



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/19/2016

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 THE MARSHES AT COOPER RIVER (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 2670000004, 005, 010, 050-057, & 069
Acres: 34.58
Lots (for subdiv): 128
Units (multi-fam./Concept Plans): 128
Zoning: PUD

new BP approval tracking

City Project ID #: 160503-Clements FerryRd-1
City Project ID Name: TRC_PP:TheMarshesAtCooperRiver[Plat]

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

Owner: BEAZER HOMES, INC.
Applicant: SITECAST, LLC
Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Preliminary plat for a 128 lot subdivision phase.

RESULTS: Revise and resubmit to TRC

2 THE MARSHES AT COOPER RIVER (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 2670000004, 005, 010, 050-057, & 069
Acres: 34.58
Lots (for subdiv): 128
Units (multi-fam./Concept Plans): 128
Zoning: PUD

new BP approval tracking

City Project ID #: 160503-Clements FerryRd-2
City Project ID Name: TRC_RC:TheMarshesAtCooperRiver[Roads]

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

Owner: BEAZER HOMES, INC.
Applicant: SITECAST, LLC
Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Road construction plans for a 128 lot subdivision phase.

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

3 PLUM ISLAND, PHASE 3

SITE PLAN

Project Classification: MAJOR DEVELOPMENT
Address: 539 HARBORVIEW CIRCLE
Location: JAMES ISLAND
TMS#: 4240000007
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 #: 2ND REVIEW
Board Approval Required: BZA-Z, BZA-SD

Owner: CHARLESTON WATER SYSTEM
Applicant: HAZEN AND SAWYER
Contact: JARED HARTWIG

843-744-6467

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

4 MAMA LIL

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: 2906 MURRAYWOOD ROAD

Location: JOHNS ISLAND

TMS#: 3120000026 & 182

Acres: 2.71

Lots (for subdiv): 9

Units (multi-fam./Concept Plans): 9

Zoning: SR-1/STR

new BP approval tracking

City Project ID #: 160503-Murray WoodRd-1

City Project ID Name: TRC_CP:MamaLil[9lots]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: MAMA LIL, LLC

Applicant: ATLANTIC SOUTH CONSULTING SERVICES 843-580-9010

Contact: ADRIAN WILLIAMS awilliams@atlanticsouthconsulting.com

Misc notes: Concept plan for a 9 lot subdivision and associated improvements.

RESULTS: Revise and resubmit to TRC; prep for June PC meeting.

5 SPARC CAMPUS

SITE PLAN

Project Classification: SITE PLAN

Address: 2387 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002156 & 159, 2710403007 & 008

Acres: 14.653

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LI & PUD (BERESFORD HALL)

new BP approval tracking

City Project ID #: 130325-2387Clements FerryRd-1

City Project ID Name: TRC_SP:SPARCNewBuilding-130325-1

Submittal Review #: 5TH REVIEW

Board Approval Required: BZA-SD, DRB

Owner: METAL STARS LLC

Applicant: HOYT + BERENYI 843-408-3546

Contact: KYLE HOYT khoyt@hoytberenyi.com

Misc notes: Revisions to campus expansion to include new office building (approx 34,500SF) and associated parking, driveways, etc. TRC previously approved.

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.

6 LUCKY ROAD

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: LUCKY ROAD

Location: JAMES ISLAND

TMS#: 3410000103

Acres: 1.619

Lots (for subdiv): 2

Units (multi-fam./Concept Plans): 2

Zoning: SR-1

new BP approval tracking

City Project ID #: 160503-LuckyRd-1

City Project ID Name: TRC_PP:LuckyRoad[2lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: WILLIE PINCKNEY

Applicant: SEAMON, WHITESIDE & ASSOCIATES SURVEYING, LLC 843-795-9330

Contact: MIKE SCHMIEDER mschmieder@ses-sc.com

Misc notes: Minor preliminary subdivision plat of one lot into two lots.

RESULTS: Revise and resubmit to TRC (Applicant not present).

7 THE OAKS AT DUPONT

SITE PLAN

Project Classification: SITE PLAN

Address: 813 DUPONT ROAD

Location: WEST ASHLEY

TMS#: 3511300047

Acres: 1.67

Lots (for subdiv):

Units (multi-fam./Concept Plans): 44

Zoning: GB

new BP approval tracking

City Project ID #: 160503-813DupontRd-1

City Project ID Name: TRC_SP:TheOaksAtDupont

Submittal Review #: PRE-APP

Board Approval Required:

Owner: WXZ DEVELOPMENT

Applicant: CAROLINA ENGINEERING 843-322-0553

Contact: DAVID KARLYK davidk@carolinaengineering.com

Misc notes: Construction plans for a new senior living apartment building and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPPP, Stormwater Technical report, and Traffic impact study required.

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.