



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

RESULTS

6/2/2016

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 INDIGO HALL ASSISTED LIVING (SITE)

SITE PLAN

Project Classification: SITE PLAN

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

RESULTS: Revise and resubmit to TRC; Construction activity application, Street addressing plan, CSWPPP, DHEC forms and Stormwater technical report required.

2 DRAYTON HALL MASTER PLAN

SITE PLAN

Project Classification: SITE PLAN

Address: 3380 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 3590000012

Acres: 5.4

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: C

new BP approval tracking

City Project ID #: 160111-3380Ashley RiverRd-1

City Project ID Name: TRC_SP:DraytonHallMasterPlan

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: DRAYTON HALL PRESERVATION

Applicant: FORSBERG ENGINEERING AND SURVEYING

843-571-2622

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Construction plans for a new visitor center, pavilion and gate house.

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

3 26 & 28 AIKEN STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 26 & 28 AIKEN STREET

Location: PENINSULA

TMS#: 4590504031 & 032

Acres: 0.152

Lots (for subdiv):

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

Zoning: DR-2F

new BP approval tracking

City Project ID #: 150928-26AikenSt-1

City Project ID Name: TRC_SP:26and28AikenStreet[4units]

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: SK PROPERTY, LLC

Applicant: GLENN W. ZUBER

843-884-9257

Contact: GLENN ZUBER

glennzuber@hotmail.com

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

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

4 FOUR CORNERS APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: RIVER LANDING DRIVE

Location: DANIEL ISLAND

TMS#: 2750001010

Acres: 1.735

Lots (for subdiv):

Units (multi-fam./Concept Plans): 68

Zoning: DI-TC

new BP approval tracking

City Project ID #: 160202-River Landing-1

City Project ID Name: TRC_SP:FourCornersApartments

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, BZA-SD

Owner: DANIEL ISLAND APARTMENTS, LLC

Applicant: HLA, INC.

Contact: JOHN LESTER

843-763-1166

jlester@hlainc.com

Misc notes: Construction plans for a 68 unit apartment building (site plan previously at TRC in 2007; now a different concept - please review all sheets and provide comments).

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; revised unit numbering plan required.

5 HOME 2 SUITES

SITE PLAN

Project Classification: SITE PLAN

Address: 1963 SAVANNAH HWY

Location: WEST ASHLEY

TMS#: 3500500045

Acres: 3.8

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB & A OVERLAY

new BP approval tracking

City Project ID #: 151231-1963SavannahHwy-1

City Project ID Name: TRC_SP:Home2Suites

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z, BZA-SD

Owner: PALAS HOLDINGS, LLC

Applicant: HLA, INC.

Contact: THOMAS KELLUM

843-763-1166

tkellum@hlainc.com

Misc notes: Construction plan for 150 room hotel and associated improvements.

RESULTS: Revise and resubmit to TRC

6 WOODBURY PARK (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: KILLIFISH ROAD

Location: JOHNS ISLAND

TMS#: 3130000048, 049, 050

Acres: 52.94

Lots (for subdiv): 47

Units (multi-fam./Concept Plans): 47

Zoning: SR-1

new BP approval tracking

City Project ID #: 151130-BrownswoodRd-1

City Project ID Name: TRC_RC:WoodburyPark[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: JOHN BAILEY, NOEL TUMBLESTON, CHARLES TUMBLESTON

Applicant: HLA, INC.

Contact: THOMAS KELLUM

843-763-1166

tkellum@hlainc.com

Misc notes: Road construction plans for a 47 lot 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.

7 MAGNOLIA PUD, PHASE 2 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: BRASWELL STREET & KING STREET

Location: PENINSULA

TMS#: 4640000025, 026, 028, 029, 035, 039, 040

Acres: 35.6

Lots (for subdiv): R/W

Units (multi-fam./Concept Plans):

Zoning: PUD

new BP approval tracking

City Project ID #: 160405-OceanicSt-1

City Project ID Name: TRC_PP:MagnoliaPUDPhase2[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: ASHLEY RIVER INVESTORS, LLC

Applicant: DAVIS & FLOYD

Contact: BRAD SMITH

843-554-8602

bsmith@davisfloyd.com

Misc notes: Preliminary plat for phase 2 of the Magnolia PUD.

RESULTS: Revise and resubmit to TRC

8 MAGNOLIA PUD, PHASE 2 (ROAD)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: BRASWELL STREET & KING STREET
Location: PENINSULA
TMS#: 4640000025, 026, 028, 029, 035, 039, 040
Acres: 35.6
Lots (for subdiv): R/W
Units (multi-fam./Concept Plans): -
Zoning: PUD

new BP approval tracking

City Project ID #: 160601-OceanicSt-1
City Project ID Name: TRC_RC:MagnoliaPUDPhase2[Roads]

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

Owner: ASHLEY RIVER INVESTORS, LLC

Applicant: DAVIS & FLOYD

Contact: BRAD SMITH

843-554-8602

bsmith@davisfloyd.com

Misc notes: Road construction plans for phase 2 of the Magnolia PUD.

RESULTS: Revise and resubmit to TRC; Construction activity application, CSWPP, SDSM Submittal Checklist, SCDHEC NOI & digital boundary submittal, USACOE jurisdictional determination, Stormwater technical report 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.