



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/14/2016

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 LIVE OAK SQUARE

SITE PLAN

Project Classification: SITE PLAN
Address: 3112 MAYBANK HWY
Location: JOHNS ISLAND
TMS#: 3130000407 & 408
Acres: 10.6
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD

new BP approval tracking

City Project ID #: 160628-MaybankHwy-1
City Project ID Name: TRC_SP:LiveOakSquare

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

Owner: CROWNE MAYBANK HOLDINGS, LLC
Applicant: CROWNE MAYBANK HOLDINGS, LLC 205-521-6328
Contact: OAKY DOVER odoover@crownepartners.com

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

RESULTS: Revise and resubmit to TRC

2 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 #: 2ND REVIEW
Board Approval Required: PC

Owner: BEAZER HOMES, INC.
Applicant: SITECAST, LLC 843-224-4264
Contact: CHRIS DONATO cdonato@sitecastsc.com

Misc notes: Preliminary subdivision plat for a 128 lot subdivision (Note: the plat is included in the RC plans).

RESULTS: Revise and resubmit to TRC

3 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 #: 2ND REVIEW
Board Approval Required: PC

Owner: BEAZER HOMES, INC.
Applicant: SITECAST, LLC 843-224-4264
Contact: CHRIS DONATO cdonato@sitecastsc.com

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

RESULTS: Revise and resubmit to TRC

4 1559 FOLLY ROAD

SITE PLAN

Project Classification: SITE PLAN

Address: 1559 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 3341200001

Acres: 3.05

Lots (for subdiv):

Units (multi-fam./Concept Plans): 48

Zoning: GB

new BP approval tracking

City Project ID #: 160628-1559FollyRd-1

City Project ID Name: TRC_SP:1559FollyRoad[Revised2016]

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, BZA-SD

Owner: 1559 ACQUISITIONS COMPANY LLC

Applicant: ANCHOR CONSULTING ENGINEERS, LLC

843-818-4652

Contact: R.L. CAWOOD
SOUTH

cawood.south@anchorce.com

Misc notes: REVISED Construction plans for a 48 unit apartment development and associated improvements (see letter for explanation of the specific changes).

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 ASHLEY LANDING OUTPARCEL

SITE PLAN

Project Classification: SITE PLAN

Address: 1401 SAM RITTENBERG BOULEVARD

Location: WEST ASHLEY

TMS#: 3521100101

Acres: 0.92

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160301-Sam RittenbergBlvd-1

City Project ID Name: TRC_SP:AshleyLandingOutparcel

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: FAISON-ASHLEY LANDING, LLC

Applicant: ADAMS & WILSON DEVELOPMENT

843-216-9990

Contact: TRAVIS ORTNER

travis@adamswilsondevelopment.com

Misc notes: Construction plans for a new 10,200 sq. ft. building at the Ashley Landing shopping center.

RESULTS: Revise and resubmit to TRC

6 THE CITADEL BOAT CENTER (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: HAMMOND AVENUE

Location: PENINSULA

TMS#: 4600000004

Acres: 1.14

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-1F

new BP approval tracking

City Project ID #: 160628-HammondAve-1

City Project ID Name: TRC_SP:CitadelBoatingCenter[EarlySitePackage]

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR (demo)

Owner: THE CITADEL

Applicant: STANTEC CONSULTING SERVICES, INC

843-740-7700

Contact: BRYAN KIZER

bryan.kizer@stantec.com

Misc notes: Early Site Package (ESP) plans for a renovated boat center and associated improvements.

RESULTS: Revise and resubmit to TRC

7 BRIGADE STREET (CONCEPT PLAN)

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: BRIGADE & ROMNEY STREETS

Location: PENINSULA

TMS#: 4640000003 & 017

Acres: 15.85

Lots (for subdiv): 2 + R/W

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 160622-BrigadeSt-1

City Project ID Name: TRC_CP:BrigadeSt[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: MSP NOMO MF, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: JOHN DUANE

duane.j@thomasandhutton.com

Misc notes: Subdivision concept plan to subdivide a parcel into 2 lots and create a public right-of-way (July 20 PC)

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.

8 RCB OFFICE BUILDING

SITE PLAN

Project Classification: SITE PLAN

Address: 1567 MEETING STREET

Location: PENINSULA

TMS#: 4641000013 & 015

Acres: 0.38

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160628-1567Meeting StreetRd-1

City Project ID Name: TRC_SP:RCBOfficeBuilding

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: RCB OFFICE, LLC

Applicant: RCB OFFICE, LLC

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

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

RESULTS: Revise and resubmit to TRC

9 1795 KING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 1795 KING STRRET

Location: PENINSULA

TMS#: 4660000015

Acres: 0.38

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: HI

new BP approval tracking

City Project ID #: 160628-1795King StreetExt-1

City Project ID Name: TRC_SP:1795KingStRenovation

Submittal Review #: PRE-APP

Board Approval Required:

Owner: DUNCAN GARRET D IV

Applicant: RCB DEVELOPMENT

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans for a major renovation of an existing development.

RESULTS: Revise and resubmit to TRC

10 CAROLINA BAY, PHASE 22 (CONCEPT PLAN)

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: CAROLINA BAY DRIVE

Location: WEST ASHLEY

TMS#: 3070000005

Acres: 3.03

Lots (for subdiv): 10 + R/W

Units (multi-fam./Concept Plans): 10

Zoning: PUD (CAROLINA BAY)

new BP approval tracking

City Project ID #: 160531-Carolina BayDr-1

City Project ID Name: TRC_CP:CarolinaBayPhase22[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME CORPORATION

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

Contact: CLARENCE

KORNEGAY

843-884-1667

ckornegay@seamonwhiteside.com

Misc notes: Subdivision concept plan for 10 single-family lots with a public alley (July 20 PC)

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.

11 3130 MAYBANK SPECIALTY SHOPPES

SITE PLAN

Project Classification: SITE PLAN

Address: 3130 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3130000022 & 325

Acres: 0.616

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 150113-MaybankHwy-1

City Project ID Name: TRC_SP:3130MaybankSpecialtyShoppes

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB, BZA-SD

Owner: CAROLINA RESORT PROPERTIES, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: BRANDON SHAW

843-881-0525

shawb@earthsourceeng.com

Misc notes: Construction plans for retail development.

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.

12 MAYBANK HIGHWAY DEVELOPMENT PUD

PUD MASTER PLAN

Project Classification: PUD MASTER PLAN

Address: MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: 4240000001

Acres: 10.53

Lots (for subdiv):

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

Zoning: PUD-PENDING

Misc notes: PUD text for mixed use development on Maybank Highway

new BP approval tracking

City Project ID #: 160705-MaybankHwy-1

City Project ID Name: TRC_PUD:MaybankHighwayDevelopment[PUD]

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD, PC

Owner: CPC JAMES ISLAND, LLC

Applicant: STANTEC

Contact: ERICA CHASE

843-740-7700

erica.chase@stantec.com

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.

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.