



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

11/3/2016

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 CLEMENTS CREST COMMERCIAL PARK

SITE PLAN

Project Classification: SITE PLAN
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 2670000129
Acres: 11.23
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: LI

new BP approval tracking

City Project ID #: 161018-Clements CrestLn-1
City Project ID Name: TRC_SP:ClementsCrestCommercialPark

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

Owner: AMPLIFY, LLC
Applicant: EMPIRE ENGINEERING
Contact: THOMAS DURANTE

843-284-1161

tdurante@empireeng.com

Misc notes: Construction plans for a 31,000 sq ft industrial building and associated improvements.

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

2 RHODES CROSSING (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: BEES FERRY ROAD & SANDERS ROAD
Location: WEST ASHLEY
TMS#: 2860000001
Acres: 52.14
Lots (for subdiv): 3 + R/W
Units (multi-fam./Concept Plans):
Zoning: LB & DR-1F

new BP approval tracking

City Project ID #: 151006-Bees Ferry Rd-1
City Project ID Name: TRC_PP:RhodesCrossing[Plat]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC

Owner: BEAR ISLAND, LLC 2
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5245
Contact: JIMMY DUPRE dupre.j@thomasandhutton.com

Misc notes: Preliminary subdivision plat for new multi-family/commercial 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 RHODES CROSSING (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: BEES FERRY ROAD & SANDERS ROAD
Location: WEST ASHLEY
TMS#: 2860000001
Acres: 52.14
Lots (for subdiv): 3 + R/W
Units (multi-fam./Concept Plans):
Zoning: LB & DR-1F

new BP approval tracking

City Project ID #: 151006-Bees Ferry Rd-2
City Project ID Name: TRC_RC:RhodesCrossing[Roads]

Submittal Review #: 3RD REVIEW
Board Approval Required: PC

Owner: BEAR ISLAND, LLC 2
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5245
Contact: JIMMY DUPRE dupre.j@thomasandhutton.com

Misc notes: Road construction plans for new multi-family/commercial right-of-way.

RESULTS: Revise and resubmit to TRC

4 206 ASHLEY AVENUE

SITE PLAN

Project Classification: SITE PLAN

Address: 206 ASHLEY AVENUE

Location: PENINSULA

TMS#: 4601502118

Acres: 0.20

Lots (for subdiv):

Units (multi-fam./Concept Plans): 5

Zoning: DR-2F

new BP approval tracking

City Project ID #: 161018-206AshleyAve-1

City Project ID Name: TRC_SP:206AshleyAveResidential

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: 40 PERCY STREET, LLC

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construcion plans for a new free standing residential unit with 4 existing units in the principal building.

RESULTS: Revise and resubmit to TRC

5 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 #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: AUSTRALI INVESTMENTS, LLC

Applicant: AUSTRALI INVESTMENTS, LLC

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

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

RESULTS: Withdrawn.

6 OAKSIDE APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: MAIN ROAD & BROWNSWOOD ROAD

Location: JOHNS ISLAND

TMS#: 2790000237

Acres: 2.02

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

new BP approval tracking

City Project ID #: 160726-MainRd-1

City Project ID Name: TRC_SP:OaksidApartments

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: FAST ASLEEP, LLC

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for an apartment development and associated improvements.

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

7 595 KING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: KING STREET

Location: PENINSULA

TMS#: 4600802018, 019, 020, 022

Acres: 1.25

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 160524-595KingSt-1

City Project ID Name: TRC_SP:595KingStMixedUse

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: ARMADA HOFFLER PROPERTIES/SPANDREL DEVELOPMENT PARTNE

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Construction plans for a new mixed-use building over parking and associated improvements.

RESULTS: Revise and resubmit to TRC

8 511 MEETING STREET APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: 511 MEETING STREET

Location: PENINSULA

TMS#: 4590503080-084, 088

Acres: 1.25

Lots (for subdiv):

Units (multi-fam./Concept Plans): 221

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 150707-MeetingSt-2

City Project ID Name: TRC_SP:511MeetingStreetApartments

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: 511 MEETING STREET, LLC

Applicant: ADC ENGINEERING, INC.

Contact: JEFF WEBB

843-566-0161

jeffw@adcengineering.com

Misc notes: Construction plans for a 221 unit residential development with retail space on ground level and associated improvements.

RESULTS: Revise and resubmit to TRC; unity numbering plan required.

9 CULVER'S RESTAURANT

SITE PLAN

Project Classification: SITE PLAN

Address: 114 SAM RITTENBERG BOULEVARD

Location: WEST ASHLEY

TMS#: 3520800015

Acres: 1.147

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB/LB

new BP approval tracking

City Project ID #: 161018-Sam RittenbergBlvd-1

City Project ID Name: TRC_SP:Culver'sRestaurant

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: J & A ASSOCIATES, LLC

Applicant: HLA, INC.

Contact: ANDREW TODD-
BURKE

843-763-1166

atoddburke@hlainc.com

Misc notes: Construction plans for new restaurant and associated improvements.

RESULTS: Revise and resubmit to TRC

10 GOLDBERG LOT 1

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3120000064

Acres: 26.38

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: RR-1 & C

new BP approval tracking

City Project ID #: 161018-RiverRd-1

City Project ID Name: TRC_PP:GoldbergLot1 [2 lots]

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: HAZEL GOLDBERG

Applicant: HLA, INC.

Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

Misc notes: Preliminary subdivision plat for two lots on River Road.

RESULTS: Revise and resubmit to TRC

11 1056 KING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 1056 KING STREET

Location: PENINSULA

TMS#: 4631203046, 067, 068

Acres: 0.9

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

new BP approval tracking

City Project ID #: 150624-1056KingSt-1

City Project ID Name: TRC_SP:1056KingStParking

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR

Owner: 585 KING STREET, LLC

Applicant: SITECAST, LLC

Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Construction plans for parking lot 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.

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.