



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

6/23/2016

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 DANIEL ISLAND SHOPPING CENTER

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 865 ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000220

Acres: 5.17

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: DI-TC

new BP approval tracking

City Project ID #: 160614-865Island ParkDr-1

City Project ID Name: TRC_PP:DaniellIslandShoppingCenter[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: DANIEL ISLAND I, LLC

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5252

Contact: ELLIOTTE QUINN quinn.e@thomasandhutton.com

Misc notes: Preliminary subdivision plat to create two lots.

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.

2 SWYGERT'S LANDING, PHASE 4 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: BROWNSWOOD ROAD & RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000050

Acres: 29.09

Lots (for subdiv): 26

Units (multi-fam./Concept Plans): 26

Zoning: C (ND)

new BP approval tracking

City Project ID #: 150220-ClaybrookSt-1

City Project ID Name: TRC_PP:Swygert'sLandingPhase4[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: CAM MANAGEMENT, LLC

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-849-0200

Contact: MARK YODICE yodice.m@thomasandhutton.com

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

RESULTS: Revise and resubmit to TRC; after revised ND Master Plan is approved.

3 SWYGERT'S LANDING, PHASE 4 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: BROWNSWOOD ROAD & RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000050

Acres: 29.09

Lots (for subdiv): 26

Units (multi-fam./Concept Plans): 26

Zoning: C (ND)

new BP approval tracking

City Project ID #: 150220-ClaybrookSt-2

City Project ID Name: TRC_PP:Swygert'sLandingPhase4[Roads]

Submittal Review #: 4TH REVIEW

Board Approval Required: PC

Owner: CAM MANAGEMENT, LLC

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-849-0200

Contact: MARK YODICE yodice.m@thomasandhutton.com

Misc notes: Road construction plans for Phase 4 of the Swygert's Landing subdivision.

RESULTS: Revise and resubmit to TRC

4 26 & 28 AIKEN STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 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 #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: SK PROPERTY, LLC

Applicant: GLENN W. ZUBER

Contact: GLENN ZUBER

843-884-9257

glennzuber@hotmail.com

Misc notes: Construction plans for 4 unit residential development 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.

5 55 ROMNEY STREET

SITE PLAN

Project Classification: SITE PLAN

Address: ROMNEY STREET

Location: PENINSULA

TMS#: 4611301036

Acres: 1.571

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP

new BP approval tracking

City Project ID #: 160614-RomneySt-1

City Project ID Name: TRC_SP:55RomneyStMixedUse

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: MIDDLE STREET PARTNERS, LLC

Applicant: SITECAST, LLC

Contact: JACOB CORDRAY

843-810-6960

jcordray@sitecastsc.com

Misc notes: Construction plans for a mixed-use development and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction activity application with fee, CSWPPPP, Stormwater technical report, traffic impact study, street addressing plan, SDSM submittl checklist, SCDHEC NOI required.

6 MAYBANK HIGHWAY DEVELOPMENT

SITE PLAN

Project Classification: SITE PLAN

Address: MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: 4240000001

Acres: 10.53

Lots (for subdiv):

Units (multi-fam./Concept Plans): 278

Zoning: PUD-PENDING

new BP approval tracking

City Project ID #: 160614-MaybankHwy-1

City Project ID Name: TRC_SP:MaybankHwyDevelopment

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: CPC JAMES ISLAND, LLC

Applicant: STANTEC

Contact: ERICA CHASE

843-740-7700

erica.chase@stantec.com

Misc notes: Construction plans for a mixed-use development (Note: PUD text to be sent separately for use during site plan review, PUD text to be reviewed at TRC in prep for PC).

RESULTS: Revise and resubmit to TRC; Constrction activity application, CSWPPPP, Stormwater technical report, SDSM checklist, SCDHEC NOI, traffic impact study required.

7 WHOLE FOODS MARKET AT WEST ASHLEY STATION

SITE PLAN

Project Classification: SITE PLAN

Address: 1127 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 3490800009

Acres: 7.28

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160322-SavannahHwy-1

City Project ID Name: TRC_SP:WholeFoodsMarketWestAshley

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: SYNOVUS TRUST COMPANY

Applicant: HUSSEY GAY BELL

Contact: BRAD TAYLOR

843-693-6196

btaylor@husseygaybell.com

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

RESULTS: Revise and resubmit to TRC

8 BARONS DRIVE (GRAND OAKS) (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000696

Acres: 72.84

Lots (for subdiv): r/w

Units (multi-fam./Concept Plans):

Zoning: PUD (BEES LANDING)

new BP approval tracking

City Project ID #: 160614-ProximityDr-1

City Project ID Name: TRC_RC:BaronsDrGrandOaks[Roads]

Submittal Review #: 1ST 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 street extension to the Long Savannah tract.

RESULTS: Revise and resubmit to TRC

9 THE VILLAGES AT ST. JOHNS WOODS, PHASE 5

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: SAINT JOHNS WOODS PARKWAY

Location: JOHNS ISLAND

TMS#: 2790000143

Acres: 40.36

Lots (for subdiv): 88

Units (multi-fam./Concept Plans): 88

Zoning: PUD

new BP approval tracking

City Project ID #: 160614-Saint Johns WoodsPkw-1

City Project ID Name: TRC_PP:TheVillagesatSaintJohnsWoodsRevised2016[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PEARLSTINE REAL ESTATE INVESTMENT CO., LLC

Applicant: HLA, INC.

Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

Misc notes: Revised preliminary subdivision plat (from 99 lots to 88 lots).

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.

10 287 HUGER STREET

SITE PLAN

Project Classification: SITE PLAN

Address: HUGER STREET

Location: PENINSULA

TMS#: 4631604017

Acres: 2.888

Lots (for subdiv):

Units (multi-fam./Concept Plans): 198

Zoning: LI

new BP approval tracking

City Project ID #: 151005-289HugerSt-1

City Project ID Name: TRC_SP:289HugerStApartments

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: HUGER STREET HOLDINGS, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: EMILY SOTHERLUND

843-849-0200

sotherlund.e@thomasandhutton.com

Misc notes: Construction plans for a 198 unit apartment complex and associated improvements.

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

11 BAXTER MUSIC

SITE PLAN

Project Classification: SITE PLAN

Address: 2112 MONTFORD AVE

Location: PENINSULA

TMS#: 4641400084, 085, 140

Acres: 0.33

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: CT

new BP approval tracking

City Project ID #: 160322-MontfordAve-1

City Project ID Name: TRC_SP:BaxterMusic

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: BME, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: GILES BRANCH

843-881-0525

branchgn@earthsourceeng.com

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

RESULTS: Revise and resubmit to TRC; Stormwater technical report required.

12 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 #: 4TH 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: 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.

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.