



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/7/2016

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 1705 MEETING STREET OFFICE

SITE PLAN

Project Classification: SITE PLAN
Address: 1705 MEETING STREET
Location: PENINSULA
TMS#: 4640600008
Acres: 0.66
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160622-1705Meeting StreetRd-1
City Project ID Name: TRC_SP:1705MeetingStOffice

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

Owner: 1705 MEETING STREET ROAD, LLC
Applicant: 1705 MEETING STREET ROAD, LLC
Contact: MATT CLINE

843-991-7239
matt@clineeng.com

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

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

2 BRISBANE CLUSTER DEVELOPMENT

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: 1912 CENTRAL PARK ROAD
Location: JAMES ISLAND
TMS#: 3400100011 & 050
Acres: 6.58
Lots (for subdiv): 30
Units (multi-fam./Concept Plans): 30
Zoning: SR-1

new BP approval tracking

City Project ID #: 160622-Central ParkRd-1
City Project ID Name: TRC_CP:BrisbaneClusterDevelopment

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

Owner: SOUTHWIND HOMES
Applicant: EMPIRE ENGINEERING
Contact: THOMAS DURANTE

843-308-0800
tdurante@empireeng.com

Misc notes: Subdivision concept plan for a proposed cluster development and associated improvements (August PC hearing).

RESULTS: Revise and resubmit to TRC; continue to prep documents for the August 17 PC meeting.

3 HOLIDAY INN EXPRESS PARKING

SITE PLAN

Project Classification: SITE PLAN
Address: 250 SPRING STREET
Location: PENINSULA
TMS#: 4601002004
Acres: 1.72
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 160202-250SpringSt-1
City Project ID Name: TRC_SP:HolidayInnExpressParking

Submittal Review #: 3RD REVIEW
Board Approval Required: BAR

Owner: CHARLESTON HOTEL OWNERS, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: CHRIS MAGALDI

843-849-0200
magaldi.c@thomasandhutton.com

Misc notes: Construction plans to re-configure the parking lot for the hotel (NOTE: Master Set sent to engineeringonly).

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 SOUTHERN LUMBER & MILLWORKS, PHASE 4

SITE PLAN

Project Classification: SITE PLAN
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 #: 2ND REVIEW
Board Approval Required: DRB

Owner: SOUTHERN LUMBER & MILLWORKS
Applicant: G. ROBERT GEORGE & ASSOC., INC. 843-556-4261
Contact: MIKE WHITE 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.

5 JUMBI TRACE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: RIVER ROAD & PENNY LANE
Location: JOHNS ISLAND
TMS#: 311000004 & 308
Acres: 4.603
Lots (for subdiv): 3
Units (multi-fam./Concept Plans):
Zoning: SR-1

new BP approval tracking

City Project ID #: 160622-RiverRd-1
City Project ID Name: TRC_PP:JumbiTrace[3lots]
Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: RUSHLAND LAND GROUP
Applicant: HLA, INC 843-763-1166
Contact: JOHN LESTER jlester@hlainc.com

Misc notes: Preliminary subdivision plat to create three lots.

RESULTS: Revise and resubmit to TRC

6 EAST CENTRAL LOFTS TEMPORARY PARKING

SITE PLAN

Project Classification: SITE PLAN
Address: 581-591 MEETING STREET
Location: PENINSULA
TMS#: 4631604055 & 018
Acres: 1.76
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160622-HugerSt-1
City Project ID Name: TRC_SP:EastCentralLoftsTempParking
Submittal Review #: PRE-APP
Board Approval Required:

Owner: CITY OF CHARLESTON HOUSING AUTHORITY
Applicant: REVEER GROUP, LLC 843-297-4103
Contact: DAVID MCNAIR dmcnair@reveergroup.com

Misc notes: Construction plans to improve a site for temporary parking during construction of the East Central Lofts Project.

RESULTS: Revise and resubmit to TRC

7 PLUM ISLAND, PHASE 3

SITE PLAN

Project Classification: SITE PLAN
Address: 539 HARBOR VIEW 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 #: 160421-539Harbor ViewCir-1
City Project ID Name: TRC_SP:PlumIslandPhase3
Submittal Review #: 3RD REVIEW
Board Approval Required: BZA-Z, BZA-SD

Owner: CHARLESTON WATER SYSTEM
Applicant: HAZEN AND SAWYER 843-744-6467
Contact: JARED HARTWIG jhartwig@hazenandsawyer.com

Misc notes: Construction plans for a few new structures as part of the sewage treatment plant.

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.

8 975 KING STREET DEVELOPMENT

SITE PLAN

Project Classification: SITE PLAN

Address: 975 KING STREET

Location: PENINSULA

TMS#: 4631504084

Acres: 0.13

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160622-975KingSt-1

City Project ID Name: TRC_SP:975KingStDevelopment

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-Z, BAR

Owner: 975 KING STREET, LLC

Applicant: 975 KING STREET, LLC

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

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

RESULTS: Revise and resubmit to TRC

9 SPRING VILLAGE DEVELOPMENT

SITE PLAN

Project Classification: SITE PLAN

Address: 62 & 64 SPRING STREET; 242 COMING STREE

Location: PENINSULA

TMS#: 4600802043, 036, 035

Acres: 0.34

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB & DR-2F

new BP approval tracking

City Project ID #: 160622-62SpringSt-1

City Project ID Name: TRC_SP:SpringVillageDevelopment

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: DA HOLDINGS LLC

Applicant: DA HOLDINGS, LLC

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

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

RESULTS: Revise and resubmit to TRC

10 GADSDENBORO PARK APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: LAURENS STREET

Location: PENINSULA

TMS#: 4580102063

Acres: 1.60

Lots (for subdiv):

Units (multi-fam./Concept Plans): 80

Zoning: MU-2

new BP approval tracking

City Project ID #: 150610-LaurensSt-1

City Project ID Name: TRC_SP:GadsdenboroParkApartments

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: EAST WEST PARTNERS

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

Misc notes: Construction plans for 80-unit residential building and associated improvements.

RESULTS: Revise and resubmit to TRC

11 CHARLESTON COFFEE ROASTERS

SITE PLAN

Project Classification: SITE PLAN

Address: 2274 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2670000148

Acres: 2.44

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LI

new BP approval tracking

City Project ID #: 160405-Clements FerryRd-1

City Project ID Name: TRC_SP:CharlestonCoffeeRoasters

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: 2274 CLEMENTS FERRY RD, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: MIKE JOHNSON

843-571-2622

mjohnson@forsberg-engineering.com

Misc notes: Construction plans for an industrial building and associated improvements.

RESULTS: Revise and resubmit to TRC

12 MUSC WHITFIELD TRACT (ESP)

SITE PLAN

Project Classification: SITE PLAN
Address: GLENN MCCONNELL PARKWAY & FUTURE W
Location: WEST ASHLEY
TMS#: 3060000933
Acres: 5.00
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160622-Glenn McConnellPkwy-1
City Project ID Name: TRC_SP:MUSCWhitfieldTract[ESP]
Submittal Review #: PRE-APP
Board Approval Required: BZA-SD
Owner: MEDICAL UNIVERSITY HOSPITAL AUTHORITY
Applicant: DAVIS & FLOYD, INC.
Contact: TRIPP WEST

843-554-8602

dwest@davisfloyd.com

Misc notes: Early Site Package for future MUSC Office Building.

RESULTS: Revise and resubmit to TRC

13 DANIEL'S CORNER

SITE PLAN

Project Classification: SITE PLAN
Address: RIVER LANDING DRIVE
Location: DANIEL ISLAND
TMS#: 2750000227
Acres: 0.82
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-TC

new BP approval tracking

City Project ID #: 160622-River LandingDr-1
City Project ID Name: TRC_SP:Daniel'sCornerMixedUse
Submittal Review #: PRE-APP
Board Approval Required: DRB
Owner: SL SHAW & ASSOCIATES/DI CO.
Applicant: ARCHITECTURE PLUS SC, LLC
Contact: TIM HILKHUIJSEN

843-568-7681

timh@architectureplusllc.com

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

RESULTS: Revise and resubmit to TRC

14 DANIEL ISLAND, PARCEL CC - PENINSULA

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: VILLAGE CROSSING DRIVE
Location: DANIEL ISLAND
TMS#: 2750000203
Acres: 7.60
Lots (for subdiv): 17
Units (multi-fam./Concept Plans): 17
Zoning: DI-R

new BP approval tracking

City Project ID #: 160524-Village CrossingDr-1
City Project ID Name: TRC_CP:DanielIslandParcelCCPeninsulal[Concept]
Submittal Review #: 2ND REVIEW
Board Approval Required: PC
Owner: DANIEL ISLAND ASSOCIATES, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: TONY WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Subdivision concept plan for Daniel Island Phase CC - Peninsula (July PC hearing).

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at City Council and the PC meeting.

15 DANIEL ISLAND, PARCEL Q5 LAYDOWN

SITE PLAN

Project Classification: SITE PLAN
Address: FAIRCHILD STREET
Location: DANIEL ISLAND
TMS#: 2750000155
Acres: 1.14
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-TC

new BP approval tracking

City Project ID #: 160622-FairchildSt-1
City Project ID Name: TRC_SP:DanielIslandParcelQ5Laydown
Submittal Review #: 1ST REVIEW
Board Approval Required:
Owner: DANIEL ISLAND COMPANY, INC.
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: JACK DUANE

843-725-5229

duane.j@thomasandhutton.com

Misc notes: Construction plans to clear lot and create a gravel laydown area for nearby construction projects.

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.

16 661 KING STREET

SITE PLAN

Project Classification: SITE PLAN
Address: 661 KING STREET
Location: WEST ASHLEY
TMS#: 4600404022, 023, 090-092, 100
Acres: 0.79
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160622-661KingSt-1
City Project ID Name: TRC_SP:661KingStreetOffice

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

Owner: THE GREGORY COMPANY
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: DANIEL CRUZ dcruz@seamonwhiteside.com

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

RESULTS: Revise and resubmit to TRC

17 EAST CENTRAL LOFTS, PHASE 2

SITE PLAN

Project Classification: SITE PLAN
Address: 601 MEETING STREET
Location: PENINSULA
TMS#: 4631604001-004, 006-011, 013
Acres: 4.19
Lots (for subdiv):
Units (multi-fam./Concept Plans): 274
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150421-601MeetingSt-1
City Project ID Name: TRC_SP:EastCentralLoftsPhase2

Submittal Review #: 4TH REVIEW
Board Approval Required: BAR, BZA-SD

Owner: E.C. LOFTS, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: LES PHILLIPS lphillips@seamonwhiteside.com

Misc notes: Site plans for a mixed-use development with 274 residential units and associated improvements.

RESULTS: Revise and resubmit to TRC

18 511 MEETING STREET APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: 511 MEETING STREET
Location: PENINSULA
TMS#: 4590503080-084, 088
Acres: 1.25
Lots (for subdiv):
Units (multi-fam./Concept Plans): 240
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150707-MeetingSt-2
City Project ID Name: TRC_SP:511MeetingStreetApartments

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

Owner: 511 MEETING STREET, LLC
Applicant: ADC ENGINEERING, INC. 843-566-0161
Contact: JEFF WEBB jeffw@adcengineering.com

Misc notes: Construction plans for a 240 unit residential development with retail space on ground level and associated improvements.

RESULTS: Revise and resubmit to TRC

19 WAMBAW FLEX BUILDINGS

SITE PLAN

Project Classification: SITE PLAN
Address: 2079 & 2089 WAMBAW CREEK ROAD
Location: CAINHOY
TMS#: 2710403001 & 002
Acres: 1.91
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: PUD

new BP approval tracking

City Project ID #: 150407-Wambaw CreekRd-1
City Project ID Name: TRC_SP:WambawFlexBuildings

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: DELMO, LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: BRANDON SHAW shawb@earthsourceeng.com

Misc notes: Construction of two office/warehouse flex buildings 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.

20 CAMBRIA HOTEL

SITE PLAN

Project Classification: SITE PLAN

Address: RIPLEY POINT DRIVE

Location: WEST ASHLEY

TMS#: 4211100061

Acres: 2.94

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 150604-Ripley PointDr-1

City Project ID Name: TRC_SP:CambriaHotel

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: UPLAND LODGING, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction plans for a new hotel with 126 rooms.

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.

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.