



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

11/10/2016

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 1065 JENKINS ROAD

SITE PLAN

Project Classification: SITE PLAN

Address: 1065 JENKINS ROAD

Location: WEST ASHLEY

TMS#: 3511400011

Acres: 1.31

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: BP

new BP approval tracking

City Project ID #: 160809-JenkinsRd-1

City Project ID Name: TRC_SP:JenkinsRoadOfficeWarehouse

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: C & M, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: AMIE HUNT

admin@earthsourceeng.com

Misc notes: Construction plans for a new office/warehouse and associated improvements.

RESULTS: Revise and resubmit to TRC; CSWPPP required.

2 VILLAGES AT ST. JOHNS WOODS - AMENITY CENTER

SITE PLAN

Project Classification: SITE PLAN

Address: HALLE ROAD

Location: JOHNS ISLAND

TMS#: 2790000143

Acres: 1.4

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD

new BP approval tracking

City Project ID #: 161025-Saint Johns WoodsPkw-1

City Project ID Name: TRC_SP:VillagesatSaintJohnsWoodsAmenityCenter

Submittal Review #: PRE-APP

Board Approval Required:

Owner: PEARLSTINE REAL ESTATE INVESTMENT CO., LLC

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: WARREN PRUITT

warrenp@adcengineering.com

Misc notes: Construction plans for proposed amenity center and associated improvements.

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

3 MAYBANK VILLAGE, PHASE 3

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: 3201 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3130000248

Acres: 10.33

Lots (for subdiv): 35

Units (multi-fam./Concept Plans): 34

Zoning: GB

new BP approval tracking

City Project ID #: 161025-MaybankHwy-1

City Project ID Name: TRC_CP:MaybankVillagePhase3[Concept]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: TIDELANDS BANK

Applicant: HLA, INC.

843-763-1166

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

Misc notes: Subdivision concept plan for Maybank Village Phase 3 (December PC hearing).

RESULTS: Revise and resubmit to TRC; Preliminary Stormwater Technical Report required.

4 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 #: 2ND REVIEW
Board Approval Required: PC

Owner: WHITE POINT PARTNERS
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-849-0200
Contact: JASON HUTCHINSON hutchinson@thomasandhutton.com

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

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.

5 JAMES ISLAND SELF STORAGE & APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: 1743 CENTRAL PARK ROAD
Location: JAMES ISLAND
TMS#: 3400900026
Acres: 5.80
Lots (for subdiv):
Units (multi-fam./Concept Plans): 120
Zoning: GB

new BP approval tracking

City Project ID #: 161025-1743CentralParkRd-1
City Project ID Name: TRC_SP:JamesIslandSelfStorageandApartments

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

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 apartments and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report, Traffic Impact Study and SDSM Check list, DHEC NOI required.

6 HOPEWELL DRIVE (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: POINT HOPE PARKWAY
Location: CAINHOY
TMS#: 2620000008
Acres: 11.5
Lots (for subdiv): R/W
Units (multi-fam./Concept Plans):
Zoning: PUD

new BP approval tracking

City Project ID #: 160906-Point HopePky-1
City Project ID Name: TRC_RC:HopewellDrive[Roads]

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: CAINHOY LAND & TIMBER
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5233
Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

Misc notes: Road construction plans for a new commercial/multi-family street.

RESULTS: Revise and resubmit to TRC;

7 PALMILLA 228 APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: 1385 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 3500400032
Acres: 19.1
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: DR-1

new BP approval tracking

City Project ID #: 161025-1385AshleyRiverRd-1
City Project ID Name: TRC_SP:PalmillaGateandGuardhouse

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

Owner: HAMPSTEAD ST. ANDREWS GARDENS
Applicant: MIKE FRAIRE 619-543-4200
Contact: MIKE FRAIRE mike@hampstead.com

Misc notes: Construction plans for a security gate and guardhouse and associated improvements.

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

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 #: 2ND REVIEW
Board Approval Required: PC

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

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

9 130 GROVE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: 130 GROVE STREET
Location: PENINSULA
TMS#: 4631501053
Acres:
Lots (for subdiv): 2
Units (multi-fam./Concept Plans): 2
Zoning: SR-2

new BP approval tracking

City Project ID #: 161025-GroveSt-1
City Project ID Name: TRC_PP:130GroveStreet[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: 130 GROVE, LLC
Applicant: DAN NATHANSON 323-251-3954
Contact: DAN NATHANSON dannathanson1@gmail.com

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

RESULTS: Revise and resubmit to TRC.

10 SHADETREE VILLAGE

SITE PLAN

Project Classification: SITE PLAN
Address: MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 3130000337
Acres: 3.329
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: PUD

new BP approval tracking

City Project ID #: 161025-MaybankHwy-2
City Project ID Name: TRC_SP:ShadeTreeVillageCommercial

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

Owner: DON BERG
Applicant: HLA, INC. 843-763-1166
Contact: GRET MACINTOSH gmacintosh@halinc.com

Misc notes: Construction plans for an office/commercial development and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report and SDSM Checklist & SCDHEC NOI required.

11 287 HUGER STREET (ESP)

SITE PLAN

Project Classification: SITE PLAN
Address: HUGER STREET
Location: PENINSULA
TMS#: 4631604017
Acres: 2.89
Lots (for subdiv):
Units (multi-fam./Concept Plans): 198
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 161025-287HugerSt-1
City Project ID Name: TRC_SP:287HugerSt[EarlySitePackage]

Submittal Review #: PRE-APP
Board Approval Required: BAR, BZA-SD

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

Misc notes: Early site package for apartment project (additional sheets for review - fast track).

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report and SDSM Checklist & SCDHEC NOI required.

12 287 HUGER STREET

SITE PLAN

Project Classification: SITE PLAN

Address: HUGER STREET

Location: PENINSULA

TMS#: 4631604017

Acres: 2.89

Lots (for subdiv):

Units (multi-fam./Concept Plans): 198

Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 151005-289HugerSt-1

City Project ID Name: TRC_SP:289HugerStApartments

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: HUGER STREET HOLDINGS, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-849-0200

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

Misc notes: Construction plans for a 198 unit apartment complex and associated improvements.

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

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.