



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

8/25/2016

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 3324 MAYBANK HIGHWAY

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 3324 MAYBANK HIGHWAY  
Location: JOHNS ISLAND  
TMS#: 2790000030  
Acres: 2.284  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: CT

new BP approval tracking

City Project ID #: 160809-MaybankHwy-1  
City Project ID Name: TRC\_SP:MaybankHwyConceptualSite

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

Owner: DR. GEORGE GRATZICK  
Applicant: STANTEC  
Contact: MIKE SLAGLE

843-740-7704

mike.slagle@stantec.com

Misc notes: Construction plans for a new commercial development.

**RESULTS: Revise and resubmit to TRC**

### # 2 MUSC SHAWN JENKINS CHILDREN'S HOSPITAL & WOMEN'S PAVILION

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 326 CALHOUN STREET  
Location: PENINSULA  
TMS#: 4601400023  
Acres: 3.50  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: LB

new BP approval tracking

City Project ID #: 150209-CalhounSt-1  
City Project ID Name: TRC\_SP:MUHACHildren'sHospitalandWomen'sPavilion

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

Owner: MEDICAL UNIVERSITY HOSPITAL AUTHORITY  
Applicant: ADC ENGINEERING, INC.  
Contact: JEFF WEBB

843-566-0161

jeffw@adcengineering.com

Misc notes: Site plans for proposed 535,067 square foot hospital.

**RESULTS: Revise and resubmit to TRC; submit 3 'Master Sets', pdf all TRC members responses to comments.**

### # 3 EAST CENTRAL LOFTS TEMPORARY OFF-SITE PARKING

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 265 HUGER STREET  
Location: PENINSULA  
TMS#: 4631604018 & 055  
Acres: 1.76  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 264  
Zoning: GB

new BP approval tracking

City Project ID #: 160622-HugerSt-1  
City Project ID Name: TRC\_SP:EastCentralLoftsTempParking[offsite]

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CITY OF CHARLESTON HOUSING AUTHORITY  
Applicant: REVEER GROUP, LLC  
Contact: DAVID MCNAIR

843-297-4103

dmcnair@reveergroup.com

Misc notes: Site plans for a temporary parking lot.

**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.**

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# 4 1677 SAVANNAH HIGHWAY

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1677 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3500600069  
Acres: 0.4653  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: LB

new BP approval tracking

City Project ID #: 160809-SavannahHwy-1  
City Project ID Name: TRC\_SP:OfficesofDrGregOrsimarsi

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

Owner: CHARLES TOWNE FAMILY & COSMETIC DENTISTRY  
Applicant: JOHN STEPHENS 803-238-9359  
Contact: JOHN STEPHENS jstephens@crescentengineeringllc.com

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

**RESULTS: Revise and resubmit to TRC**

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# 5 PRESIDENT STREET IMPROVEMENTS

**ROAD CONSTRUCTION PLANS**

Project Classification: MINOR SUBDIVISION  
Address: PRESIDENT STREET & SPRING STREET  
Location: PENINSULA  
TMS#: RIGHT-OF-WAY  
Acres:  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning:

new BP approval tracking

City Project ID #: 160809-PresidentSt-1  
City Project ID Name: TRC\_RC:PresidentStreetImprovements

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: SCDOT  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200  
Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

Misc notes: Construction plans for the modified intersection of President Street and the Crosstown.

**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.**

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# 6 WESTEDGE INFRASTRUCTURE, PHASE 1 (PLAT)

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: SPRING STREET & LOCKWOOD BOULEVARD  
Location: PENINSULA  
TMS#: 4600000014, 021; 4601002004, 019, 020, 023  
Acres: 11.99  
# Lots (for subdiv): 5 + ROW  
# Units (multi-fam./Concept Plans):  
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 160809-LockwoodDr-1  
City Project ID Name: TRC\_PP:WestedgeInfrastructurePhs1[Plat]

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

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

Misc notes: Preliminary subdivision plat for phase 1 road infrastructure and 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.**

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# 7 267 RUTLEDGE AVENUE

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 267 RUTLEDGE AVENUE  
Location: PENINSULA  
TMS#: 4600704001  
Acres: 0.17  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 4  
Zoning: DR-2F

new BP approval tracking

City Project ID #: 160419-RutledgeAve-1  
City Project ID Name: TRC\_SP:267RutledgeAveMixedUse

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

Owner: BEN TOWILL  
Applicant: ANDREW GOULD 215-605-6982  
Contact: ANDREW GOULD andrew@newworldbyzantine.com

Misc notes: Renovation of an existing structure (restaurant and residential unit) and two new residential structures and associated improvements.

**RESULTS: Revise and resubmit to TRC**

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**# 8 EAST CENTRAL LOFTS, PHASE 2**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 601 MEETING STREET  
Location: PENINSULA  
TMS#: 4631604001-004, 006-011, 013  
Acres: 3.5  
# 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 #: 5TH 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:** 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.

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**# 9 1065 JENKINS ROAD**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1065 JENKINS ROAD  
Location: WEST ASHLEY  
TMS#: 3511400011  
Acres: 1.31  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: BP

new BP approval tracking

City Project ID #: 160809-JenkinsRd-1  
City Project ID Name: TRC\_SP:JenkinsRoadOfficeWarehouse  
Submittal Review #: PRE-APP  
Board Approval Required:

Owner: C & M, LLC  
Applicant: EARTHSOURCE ENGINEERING 843-881-0525  
Contact: AMIE HUNT admin@earthsourceeng.com

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

**RESULTS:** Revise and resubmit to TRC

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**# 10 287 HUGER STREET**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: HUGER STREET  
Location: PENINSULA  
TMS#: 4631604017  
Acres: 2.888  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 198  
Zoning: LI

new BP approval tracking

City Project ID #: 151005-289HugerSt-1  
City Project ID Name: TRC\_SP:289HugerStApartments  
Submittal Review #: 2ND REVIEW  
Board Approval Required: BAR, BZA-SD

Owner: HUGER STREET HOLDINGS, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200  
Contact: EMILY SOTHERLUND sotherlund.e@thomasandhutton.com

Misc notes: Construction plans for a 198 unit apartment complex and associated improvements.

**RESULTS:** Revise and resubmit to TRC

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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.