



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 10/13/2016

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 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

new BP approval tracking

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: 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 LINE STREET

#### PRELIMINARY SUBDIVISION PLAT

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

new BP approval tracking

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 Imoore@forsberg-engineering.com

Misc notes: Preliminary subdivision plat to create new lot from railroad 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.**

### # 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):

new BP approval tracking

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: Revise and resubmit to TRC**

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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  
  
Zoning: MU-2

new BP approval tracking

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: Revise and resubmit to TRC; unit numbering plan required.**

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**# 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

new BP approval tracking

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: Revise and resubmit to TRC**

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**# 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)

new BP approval tracking

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: Revise and resubmit to TRC**

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**# 7 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

new BP approval tracking

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 704-353-9952  
Contact: GREG EMERY gemery@emht.com

Misc notes: Construction plans for expansion of parking lot 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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**# 8 GRAND OAKS BOULEVARD SELF STORAGE**

**SITE PLAN**

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

new BP approval tracking

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. 843-725-5269  
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

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

**RESULTS: Revise and resubmit to TRC**

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**# 9 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

new BP approval tracking

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. 843-725-5269  
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Construction plans for apartment complex and associated improvements

**RESULTS: Revise and resubmit to TRC**

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**# 10 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

new BP approval tracking

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. 843-725-5269  
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

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

**RESULTS: Revise and resubmit to TRC**

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**# 11 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

new BP approval tracking

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: Revise and resubmit to TRC**

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**# 12 123 & 125 MOULTRIE STREET**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION

Address: 123 & 125 MOULTRIE STREET

Location: PENINSULA

TMS#: 4600301039 & 055

Acres: 0.5

# Lots (for subdiv): 3

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

Zoning: DR-1

new BP approval tracking

City Project ID #: 160922-MoultrieSt-1

City Project ID Name: TRC\_PP:123and125MoultrieStreet[3lots]

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: ION VENTURE, LLC

Applicant: BARRY COHN

Contact: BARRY COHN

843-200-0188

barry.w.cohn@gmail.com

Misc notes: Revised preliminary subdivision plat to create three 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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**# 13 BEES FERRY RETAIL CENTER**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 2060 BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 3580000099

Acres: 3.027

# Lots (for subdiv):

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

Zoning: LB

new BP approval tracking

City Project ID #: 150130-Bees FerryRd-1

City Project ID Name: TRC\_SP:BeesFerryRetailCenter

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB

Owner: WILLCO PROPERTIES, LLC

Applicant: CONNOR ENGINEERING, INC.

Contact: WILL CONNOR

843-224-5637

connoreng@live.com

Misc notes: Site plans for a new retail center and associated improvements

**RESULTS:** Revise and resubmit to TRC

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**# 14 GRAND OAKS BOULEVARD & FLOYD DRIVE EXTENSION**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: BEES FERRY ROAD & FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 3010000027

Acres: 25.59

# Lots (for subdiv): 4 + r/w

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

Zoning: GP & GB

new BP approval tracking

City Project ID #: 160927-FloydDr-1

City Project ID Name: TRC\_CP:GrandOaksBlvdandFloydDrExtension[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: WHITE POINT PARTNERS

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JASON HUTCHINSON

843-849-0200

hutchinson@thomasandhutton.com

Misc notes: Subdivision concept plan to create four parcels and public streets (November PC)

**RESULTS:** Revise and resubmit to TRC

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**# 15 DANIEL ISLAND, PARCEL CC, PENINSULA (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: VILLAGE CROSSING DRIVE

Location: DANIEL ISLAND

TMS#: 2750000203

Acres: 7.6

# Lots (for subdiv): 17

# Units (multi-fam./Concept Plans): 17

Zoning: DI-RI

new BP approval tracking

City Project ID #: 160322-Village CrossingDr-2

City Project ID Name: TRC\_RC:DanielIslandParcelCCPeninsula[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Road construction plans for Parcel CC on Daniel Island

**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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**# 16 DANIEL ISLAND, 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): 38

# Units (multi-fam./Concept Plans): 38

Zoning: DI-RI

new BP approval tracking

City Project ID #: 160927-Rhoden IslandDr-1

City Project ID Name: TRC\_PP:DaniellIslandFFPhs1Revised2016[Plat]

Submittal Review #: 1ST 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:** 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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**# 17 DANIEL ISLAND, 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): 38

# Units (multi-fam./Concept Plans): 38

Zoning: DI-RI

new BP approval tracking

City Project ID #: 160927-Rhoden IslandDr-2

City Project ID Name: TRC\_RC:DaniellIslandFFPhs1Revised2016[Roads]

Submittal Review #: 1ST 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 road construction plans for Daniel Island, Parcel FF, Phase 1

**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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**# 18 COBURG ROAD PUD**

**PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN

Address: COBURG ROAD

Location: WEST ASHLEY

TMS#: 3490800001

Acres: 6.15

# Lots (for subdiv):

# 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 #: 2ND REVIEW

Board Approval Required: PC

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 (October PC)

**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.

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**# 19 FARR STREET EXTENSION**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 12.66

# Lots (for subdiv): 3 + r/w

# 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 #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: GREYSTAR GP II, LLC

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

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Subdivision concept plan for a new street extension and connection (October PC)

**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.

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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.