



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/26/2016

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 GRAND OAKS, PHASES 7A, 7B, 9A (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: PROXIMITY DRIVE
Location: WEST ASHLEY
TMS#: 3010000697
Acres: 69.25
Lots (for subdiv): 144
Units (multi-fam./Concept Plans):
Zoning: PUD - BEES LANDING

new BP approval tracking

City Project ID #: 160308-ProximityDr-1
City Project ID Name: TRC_RC:GrandOaksPhases7A-9A[Roads]

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

Owner: GRAND BEES DEVELOPMENT, LLC
Applicant: HLA, INC.
Contact: RYAN WILLIAMS

843-763-1166
rwilliams@hlainc.com

Misc notes: Road construction plans for a 144 lot subdivision in multiple phases

RESULTS: Revise and resubmit to TRC

2 WEST ASHLEY SENIOR CENTER (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: 2001 HENRY TECKLENBURG 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 #: 2ND 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

3 HOME 2 SUITES HOTEL

SITE PLAN

Project Classification: SITE PLAN
Address: 160 FAIRCHILD STREET
Location: DANIEL ISLAND
TMS#: 2750000251
Acres: 2.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans):
Zoning: DI-GO

new BP approval tracking

City Project ID #: 160519-FairchildSt-1
City Project ID Name: TRC_SP:Home2SuitesHotel-DanielsIsland

Submittal Review #: PRE-APP
Board Approval Required: BZA-Z

Owner: DANIEL ISLAND VENTURES III
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: GILES BRANCH branchgn@earthsourceeng.com

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

RESULTS: Revise and resubmit to TRC

4 BLACKBAUD CORPORATE CAMPUS

SITE PLAN

Project Classification: SITE PLAN
Address: RIVER LANDING DRIVE & FAIRCHILD STREET
Location: DANIEL ISLAND
TMS#: 2750000155
Acres: 12.98
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: DI-TC

new BP approval tracking

City Project ID #: 160519-FairchildSt-2
City Project ID Name: TRC_SP:DanielIslandProjectGreen

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

Owner: DANIEL ISLAND CO.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5277
Contact: JOHN DUANE duane.j@thomasandhutton.com

Misc notes: Construction plans for new office building(s) and parking deck and associated improvements.

RESULTS: Revise and resubmit to TRC

5 DANIEL ISLAND CLUB EXPANSION (TENNIS/PARKING)

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT
Address: 715 DANIEL ISLAND DRIVE
Location: DANIEL ISLAND
TMS#: 2710000001
Acres: 5.6
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: DI-R

new BP approval tracking

City Project ID #: 151231-715Island ParkDr-1
City Project ID Name: TRC_SP:DanielIslandClub[Tennis/Parking]

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

Owner: DANIEL ISLAND CLUB
Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229
Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: Construction plans for tennis courts and parking lot expansion.

RESULTS: Revise and resubmit to TRC

6 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 #: 2ND 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: 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.

7 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 #: 2ND 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: 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.

8 ELLIS OAKS OFFICE BUILDING

SITE PLAN

Project Classification: SITE PLAN

Address: ELLIS OAKS AVENUE

Location: JAMES ISLAND

TMS#: 3400000095

Acres: 1.03

Lots (for subdiv): 1

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

Zoning: GO

new BP approval tracking

City Project ID #: 160519-Ellis OakAve-1

City Project ID Name: TRC_SP:EllisOakOfficeBuilding

Submittal Review #: PRE-APP

Board Approval Required: BZA-SD

Owner: TWIN RIVERS CAPITAL, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: BILL EUBANKS beubanks@seamonwhiteside.com

Misc notes: Construction plan for new office building and associated improvements.

RESULTS: Revise and resubmit to TRC

9 ST. JOHNS YACHT HARBOR

SITE PLAN

Project Classification: SITE PLAN

Address: 2408 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3460000093, 559

Acres: 93.93

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

new BP approval tracking

City Project ID #: 160519-MaybankHwy-1

City Project ID Name: TRC_SP:SaintJohnsYachtHarbor[2016]

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: SCOTT FULLER

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: JOHN CROCHET jcrochet@seamonwhiteside.com

Misc notes: Construction plans for new 66 unit condo development and associated improvements.

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

10 WEST ISLAND CENTER

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 2049 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3100800010 & 014

Acres: 8.05

Lots (for subdiv): 2

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

Zoning: GB

new BP approval tracking

City Project ID #: 160126-2049SavannahHwy-1

City Project ID Name: TRC_PP:WestIslandCenter[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: SEACOAST CHRISTIAN COMMUNITY

Applicant: PALMETTO LAND SURVEYING, INC. 843-571-5191

Contact: JAMES PENINGTON palmettols@bellsouth.net

Misc notes: Preliminary plat to create two lots.

RESULTS: Contact Stephen Julka for status.

11 23 AMHERST STREET

SITE PLAN

Project Classification: SITE PLAN

Address: AMHERST STREET

Location: PENINSULA

TMS#: 4590904052

Acres: 0.14

Lots (for subdiv): 1

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

Zoning: DR-2F

new BP approval tracking

City Project ID #: 160519-23AmherstSt-1

City Project ID Name: TRC_SP:23AmherstSt[4units]

Submittal Review #: PRE-APP

Board Approval Required:

Owner: SOCORRO PARTNERS

Applicant: BARBARA LOONEY 843-720-7492

Contact: BARBARA LOONEY barbaralooney@gmail.com

Misc notes: Construction plans for a 4 unit development and associated improvements.

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