



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

8/11/2016

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 HARBOR VIEW OAKS (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: 1416 HARBOR VIEW ROAD
Location: JAMES ISLAND
TMS#: 4240700029
Acres: 2.59
Lots (for subdiv): 4
Units (multi-fam./Concept Plans): 4
Zoning: SR-1

new BP approval tracking

City Project ID #: 150831-Harbor ViewRd-2
City Project ID Name: TRC_RC:HarborViewOaks[Roads]

Submittal Review #: 3RD REVIEW
Board Approval Required: BZA-SD & PC

Owner: MIKE CLEMENTS
Applicant: MICHAEL MCCORMICK 843-971-3646
Contact: MICHAEL MCCORMICK mccormickassocia@bellsouth.net

Misc notes: Road construction plans for a subdivision creating 4 new single-family lots with new private road.

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.

2 EAST SIDE MISSIONARY CHURCH HALL

SITE PLAN

Project Classification: SITE PLAN
Address: 584 MEETING STREET
Location: PENINSULA
TMS#: 4590103045
Acres: 1.62
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160726-MeetingSt-1
City Project ID Name: TRC_SP:EastSideMissionaryChurchHall

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

Owner: EAST SIDE MISSIONARY BAPTIST CHURCH
Applicant: RICHARD MOUTZ ARCHITECTURE, LLC 843-270-9004
Contact: RICHARD MOUTZ rmoutz@aol.com

Misc notes: Construction plans for a new church hall and associated improvements.

RESULTS: Revise and resubmit to TRC

3 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 McConnellPkw-1
City Project ID Name: TRC_SP:MUSCWhitfieldTract[ESP]

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

Owner: UNIVERSITY MEDICAL ASSOCIATES
Applicant: DAVIS & FLOYD, INC. 843-554-8602
Contact: WILLIAM BRADLEY SMITH bsmith@davisfloyd.com

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

RESULTS: Revise and resubmit to TRC

4 BLACKBAUD CORPORATE CAMPUS

SITE PLAN

Project Classification: SITE PLAN
Address: RIVER LANDING DRIVE & FAIRCHILD STREET
Location: DANIEL ISLAND
TMS#: 2750000155
Acres: 12.97
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DI-TC

new BP approval tracking

City Project ID #: 160519-FairchildSt-2
City Project ID Name: TRC_SP:DanielIslandProjectGreen

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

Owner: DANIEL ISLAND CO., INC.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5277
Contact: TONY WODDY woody.t@thomasandhutton.com

Misc notes: Construction plans for new office building(s) and parking deck and associated improvements.

RESULTS: Revise and resubmit to TRC

5 OAKSIDE APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: MAIN ROAD & BROWNSWOOD ROAD
Location: JOHNS ISLAND
TMS#: 2790000237
Acres: 2.02
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LB

new BP approval tracking

City Project ID #: 160726-MainRd-1
City Project ID Name: TRC_SP:OaksideApartments

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

Owner: FAST ASLEEP, LLC
Applicant: CLINE ENGINEERING, INC. 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for an apartment development and associated improvements.

RESULTS: Revise and resubmit to TRC

6 WESTEDGE INFRASTRUCTURE, PHS 1 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: SPRING STREET & LOCKWOOD BLVD

Location: PENINSULA
TMS#: 4600000014, 021; 4601002004, 019, 020, 023
Acres: 11.99
Lots (for subdiv): r/w
Units (multi-fam./Concept Plans):
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150928-LockwoodDr-1
City Project ID Name: TRC_RC:WestEdgeInfrastructurePhase1[10WestEdgeRoads]

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

Owner: CHARLESTON HORIZON DEVCO, LLC
Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-849-0200
Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

Misc notes: Construction plans for phase 1 road infrastructure.

RESULTS: Revise and resubmit to TRC

7 511 MEETING STREET APARTMENTS (ESP)

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 #: 160726-511MeetingSt-2
City Project ID Name: TRC_SP:511MeetingStreetApartments[EarlySitePackage]

Submittal Review #: PRE-APP
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: Early Site Package plans for a 240 unit residential development with retail space on ground level and associated improvements.

RESULTS: Revise and resubmit to TRC

8 HENDRICK PRE-OWNED PARKING EXPANSION

SITE PLAN

Project Classification: SITE PLAN
Address: 1522 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3490100005 & 006
Acres: 5.09
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160524-1522SavannahHwy-1
City Project ID Name: TRC_SP:HendrickPre-OwnedParkingExpansion

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

Owner: HENDRICK AUTOMOTIVE GROUP
Applicant: EMH&T
Contact: GREG EMERY

704-353-9952
gemery@emht.com

Misc notes: Construction plans to demolish the existing building and create surface parking lot.

RESULTS: Revise and resubmit to TRC

9 WEST ASHLEY SENIOR CENTER (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: 2001 HENRY TECKLEBURG DRIVE
Location: WEST ASHLEY
TMS#: 3510100021-023, 035, 040, 3090000028
Acres: 0.988
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160412-Henry TecklenburgDr-1
City Project ID Name: TRC_RC:WestAshleySeniorCenter[Roads]

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

Owner: BON SECOURS ST. FRANCIS HOSPITAL
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Road construction plans for a new WA Senior Center (Henry Tecklenburg Drive Extension and utilities).

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.

10 WEST ASHLEY SENIOR CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: 2095 HENRY TECKLEBURG DRIVE
Location: WEST ASHLEY
TMS#: 3510100021-023, 035, 040; 3090000028
Acres: 8.6
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 150928-Henry TecklenburgDr-1
City Project ID Name: TRC_SP:WestAshleySeniorCenter

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

Owner: BON SECOURS ST. FRANCIS HOSPITAL
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new WA Senior Center 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.

11 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 #: 2ND REVIEW
Board Approval Required: DRB, BZA-SD

Owner: SYNOVUS TRUST COMPANY
Applicant: HUSSEY GAY BELL
Contact: MATT WIDMAIER

843-693-6196
matt@sjcollinsent.com

Misc notes: Construction plans for a new grocery store 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.