



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

8/18/2016

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 BEES FERRY RETAIL CENTER

SITE PLAN

Project Classification: SITE PLAN
Address: 2060 BEES FERRY ROAD
Location: WEST ASHLEY
TMS#: 3580000099
Acres: 3.027
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LB

new BP approval tracking

City Project ID #: 150130-Bees FerryRd-1
City Project ID Name: TRC_SP:BeesFerryRetailCenter

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

Owner: WILLCO PROPERTIES, LLC
Applicant: CONNOR ENGINEERING, INC.
Contact: WILL CONNOR

843-224-5637
connoreng@live.com

Misc notes: Site plans for a new retail center and associated improvements.

RESULTS: Revise and resubmit to TRC; requires unit numbering plan.

2 BROWNSWOOD ROAD

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 1109 BROWNSWOOD ROAD
Location: JOHNS ISLAND
TMS#: 3120000181
Acres: 0.79
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): 2
Zoning: SR-1

new BP approval tracking

City Project ID #: 160803-BrownswoodRd-1
City Project ID Name: TRC_PP:BrownswoodRd[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: DOLPH FARMER
Applicant: A.H. SCHWACKE & ASSOCIATES
Contact: TRACY BLEWER

843-762-7005
tracyblewer@aol.com

Misc notes: Preliminary subdivision plat to subdivide one lot into 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.

3 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 #: 1ST REVIEW
Board Approval Required: DRB

Owner: SL SHAW & ASSOCIATES/DANIEL ISLAND COMPANY
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; requires Construction activity application, CSWPPP, Stormwater technical report.

4 COUNTRY CLUB OF CHARLESTON POOL & FITNESS

SITE PLAN

Project Classification: SITE PLAN
Address: 1 COUNTRY CLUB DRIVE
Location: JAMES ISLAND
TMS#: 4240000004
Acres: 158.5
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: SR-1

new BP approval tracking

City Project ID #: 160308-1Country ClubDr-1
City Project ID Name: TRC_SP:CountryClubofCharleston[Pool and Fitness]

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-SD

Owner: COUNTRY CLUB OF CHARLESTON
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622
Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Construction plans for a new pool and fitness 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 Engineering for stamping.

5 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 #: 3RD 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

6 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 #: 3RD 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

7 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 #: 2ND 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: 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.

8 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 #: 2ND 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: 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.

9 DANIEL ISLAND, PARCEL CC, PENINSULA (ROAD)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: VILLAGE CROSSING DRIVE

Location: DANIEL ISLAND

TMS#: 2750000203

Acres: 7.6

Lots (for subdiv): 17

Units (multi-fam./Concept Plans): 17

Zoning: DI-RI

new BP approval tracking

City Project ID #: 160322-Village CrossingDr-2

City Project ID Name: TRC_RC:DanielIslandParcelCCPeninsula[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Road Construction plans for Parcel CC on Daniel Island.

RESULTS: Revise and resubmit to TRC

10 JAMES ISLAND SELF STORAGE

SITE PLAN

Project Classification: SITE PLAN

Address: 1743 CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400900026

Acres: 5.80

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160803-Central ParkRd-1

City Project ID Name: TRC_SP:JamesIslandSelfStorage

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

Misc notes: Construction plans for self storage facility and associated improvements.

RESULTS: Revise and resubmit to TRC

11 DANIEL ISLAND CLUB EXPANSION (TENNIS/PARKING)

SITE PLAN

Project Classification: SITE PLAN

Address: 715 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 2710000001

Acres: 5.6

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-R

new BP approval tracking

City Project ID #: 151231-715Island ParkDr-1

City Project ID Name: TRC_SP:DanielIslandClub[Tennis/Parking]

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD, DRB

Owner: DANIEL ISLAND CLUB

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Construction plans for tennis courts and parking lot expansion.

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.

12 HOLLYBERRY ROAD

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: HOLLYBERRY ROAD & RAINSONG DRIVE
Location: JAMES ISLAND
TMS#: 3431500120
Acres: 0.64
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): 2
Zoning: SR-1

new BP approval tracking

City Project ID #: 160803-HollyberryRd-1
City Project ID Name: TRC_PP:HollyberryLot[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: AL & ROBERTA GIRALDO
Applicant: CHRIS UNION
Contact: CHRIS UNION

843-412-2322
unionchris1@gmail.com

Misc notes: Preliminary subdivision plat to subdivide one lot into 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.

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.