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

Owner: SOUTHERN LUMBER & MILLWORKS
Applicant: G. ROBERT GEORGE & ASSOC., INC.
Contact: MIKE WHITE

843-556-4261

grgassoc@comcast.net

Misc notes: Building replacement project, Phase 4; 4,400 square foot structure.

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.

4 RIVER LANDING APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: 210 RIVERLANDING DRIVE
Location: DANIEL ISLAND
TMS#: 2750000212
Acres: 0.692
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 56
Zoning: DI-TC

new BP approval tracking

City Project ID #: 160308-210River LandingDr-1
City Project ID Name: TRC_SP:RiverLandingApartments

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

Owner: DANIELISLABD APARTMENTS, LLC
Applicant: HLA, INC
Contact: JOHN LESTER

843-763-1166
jlester@hlainc.com

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

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

5 COUNTRY CLUB OF CHARLESTON POOL & FITNESS

SITE PLAN

Project Classification: SITE PLAN
Address: 1 COUNTRY CLUB DRIVE
Location: JAMES ISLAND
TMS#: 4240000004
Acres: 158.5
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: SR-1

new BP approval tracking

City Project ID #: 160308-1Country ClubDr-1
City Project ID Name: TRC_SP:CountryClubofCharleston[Pool and Fitness]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: COUNTRY CLUB OF CHARLESTON
Applicant: COUNTRY CLUB OF CHARLESTON
Contact: RON GILLETTE

843-406-1156
rgillette@countryclubofcharleston.com

Misc notes: Construction plans for a new pool and fitness center and associated improvements.

RESULTS: Revise and resubmit to TRC

6 WANDO VILLAGE APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: SC ROUTE 41
Location: CAINHOY
TMS#: 2630004001
Acres: 11.11
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 264 UNITS
Zoning: PUD

new BP approval tracking

City Project ID #: 160426-SC41-1
City Project ID Name: TRC_SP:WandoVillageApartments

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

Owner: PASTIME AMUSEMENT, INC. ETAL.
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: TONY M. WOODY

843-725-5229
woody.t@thomasandhutton.com

Misc notes: Construction plans for a 264 unit apartment project and associated improvements.

RESULTS: Revise and resubmit to TRC

7 EAST BAY APARTMENTS

SITE PLAN

Project Classification: MAJOR DEVELOPMENT
Address: 655 EAST BAY STREET
Location: PENINSULA
TMS#: 4590604019, 020
Acres: 0.99
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 63 UNITS
Zoning: MU-1/WH

new BP approval tracking

City Project ID #: 150707-EBaySt-1
City Project ID Name: TRC_SP:EastBayApartments

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

Owner: WHITE POINT PARTNERS
Applicant: THOMAS AND HUTTON ENGINEERING CO.
Contact: TONY M. WOODY

843-725-5229
woody.t@thomasandhutton.com

Misc notes: Revised concept & construction plans for a new residential apartment building and associated improvements.

RESULTS: Revise and resubmit to TRC; Traffic impact study required.

8 SWYGERT'S LANDING, PHASE 4 BOUNDARY (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: BROWNSWOOD ROAD & RIVER ROAD
Location: JOHNS ISLAND
TMS#: 312-00-00-050
Acres: 201.1
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): -
Zoning: C (ND)

new BP approval tracking

City Project ID #: 160426-ClaybrookSt-1
City Project ID Name: TRC_PP:Swygert'sLandingPhase4BoundaryPlat[2 lots]
Submittal Review #: 1ST REVIEW
Board Approval Required:
Owner: EASTWOOD HOMES
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Preliminary boundary plat for phase 4 of the Swygert's Landing subdivision.

RESULTS: Withdrawn.

9 TBD COURT (PUD)

PUD MASTER PLAN

Project Classification: PUD MASTER PLAN
Address: 124 SPRING STREET
Location: PENINSULA
TMS#: 4601102027
Acres: 0.597
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 30 units
Zoning: LB/DR TO PUD

new BP approval tracking

City Project ID #: 160405-SpringSt-1
City Project ID Name: TRC_PUD:124SpringSt
Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BAR, TRC
Owner: 124 SPRING ST LLC
Applicant: AJ ARCHITECTS 843-577-7030
Contact: ASHLEY JENNINGS

Misc notes: Master Plan (PUD) document and plan for a proposed Planned Unit Development.

RESULTS: Revise and resubmit to TRC or revise and submit via PDF (prepare for June PC meeting).

10 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

new BP approval tracking

City Project ID #: 160113-William E MurrayBlvd-2
City Project ID Name: TRC_RC:AshleyParkPhase5[Roads]
Submittal Review #: 3RD 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: Road construction plans for 50-townhome phase of Ashley Park

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.