



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/1/2016

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 DANIEL ISLAND, PHASE Q-5-2

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: FAIRCHILD STREET
Location: DANIEL ISLAND
TMS#: 2750000155
Acres: 8.97
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: DI-TC (SC)

new BP approval tracking

City Project ID #: 160817-FairchildSt-1
City Project ID Name: TRC_PP:DaniellIslandPhaseQ5-2[2 lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: DANIEL ISLAND COMPANY, INC.
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5255
Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: Preliminary subdivision plat to create two lots with Front Build To Line.

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.

2 511 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 #: 1ST REVIEW
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: 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.

3 BARONS DRIVE (GRAND OAKS) (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: PROXIMITY DRIVE
Location: WEST ASHLEY
TMS#: 3010000696
Acres: 72.84
Lots (for subdiv): R/W
Units (multi-fam./Concept Plans):
Zoning: PUD (BEES LANDING)

new BP approval tracking

City Project ID #: 160817-ProximityDr-1
City Project ID Name: TRC_PP:BaronsDrGrandOaks[Plat]

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

Owner: GRAND BEES DEVELOPMENT, LLC
Applicant: HLA, INC. 843-763-1166
Contact: RYAN WILLIAMS rwilliams@hlainc.com

Misc notes: Preliminary subdivision plat for a street extension to the Long Savannah tract.

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.

4 BARONS DRIVE (GRAND OAKS) (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: PROXIMITY DRIVE

Location: WEST ASHLEY

TMS#: 3010000696

Acres: 72.84

Lots (for subdiv): R/W

Units (multi-fam./Concept Plans):

Zoning: PUD (BEES LANDING)

new BP approval tracking

City Project ID #: 160614-ProximityDr-1

City Project ID Name: TRC_RC:BaronsDrGrandOaks[Roads]

Submittal Review #: 2ND 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 street extension to the Long Savannah tract.

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 HOME 2 SUITES

SITE PLAN

Project Classification: SITE PLAN

Address: 1963 SAVANNAH HWY

Location: WEST ASHLEY

TMS#: 3500500045

Acres: 3.8

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB (A)

new BP approval tracking

City Project ID #: 151231-1963SavannahHwy-1

City Project ID Name: TRC_SP:Home2Suites

Submittal Review #: 4TH REVIEW

Board Approval Required: BZA-Z, BZA-SD

Owner: PALAS HOLDINGS, LLC

Applicant: HLA, INC.

Contact: THOMAS KELLUM

843-763-1166

tkellum@hlainc.com

Misc notes: Construction plan for 150 room hotel and associated improvements (note the Master Set is in Public Service office).

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.

6 1056 KING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 1056 KING STREET

Location: PENINSULA

TMS#: 4631203046, 067, 068

Acres: 0.9

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 150624-1056KingSt-1

City Project ID Name: TRC_SP:1056KingStParking

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: 585 KING STREET, LLC

Applicant: SITECAST, LLC

Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Construction plans for parking lot improvements.

RESULTS: Revise and resubmit to TRC; Stormwater Narrative, DHEC 0451 form & EPSC form from City SDSM required.

7 MAYBANK VILLAGE, TRACT D

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 3201 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3130000248

Acres: 10.327

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 160817-MaybankHwy-1

City Project ID Name: TRC_PP:MaybankVillageTractD[2 lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: TIDELANDS BANK

Applicant: HLA, INC.

Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

Misc notes: Preliminary subdivision plat to create 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.

8 THE VILLAGE AT POINT HOPE

SITE PLAN

Project Classification: SITE PLAN
Address: POINT HOPE PARKWAY
Location: CAINHOY
TMS#: 2620000008
Acres: 15.8
Lots (for subdiv):
Units (multi-fam./Concept Plans): 264
Zoning: PUD

new BP approval tracking

City Project ID #: 160705-Clements FerryRd-2
City Project ID Name: TRC_SP:TheVillage@PointHope[Multifamily]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: SPECTRUM PROPERTIES
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5233
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Construction plans for a new multi-family development and associated improvements.

RESULTS: Revise and resubmit to TRC; Unit numbering plan, Traffic impact study required.

9 1805 MEETING STREET

SITE PLAN

Project Classification: SITE PLAN
Address: 1805 MEETING STREET
Location: PENINSULA
TMS#: 46402000042 & 043
Acres: 3.18
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 150928-Meeting StreetRd-1
City Project ID Name: TRC_SP:1805MeetingStreetSelfStorage

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: BOWLING GREEN CAPITAL, LLC
Applicant: DAVIS & FLOYD, INC. 843-554-8602
Contact: STEVEN WALL swall@davidfloyd.com

Misc notes: Construction plans for a new self storage facility 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.

10 EAST BAY APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: 655 EAST BAY STREET
Location: PENINSULA
TMS#: 4590604019, 020
Acres: 0.99
Lots (for subdiv):
Units (multi-fam./Concept Plans): 51
Zoning: MU-1/WH

new BP approval tracking

City Project ID #: 150707-EBaySt-1
City Project ID Name: TRC_SP:EastBayApartments

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

Owner: EAST BAY APARTMENTS, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229
Contact: TONY M. WOODY woody.t@thomasandhutton.com

Misc notes: Construction plans for new residential apartment building(s) and associated improvements.

RESULTS: Revise and resubmit to TRC; CSWPPP, DHEC NOI SDSM checklist, Stormwater Technical Report, Traffic impact study required.

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.