



\*MEETING CANCELLED DUE TO HURRICANE MATTHEW\*

# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

10/6/2016

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications will be reviewed:

### # 1 RILEY ROAD

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION  
Address: RILEY ROAD  
Location: JAMES ISLAND  
TMS#: 3400700009  
Acres: 3.08  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans):  
Zoning: SR-1

City Project ID #: 160922-RileyRd-1  
City Project ID Name: TRC\_PP:RileyRoad[2 lots]  
Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: DEREK WADE  
Applicant: DEREK WADE  
Contact: DEREK WADE

843-296-3731  
derek@carolinandscape.net

Misc notes: Preliminary subdivision plat to subdivide one parcel into two lots

#### RESULTS:

### # 2 LINE STREET

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION  
Address: LINE STREET  
Location: PENINSULA  
TMS#: 160922-000001  
Acres: 0.875  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans):

City Project ID #: 160922-LineSt-1  
City Project ID Name: TRC\_PP:LineStreet[1 lot from ROW]  
Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: NORFOLK SOUTHERN RAILROAD  
Applicant: FORSBERG ENGINEERING & LAND SURVEYING, INC. 843-571-2622  
Contact: LEWIS MOORE lmoore@forsberg-engineering.com

Misc notes: Preliminary subdivision plat to create new lot from railroad right-of-way

#### RESULTS:

### # 3 GADSDENBORO PARK (ROADS)

#### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: LAURENS & CONCORD STREETS  
Location: PENINSULA  
TMS#: 4580102063  
Acres: 1.60  
# Lots (for subdiv): r/w  
# Units (multi-fam./Concept Plans):

City Project ID #: 160922-LaurensSt-1  
City Project ID Name: TRC\_RC:GadsdenboroPark[Roads]  
Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: EAST WEST PARTNERS  
Applicant: FORSBERG ENGINEERING & LAND SURVEYING, INC. 843-571-2622  
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Road construction plans for the extension of Gadsdenboro Street right-of-way

#### RESULTS:

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## # 4 GADSDENBORO PARK (SITE)

### SITE PLAN

Project Classification: SITE PLAN  
Address: LAURENS & CONCORD STREETS  
Location: PENINSULA  
TMS#: 4580102063  
Acres: 1.60  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 76

City Project ID #: 150610-LaurensSt-1  
City Project ID Name: TRC\_SP:GadsdenboroParkApartments  
Submittal Review #: 2ND REVIEW  
Board Approval Required:  
Owner: EAST WEST PARTNERS  
Applicant: FORSBERG ENGINEERING & LAND SURVEYING, 843-571-2622  
INC.  
Contact: TREY LINTON tlinton@forsberg-engineering.com

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

### RESULTS:

## # 5 CROSS ATLANTIC

### SITE PLAN

Project Classification: SITE PLAN  
Address: 13 AMY ELSEY DRIVE  
Location: WEST ASHLEY  
TMS#: 3511500006  
Acres: 0.98  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

City Project ID #: 160922-Amy ElseyDr-1  
City Project ID Name: TRC\_SP:CrossAtlanticStorageBuilding  
Submittal Review #: PRE-APP  
Board Approval Required:  
Owner: ANTHONY RHODES & PRESTON KINSON  
Applicant: MICHAEL MCCORMICK 843-971-3646  
Contact: MICHAEL MCCORMICK mccormickassocia@bellsouth.net

Misc notes: Construction plans for storage building and associated improvements

### RESULTS:

## # 6 JAMES ISLAND MIDDLE SCHOOL

### SITE PLAN

Project Classification: SITE PLAN  
Address: 1484 CAMP ROAD  
Location: JAMES ISLAND  
TMS#: 4250600089  
Acres: 7.88  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: SR-1(S)

City Project ID #: 160922-1484CampRd-1  
City Project ID Name: TRC\_SP:JamesIslandMiddleSchoolPortables  
Submittal Review #: PRE-APP  
Board Approval Required:  
Owner: CHARLESTON COUNTY SCHOOL DISTRICT  
Applicant: HUSSEY GAY BELL 843-849-7500  
Contact: MICHAEL CAIN mcain@husseygaybell.com

Misc notes: Construction plans for portable classrooms and associated improvements

### RESULTS:

## # 7 WHITFIELD INFRASTRUCTURE

### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: BEES FERRY ROAD & WEST ASHLEY CIRCLE  
Location: WEST ASHLEY  
TMS#: 3050800058 & 060  
Acres: 50.10  
# Lots (for subdiv): r/w  
# Units (multi-fam./Concept Plans):  
Zoning: GP

City Project ID #: 160922-Bees FerryRd-1  
City Project ID Name: TRC\_RC:WhitfieldInfrastructure[Roads]  
Submittal Review #: PRE-APP  
Board Approval Required:  
Owner: WHITFIELD CONSTRUCTION COMPANY  
Applicant: CYPRESS ENGINEERING 843-225-5151  
Contact: WILL ROGAN willr@cyresseng.com

Misc notes: Road construction plans for new right-of-way to connect existing rights-of-way

### RESULTS:

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## # 8 HENDRICK PRE-OWNED PARKING EXPANSION

### SITE PLAN

Project Classification: SITE PLAN  
Address: 1522 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3490100005 & 006  
Acres: 5.09  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

City Project ID #: 160524-1522SavannahHwy-1  
City Project ID Name: TRC\_SP:HendrickPre-OwnedParkingExpansion  
Submittal Review #: 2ND REVIEW  
Board Approval Required:  
Owner: HENDRICK AUTOMOTIVE GROUP  
Applicant: EMH&T  
Contact: GREG EMERY

704-353-9952  
gemery@emht.com

Misc notes: Construction plans for expansion of parking lot and associated improvements

### RESULTS:

## # 9 GRANDE OAKS BOULEVARD SELF STORAGE

### SITE PLAN

Project Classification: SITE PLAN  
Address: BEES FERRY ROAD & GRANDE OAKS BOULE  
Location: WEST ASHLEY  
TMS#: 3010000027  
Acres: 5.41  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

City Project ID #: 160926-Bees FerryRd-1  
City Project ID Name: TRC\_SP:GrandOaksBlvdSelfStorage  
Submittal Review #: PRE-APP  
Board Approval Required:  
Owner: WHITE POINT PARTNERS  
Applicant: THOMAS & HUTTON ENGINEERING CO.  
Contact: JASON HUTCHINSON

843-725-5269  
hutchinson.j@thomasandhutton.com

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

### RESULTS:

## # 10 FLOYD DRIVE APARTMENTS

### SITE PLAN

Project Classification: SITE PLAN  
Address: FLOYD DRIVE  
Location: WEST ASHLEY  
TMS#: 3010000027  
Acres: 11.43  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 195  
Zoning: GB

City Project ID #: 160926-FloydDr-1  
City Project ID Name: TRC\_SP:FloydDriveApartments[Oct2016]  
Submittal Review #: PRE-APP  
Board Approval Required:  
Owner: WHITE POINT PARTNERS  
Applicant: THOMAS & HUTTON ENGINEERING CO.  
Contact: JASON HUTCHINSON

843-725-5269  
hutchinson.j@thomasandhutton.com

Misc notes: Construction plans for apartment complex and associated improvements

### RESULTS:

## # 11 SANDERS ROAD TOWNHOMES (PLAT)

### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: SANDERS ROAD  
Location: WEST ASHLEY  
TMS#: 2860000001  
Acres: 22.33  
# Lots (for subdiv): 107  
# Units (multi-fam./Concept Plans): 107  
Zoning: DR-9

City Project ID #: 160922-SandersRd-1  
City Project ID Name: TRC\_PP:SandersRoadTownhomes[Plat]  
Submittal Review #: 1ST REVIEW  
Board Approval Required:  
Owner: LENNAR COMMUNITIES OF CAROLINA  
Applicant: THOMAS & HUTTON ENGINEERING CO.  
Contact: JASON HUTCHINSON

843-725-5269  
hutchinson.j@thomasandhutton.com

Misc notes: Preliminary subdivision plat for single-family attached development

### RESULTS:

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**# 12 SANDERS ROAD TOWNHOMES (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: SANDERS ROAD  
Location: WEST ASHLEY  
TMS#: 2860000001  
Acres: 22.33  
# Lots (for subdiv): 107  
# Units (multi-fam./Concept Plans): 107  
Zoning: DR-9

City Project ID #: 160922-SandersRd-2  
City Project ID Name: TRC\_PP:SandersRoadTownhomes[Roads]  
Submittal Review #: 1ST REVIEW  
Board Approval Required:  
Owner: LENNAR COMMUNITIES OF CAROLINA  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269  
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Road construction plans for single-family attached development

**RESULTS:**

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**# 13 123 & 125 MOULTRIE STREET**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION  
Address: MOULTRIE STREET & SUTHERLAND COURT  
Location: PENINSULA  
TMS#: 4600301039 & 055  
Acres: 0.5  
# Lots (for subdiv): 3  
# Units (multi-fam./Concept Plans):  
Zoning: DR-1

City Project ID #: 160922-MoultrieSt-1  
City Project ID Name: TRC\_PP:123and125MoultrieStreet[3 lots]  
Submittal Review #: 1ST REVIEW  
Board Approval Required:  
Owner: ION VENTURE LLC  
Applicant: BARRY COHN 843-200-0188  
Contact: BARRY COHN barry.w.cohn@gmail.com

Misc notes: Preliminary subdivision plat to subdivide two lots into three lots

**RESULTS:**

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 Stephen Julka, Senior Zoning Planner, in the Department of Planning, Preservation and Sustainability at (843) 720-1994. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George 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. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.