



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/20/2016

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 THE ANNISTON BUILDING (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: 229 HUGER STREET

Location: PENINSULA

TMS#: 4590103053 & 057

Acres: 0.28

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP, GB

new BP approval tracking

City Project ID #: 160927-229HugerSt-1

City Project ID Name: TRC_SP:TheAnnistonBuilding[EarlySitePackage]

Submittal Review #: PRE-APP

Board Approval Required: BAR, BZA-SD

Owner: EASTSIDE LIVING LLC

Applicant: FORSBERG ENGINEERING & SURVEYING INC. 843-571-2622

Contact: MIKE JOHNSON mjohanson@forsberg-engineering.com

Misc notes: ESP construction plans for an office building over parking 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.

2 THE ANNISTON BUILDING

SITE PLAN

Project Classification: SITE PLAN

Address: 229 HUGER STREET

Location: PENINSULA

TMS#: 4590103057

Acres: 0.28

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: UP, GB

new BP approval tracking

City Project ID #: 151103-229HugerSt-1

City Project ID Name: TRC_SP:229HugerStOfficeBuilding

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: EASTSIDE LIVING LLC

Applicant: FORSBERG ENGINEERING & SURVEYING INC. 843-571-2622

Contact: MIKE JOHNSON mjohanson@forsberg-engineering.com

Misc notes: Construction plans for an office building over parking and associated improvements

RESULTS: Revise and resubmit to TRC

3 267 RUTLEDGE AVENUE

SITE PLAN

Project Classification: SITE PLAN

Address: 267 RUTLEDGE AVENUE

Location: PENINSULA

TMS#: 4600704001

Acres: 0.17

Lots (for subdiv):

Units (multi-fam./Concept Plans): 4

Zoning: DR-2F

new BP approval tracking

City Project ID #: 160419-RutledgeAve-1

City Project ID Name: TRC_SP:267RutledgeAveMixedUse

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-Z

Owner: TIMES AWASTIN, LLC

Applicant: MATT CLINE 843-991-7239

Contact: MATT CLINE matt@clineeng.com

Misc notes: Renovation of an existing structure (restaurant and residential unit) and two new residential structures 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.

4 194 CANNON STREET / 221 SPRING STREET PUD

PUD MASTER PLAN

Project Classification: PUD MASTER PLAN
Address: 194 CANNON / 221 SPRING STREETS
Location: PENINSULA
TMS#: 4601004011 & 013
Acres: 1.58
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD

Misc notes: PUD Master Plan

new BP approval tracking

City Project ID #: 160927-CannonSt-1
City Project ID Name: TRC_PUD:194CannonSt-221SpringSt[PUD]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC

Owner: CALFRAN PROPERTIES/JEM MANAGEMENT COMPANY
Applicant: JONATHAN YATES 843-414-9754
Contact: JONATHAN YATES jly@hellmanyates.com

RESULTS: Revise and resubmit to TRC

5 THE PALISADES

SITE PLAN

Project Classification: SITE PLAN
Address: MAIN ROAD
Location: WEST ASHLEY
TMS#: 2850000049, 176, 177 & 2851500058
Acres: 15.91
Lots (for subdiv):
Units (multi-fam./Concept Plans): 204
Zoning: GB

Misc notes: Site plan for a proposed 204 unit apartment development and associated improvements

new BP approval tracking

City Project ID #: 150209-MainRd-1
City Project ID Name: TRC_SP:ThePalisadesApartments

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

Owner: SOUTHWOOD REALTY
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269
Contact: SCOTT GREENE greene.s@thomasandhutton.com

RESULTS: Revise and resubmit to TRC

6 1259 HARBOR VIEW LANE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 1259 HARBOR VIEW LANE
Location: JAMES ISLAND
TMS#: 4241100004
Acres: 0.70
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: SR-1

Misc notes: Preliminary subdivision plat to create two lots

new BP approval tracking

City Project ID #: 161004-1259Harbor View Ln-1
City Project ID Name: TRC_PP:1259HarborViewLane[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CRAIG MITCHUM
Applicant: A.H. SCHWACKE & ASSOC. 843-762-7005
Contact: TRACY BLEWER tracyblewer@aol.com

RESULTS: No show by applicant.

7 CANNON STREET POCKET PARK

SITE PLAN

Project Classification: SITE PLAN
Address: 133 CANNON STREET
Location: PENINSULA
TMS#: 4601104066
Acres: 0.13
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LB

Misc notes: Site plans for a proposed pocket park

new BP approval tracking

City Project ID #: 161004-133CannonSt-1
City Project ID Name: TRC_SP:CannonStPocketPark

Submittal Review #: PRE-APP
Board Approval Required: BAR

Owner: 258 KING STREET, LLC
Applicant: PATTERSON SMITH COMPANY, INC. 843-577-7406
Contact: PATTERSON SMITH pattersonsmithco@aol.com

RESULTS: Application withdrawn by applicant.

8 SIMONS STREET MULTI-FAMILY

SITE PLAN

Project Classification: SITE PLAN

Address: 8 & 10 SIMONS STREET

Location: PENINSULA

TMS#: 4631203122 & 166

Acres: 0.20

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DR-2F

new BP approval tracking

City Project ID #: 161004-SimonsSt-1

City Project ID Name: TRC_SP:SimonsStMultifamily

Submittal Review #: PRE-APP

Board Approval Required:

Owner: JJR DEVELOPMENT

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Construction plans for a 5 unit residential development and associated improvements

RESULTS: Revise and resubmit to TRC; Construction Activity Application, Stormwater Technical Report required.

9 106 COMING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 106 COMING STREET

Location: PENINSULA

TMS#: 4631603017

Acres: 0.897

Lots (for subdiv):

Units (multi-fam./Concept Plans): 24

Zoning: DR-2

new BP approval tracking

City Project ID #: 161004-106ComingSt-1

City Project ID Name: TRC_SP:106ComingStResidential

Submittal Review #: PRE-APP

Board Approval Required: BAR, BZA-SD

Owner: 106 COMING SDT, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: DANNY FORSBERG danny@forsberg-engineering.com

Misc notes: Construction plans for a 24 unit residential development and associated improvements

RESULTS: Revise and resubmit to TRC

10 DANIEL ISLAND SQUARE MIXED-USE (ESP)

SITE PLAN

Project Classification: SITE PLAN

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000157

Acres: 3.09

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-TC

new BP approval tracking

City Project ID #: 161004-Island ParkDr-1

City Project ID Name: TRC_SP:DanielIslandSquareMixedUse[EarlySitePackage]

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: NEMO, LLC

Applicant: EARTHSOURCE ENGINEERING 843-881-0525

Contact: GILES BRANCH admin@earthsourceeng.com

Misc notes: ESP construction plans for new mixed-use performing arts theater

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.

11 DANIEL ISLAND SQUARE MIXED-USE

SITE PLAN

Project Classification: SITE PLAN

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000157

Acres: 3.09

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: DI-TC

new BP approval tracking

City Project ID #: 160712-Island ParkDr-1

City Project ID Name: TRC_SP:DanielIslandSquareMixedUse

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: DIPAC, LLC

Applicant: EARTHSOURCE ENGINEERING 843-881-0525

Contact: GILES BRANCH branchgn@earthsourceeng.com

Misc notes: Construction plans for new mixed-use performing arts theater

RESULTS: Revise and resubmit to TRC

12 THE VILLAGE AT POINT HOPE

SITE PLAN

Project Classification: SITE PLAN
Address: POINT HOPE PARKWAY
Location: CAINHOY
TMS#: 2620000008
Acres: 20.2
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 #: 2ND 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: 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.

13 CAINHOY SOUTH

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI
Location: CAINHOY
TMS#: 2620000008
Acres: 228.2
Lots (for subdiv): 235
Units (multi-fam./Concept Plans): 235
Zoning: PUD

new BP approval tracking

City Project ID #: 161004-Clements FerryRd-1
City Project ID Name: TRC_CP:CainhoysouthSingleFamily[Concept]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5233
Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

Misc notes: Subdivision concept plan for 235 lot subdivision; note that protocol for PUD (approved master plan) technical reports and submittals to be established at meeting

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 the PC meeting.

14 SPRING VILLAGE

SITE PLAN

Project Classification: SITE PLAN
Address: 62 & 64 SPRING STREET / 242 COMING STREE
Location: PENINSULA
TMS#: 4600802043, 036, 035
Acres: 0.34
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB & DR-2F

new BP approval tracking

City Project ID #: 160622-62SpringSt-1
City Project ID Name: TRC_SP:SpringVillageDevelopment

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

Owner: DA HOLDINGS LLC
Applicant: DA HOLDINGS, LLC 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for a new mixed-use development and associated improvements

RESULTS: Revise and resubmit to TRC

15 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 #: 2ND REVIEW
Board Approval Required: PC

Owner: WAPPOO ASSOCIATES
Applicant: ATLANTIC MANAGEMENT, LLC 843-209-5618
Contact: MATT CLINE 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: 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.

16 CITADEL CROSSING

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 3025 ASHLEY TOWN CENTER DRIVE
Location: WEST ASHLEY
TMS#: 3100300003
Acres: 12.997
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 160927-Ashley Town CenterDr-1
City Project ID Name: TRC_PP:CitadelCrossing[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: BRAHAMA, LLC
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.

17 WOODSPRING SUITES AT CITADEL CROSSING

SITE PLAN

Project Classification: SITE PLAN
Address: 3025 ASHLEY TOWN CENTER DRIVE
Location: WEST ASHLEY
TMS#: 3100300003
Acres: 3.118
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

new BP approval tracking

City Project ID #: 161004-Ashley Town CenterDr-1
City Project ID Name: TRC_SP:WoodspringSuites@CitadelCrossing

Submittal Review #: PRE-APP
Board Approval Required: DRB, BZA-Z

Owner: JUPITER HOLDINGS
Applicant: HLA, INC.
Contact: GRET MACINTOSH

843-763-1166
gmacintosh@hlainc.com

Misc notes: Construction plans for a new 126 room hotel and associated improvements

RESULTS: Revise and resubmit to TRC; Construction Activity Application required.

18 BRIGADE STREET APARTMENTS, PHASE 2

SITE PLAN

Project Classification: SITE PLAN
Address: BRIGADE STREET
Location: PENINSULA
TMS#: 4640000003
Acres: 7.11
Lots (for subdiv):
Units (multi-fam./Concept Plans): 225
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 161004-BrigadeSt-1
City Project ID Name: TRC_SP:BrigadeStreetApartmentsPhase2

Submittal Review #: PRE-APP
Board Approval Required: BAR

Owner: POLLACK SHORES REAL ESTATE GROUP
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: TONY WOODY

843-725-5229
woody.t@thomasandhutton.com

Misc notes: Construction plans for a 225 unit apartment complex and associated improvements

RESULTS: Revise and resubmit to TRC; Costruction Activity Application, CSWPPP and Stormwater Technical Report required.

19 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):
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 #: 3RD REVIEW
Board Approval Required: DRB, BZA-SD

Owner: DANIEL ISLAND CO., INC.
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: TONY WOODY

843-725-5277
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

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.