



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/28/2016

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 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000697

Acres: 69.25

Lots (for subdiv): 144

Units (multi-fam./Concept Plans): 144

Zoning: PUD - BEES LANDING

new BP approval tracking

City Project ID #: 160712-ProximityDr-1

City Project ID Name: TRC_RC:GrandOaksPhases7A-9A[Plat]

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: Preliminary subdivision plat for a 144 lot subdivision in multiple phases

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 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): 144

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 #: 3RD 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: 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.

3 BLACKBAUD CORPORATE CAMPUS (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: RIVER LANDING DRIVE & FAIRCHILD STREET

Location: DANIEL ISLAND

TMS#: 2750000155

Acres: 8.98

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-TC

new BP approval tracking

City Project ID #: 160531-FairchildSt-1

City Project ID Name: TRC_SP:BlackbaudCorporateCampus[EarlySitePackage]

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, BZA-SD

Owner: DANIEL ISLAND CO.

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY WOODY

843-725-5277

woody.t@thomasandhutton.com

Misc notes: Early Site Package construction plans for new office building(s) and parking deck 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.

4 STEFAN DRIVE TOWNHOMES

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: STEFAN DRIVE

Location: JAMES ISLAND

TMS#: 3430700146-148

Acres: 0.70

Lots (for subdiv): 8

Units (multi-fam./Concept Plans): 8

Zoning: DR-12

new BP approval tracking

City Project ID #: 160524-StefanDr-1

City Project ID Name: TRC_CP:StefanDrTownhomes[Concept]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: WAPPOO ASSOCIATES

Applicant: ATLANTIC MANAGEMENT, LLC

Contact: MATT CLINE

843-209-5618

matt@clineeng.com

Misc notes: Subdivision concept plan for an 8 lot attached home subdivision on an existing street.

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.

5 DANIEL ISLAND SQUARE MIXED-USE

SITE PLAN

Project Classification: SITE PLAN

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000157

Acres: 3.09

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-TC

new BP approval tracking

City Project ID #: 160712-Island ParkDr-1

City Project ID Name: TRC_SP:DanielIslandSquareMixedUse

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: DIPAC, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: KEVIN BERRY

843-881-0525

admin@earthsourceeng.com

Misc notes: Construction plans for new mixed-use performing arts theater.

RESULTS: Revise and resubmit to TRC

6 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 #: 2ND 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: 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 MUSC CANNON STREET PARKING GARAGE

SITE PLAN

Project Classification: SITE PLAN

Address: 165 CANNON STREET

Location: PENINSULA

TMS#: 4601104049

Acres: 1.45

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160712-CannonSt-1

City Project ID Name: TRC_SP:MUSCCannonStreetParkingGarage

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: 165 CANNON STREET, LLC

Applicant: ADC ENGINEERING, INC.

Contact: SEBASTIAN DAVIS

843-566-0161

sebastianand@adcengineering.com

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

RESULTS: Revise and resubmit to TRC

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.