



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC) Site Plans and Subdivisions

RESULTS

9/22/2016

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 PUBLIC STORAGE - MEETING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 575-579 MEETING STREET

Location: PENINSULA

TMS#: 4631604019, 020, 021, 034

Acres: 1.331

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB & LI

new BP approval tracking

City Project ID #: 160908-MeetingSt-1

City Project ID Name: TRC_SP:PublicStorageMeetingStreet

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: GRANT REALTY CORPORATION

Applicant: STANTEC

Contact: JOSH LILLY

843-740-6332

josh.lilly@stantec.com

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

RESULTS: Revise and resubmit to TRC

2 TWIN LAKES CONCEPT PLAN

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: 1900 CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 3450000036

Acres: 61.19

Lots (for subdiv): 122

Units (multi-fam./Concept Plans): 122

Zoning: SR-1

new BP approval tracking

City Project ID #: 160908-ArdwickRd-1

City Project ID Name: TRC_CP:TwinLakesConceptPlan2016

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: BMG III, LLC

Applicant: STANTEC

Contact: BRYAN KIZER

843-740-6332

bryan.kizer@stantec.com

Misc notes: Revised subdivision concept plan for phase two of a Cluster Development (October PC hearing).

RESULTS: Revise and resubmit to TRC

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 #: 2ND 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

4 PARCEL FF, PHASE 1 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: RHODEN ISLAND DRIVE
Location: DANIEL ISLAND
TMS#: 2750000092
Acres: 28.4
Lots (for subdiv): 47
Units (multi-fam./Concept Plans): 38
Zoning: DI-RI

new BP approval tracking

City Project ID #: 151130-Rhoden IslandDr-2
City Project ID Name: TRC_PP:DaniellIslandParcelFFPhase1[Plat]

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: Revised preliminary subdivision plat for Daniel Island, Parcel FF, Phase 1.

RESULTS: Withdrawn by the applicant.

5 PARCEL FF, PHASE 1 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: RHODEN ISLAND DRIVE
Location: DANIEL ISLAND
TMS#: 2750000092
Acres: 28.4
Lots (for subdiv): 47
Units (multi-fam./Concept Plans): 38
Zoning: DI-RI

new BP approval tracking

City Project ID #: 151130-Rhoden IslandDr-3
City Project ID Name: TRC_RC:DaniellIslandParcelFFPhase1[Roads]

Submittal Review #: 3RD 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 Daniel Island, Parcel FF, Phase 1.

RESULTS: Withdrawn by the applicant.

6 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 #: 3RD REVIEW
Board Approval Required: BAR, BZA-SD

Owner: MEDICAL UNIVERSITY HOSPITAL AUTHORITY
Applicant: ADC ENGINEERING, INC. 843-566-0161
Contact: JEFF WEBB jeffw@adcengineering.com

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

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.

7 287 HUGER STREET (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 287 HUGER STREET
Location: PENINSULA
TMS#: 4631604017
Acres: 2.9
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): 198
Zoning: LI

new BP approval tracking

City Project ID #: 160908-287HugerSt-1
City Project ID Name: TRC_PP:287HugerStreet[Plat]

Submittal Review #: 1ST REVIEW
Board Approval Required:

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

Misc notes: Preliminary subdivision plat to create two lots at 287 Huger Street.

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 STEFAN DRIVE TOWNHOMES (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: STEFAN DRIVE

Location: JAMES ISLAND

TMS#: 3430700146-148

Acres: 0.70

Lots (for subdiv): 8

Units (multi-fam./Concept Plans): 8

Zoning: DR-12

new BP approval tracking

City Project ID #: 160908-StefanDr-1

City Project ID Name: TRC_PP:StefanDriveTownhomes[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: WAPPOO ASSOCIATES

Applicant: ATLANTIC MANAGEMENT, LLC

Contact: MATT CLINE

843-209-5618

matt@clineeng.com

Misc notes: Preliminary subdivision plat for an 8 lot attached home subdivision on an existing street.

RESULTS: Revise and resubmit to TRC

9 STEFAN DRIVE TOWNHOMES (SITE PLAN)

SITE PLAN

Project Classification: SITE PLAN

Address: STEFAN DRIVE

Location: JAMES ISLAND

TMS#: 3430700146-148

Acres: 0.70

Lots (for subdiv): 8

Units (multi-fam./Concept Plans): 8

Zoning: DR-12

new BP approval tracking

City Project ID #: 160908-StefanDr-2

City Project ID Name: TRC_SP:StefanDriveTownhomes[Siteplan]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: WAPPOO ASSOCIATES

Applicant: ATLANTIC MANAGEMENT, LLC

Contact: MATT CLINE

843-209-5618

matt@clineeng.com

Misc notes: Construction plans for an 8 lot attached home subdivision on an existing street; to include utilities and grading and drainage plans.

RESULTS: Revise and resubmit to TRC

10 AUSTRALI TOWNHOMES

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: SAM RITTENBERG BOULEVARD

Location: WEST ASHLEY

TMS#: 4150000050

Acres: 1.20

Lots (for subdiv): 16

Units (multi-fam./Concept Plans): 15

Zoning: DR-1

new BP approval tracking

City Project ID #: 160908-Sam RittenbergBlvd-1

City Project ID Name: TRC_CP:AustraliTownhomes[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: AUSTRALI INVESTMENTS, LLC

Applicant: AUSTRALI INVESTMENTS, LLC

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Subdivision concept plan for a 15 home subdivision and associated improvements (October PC hearing).

RESULTS: Revise and resubmit to TRC

11 BRIGADE STREET APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: BRIGADE & ROMNEY STREETS

Location: PENINSULA

TMS#: 4640000003 & 017

Acres: 6.54

Lots (for subdiv):

Units (multi-fam./Concept Plans): 275

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150706-BrigadeSt-1

City Project ID Name: TRC_SP:BrigadeStreetApartments

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BAR

Owner: MSP NOMO MF, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JOHN DUANE

843-725-5229

duane.j@thomasandhutton.com

Misc notes: Construction plans for a 275 unit apartment complex 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.