



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/15/2016

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 16 STRAWBERRY LANE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: 16 STRAWBERRY LANE

Location: PENINSULA

TMS#: 4600302069

Acres: 0.08

Lots (for subdiv): 2

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

Zoning: DR-2F

new BP approval tracking

City Project ID #: 160426-16StrawberryLn-1

City Project ID Name: TRC_PP:16StrawberryLane[2lots]

Submittal Review #: 1ST REVIEW (REPEAT)

Board Approval Required:

Owner: TIFT MITCHELL

Applicant: JOE EELMAN

Contact: JOE EELMAN

843-478-3937

joeelman2@comcast.net

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

RESULTS: Approved. Submit two plats to be stamped approved.

2 10 WESTEDGE

SITE PLAN

Project Classification: SITE PLAN

Address: LOCKWOOD DR., SPRING ST., HORIZON ST.

Location: PENINSULA

TMS#: 4601002020, etal.

Acres: 11.99

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 350

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 141028-SpringSt-1

City Project ID Name: TRC_SP:HorizonPhase1A

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: HPIA DEVCO, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: CHRIS MAGALDI

843-849-0200

magaldi.c@thomasandhutton.com

Misc notes: Construction plans for a mixed-use building, parking and landscaping.

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 HOPEWELL DRIVE (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: POINT HOPE PARKWAY

Location: CAINHOY

TMS#: 2620000008

Acres: 11.5

Lots (for subdiv): R/W

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

Zoning: PUD

new BP approval tracking

City Project ID #: 160705-Clements FerryRd-1

City Project ID Name: TRC_PP:HopewellDrive[1lot]

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: CAINHOY LAND & TIMBER

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JASON HUTCHINSON

843-725-5233

hutchinson.j@thomasandhutton.com

Misc notes: Preliminary subdivision plat to create new right-of-way.

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 HOPEWELL DRIVE (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MINOR SUBDIVISION

Address: POINT HOPE PARKWAY

Location: CAINHOY

TMS#: 2620000008

Acres: 11.5

Lots (for subdiv): R/W

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

Zoning: PUD

new BP approval tracking

City Project ID #: 160906-Point HopePkwy-1

City Project ID Name: TRC_RC:HopewellDrive[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CAINHOY LAND & TIMBER

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5233

Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Road construction plans for a new commercial/multi-family street.

RESULTS: Revise and resubmit to TRC

5 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): 2

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

Zoning: DI-TC (SC)

new BP approval tracking

City Project ID #: 160519-FairchildSt-2

City Project ID Name: TRC_SP:DaniellIslandProjectGreen

Submittal Review #: 2ND 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. (Note: Traffic impact study in process)

RESULTS: Revise and resubmit to TRC

6 FARR STREET EXTENSION

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 12.60

Lots (for subdiv): 3

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

Zoning: DI-R

new BP approval tracking

City Project ID #: 160906-FarrSt-1

City Project ID Name: TRC_CP:FarrStreetExtension[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: GREYSTAR GP II, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Concept Plan for a new street extension and connection.

RESULTS: Revise and resubmit to TRC

7 COBURG ROAD

PUD MASTER PLAN

Project Classification: PUD MASTER PLAN

Address: COBURG ROAD

Location: WEST ASHLEY

TMS#: 3490800001

Acres: 6.15

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 203

Zoning: GB TO PUD

new BP approval tracking

City Project ID #: 160906-CoburgRd-1

City Project ID Name: TRC_PUD:CoburgRoad[PUD]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: ST. ANDREWS PARISH, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: ANNA LEWIS alewis@swasc.com

Misc notes: PUD master plan for a proposed age-restricted mixed-use development and associated improvements. (Oct. 19 PC meeting)

RESULTS: Revise and resubmit to TRC

8 INDIGO HALL ASSISTED LIVING (SITE)

SITE PLAN

Project Classification: SITE PLAN

Address: STANDARD WAY

Location: JAMES ISLAND

TMS#: 4240000036

Acres: 3.111

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 156

Zoning: GP

new BP approval tracking

City Project ID #: 150827-StandardWay-1

City Project ID Name: TRC_SP:MaybankAssistedLiving

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD, DRB

Owner: INDIGO HALL, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667

Contact: ANDY WONG awong@seamonwhiteside.com

Misc notes: Construction plans for an assisted living 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.

9 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 #: 4TH 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: Approved. Submit two plats to be stamped approved.

10 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 #: 4TH 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: 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.

11 BRISBANE CLUSTER DEVELOPMENT

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: 1912 CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400100011 & 050

Acres: 6.58

Lots (for subdiv): 30

Units (multi-fam./Concept Plans): 30

Zoning: SR-1

new BP approval tracking

City Project ID #: 160622-Central ParkRd-1

City Project ID Name: TRC_CP:BrisbaneClusterDevelopment

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: SOUTHWIND HOMES

Applicant: EMPIRE ENGINEERING 843-308-0800

Contact: THOMAS DURANTE tdurante@empireeng.com

Misc notes: Subdivision concept plan for a proposed cluster development and associated improvements (August PC hearing).

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.

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.