



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

### 11/17/2016

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 BRIGADE STREET APARTMENTS

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION  
Address: BRIAGADE & ROMNEY STREETS  
Location: PENINSULA  
TMS#: 4640000003 & 017  
Acres: 15.85  
# Lots (for subdiv): 3  
# Units (multi-fam./Concept Plans):  
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 161102-BrigadeSt-1  
City Project ID Name: TRC\_PP:BrigadeStreetApartments[3lots]

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: WHITE POINT PARTNERS  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229  
Contact: TONY WOODY woody.t@thomasandhutton.com

Misc notes: 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.

#### # 2 PARCEL A, CHARLESTON REGIONAL BUSINESS CENTER

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION  
Address: CLEMENTS FERRY ROAD  
Location: CAINHOY  
TMS#: 2670000129  
Acres: 11.70  
# Lots (for subdiv): 3  
# Units (multi-fam./Concept Plans):  
Zoning: LI

new BP approval tracking

City Project ID #: 161102-Clements CrestLn-1  
City Project ID Name: TRC\_PP:CharlestonRegionalParcelA[3lots]

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CHARLESTON REGIONAL BUSINESS CENTER, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229  
Contact: ELLIOTTE QUINN quinn.e@thomasandhutton.com

Misc notes: 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.

#### # 3 1012 HARBOR VIEW ROAD

##### SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION  
Address: 1012 HARBOR VIEW ROAD  
Location: JAMES ISLAND  
TMS#: 42611000011  
Acres: 0.40  
# Lots (for subdiv): 5  
# Units (multi-fam./Concept Plans):  
Zoning: DR-1F

new BP approval tracking

City Project ID #: 161102-Harbor ViewRd-1  
City Project ID Name: TRC\_CP:1012HarborViewRoadSubdivision[Concept]

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

Owner: THOMAS ROOKE  
Applicant: A.H. SCHWACKE & ASSOCIATES 843-762-7005  
Contact: TRACY BLEWER tracyblewer@aol.com

Misc notes: Subdivision concept plan for a 5 lot subdivision fronting on Harbor View Road (December PC hearing).

**RESULTS:** Revise and resubmit to TRC.

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**# 4 HARMONY (ESP)**

**SITE PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: SHELBY RAY COURT & PINEHURST AVENUE  
Location: WEST ASHLEY  
TMS#: 3060000003  
Acres: 166.39  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: PUD

new BP approval tracking

City Project ID #: 161102-PinehurstAve-1  
City Project ID Name: TRC\_SP:HarmonySubdivision[EarlySitePackage]

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

Owner: HARMONY WEST ASHLEY, LLC  
Applicant: CIVIL SITE ENVIRONMENTAL 843-849-8945  
Contact: JASON MILNER jmilner@civilsiteenv.com

Misc notes: Early Site Package for a large portion of the site due to existing/old phosphatate mine.

**RESULTS: Revise and resubmit to TRC.**

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**# 5 SPORTSMAN'S ISLAND OFFICE BUILDING**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: CLEMENTS FERRY ROAD  
Location: CAINHOY  
TMS#: 2710002182  
Acres: 1.107  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

new BP approval tracking

City Project ID #: 161102-Sportsman IslandDr-1  
City Project ID Name: TRC\_SP:Sportsman'sIslandOfficeBuilding

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: 2.6 SI LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: DANNY FORSBERG danny@forsberg-engineering.com

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

**RESULTS: Revise and resubmit to TRC.**

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**# 6 194 CANNON STREET / 221 SPRING STREET PUD**

**PUD MASTER PLAN**

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

new BP approval tracking

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

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

Owner: CALFRAN PROPERTIES/JEM MANAGEMENT COMPANY  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: DANNY FORSBERG danny@forsberg-engineering.com

Misc notes: PUD Master Plan (Note that the responses include changes to the PUD in 'appendix' form; there is no PUD document).

**RESULTS: Revise and resubmit to TRC.**

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**# 7 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 #: 3RD REVIEW  
Board Approval Required: BAR, BZA-SD

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

Misc notes: Construction plans for 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.**

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**# 8 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):  
Zoning: MU-2

new BP approval tracking

City Project ID #: 160922-LaurensSt-1  
City Project ID Name: TRC\_RC:GadsdenboroPark[Roads]

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

Owner: EAST WEST PARTNERS  
Applicant: FORSBERG ENGINEERING & 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:** 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.

**# 9 FOUNDRY ALLEY (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: HANOVER & NASSAU STREETS  
Location: PENINSULA  
TMS#: 4590504156, 172, 174-177  
Acres: 0.915  
# Lots (for subdiv): 14  
# Units (multi-fam./Concept Plans): 14  
Zoning: PUD

new BP approval tracking

City Project ID #: 160223-HanoverSt-1  
City Project ID Name: TRC\_PP:FoundryAlley[Plat]

Submittal Review #: 3RD REVIEW  
Board Approval Required: PC, BZA-SD

Owner: EAST VILLAGE GARDENS  
Applicant: MICHAEL MCCORMICK 843-971-3646  
Contact: MICHAEL MCCORMICK mccormickassociate@bellsouth.net

Misc notes: Preliminary subdivision plat for a single-family attached and detached residential subdivision with a one-way alley.

**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.

**# 10 FOUNDRY ALLEY (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: HANOVER & NASSAU STREETS  
Location: PENINSULA  
TMS#: 4590504156, 172, 174-177  
Acres: 0.915  
# Lots (for subdiv): 14  
# Units (multi-fam./Concept Plans): 14  
Zoning: PUD

new BP approval tracking

City Project ID #: 160223-HanoverSt-2  
City Project ID Name: TRC\_RC:FoundryAlley[Roads]

Submittal Review #: 3RD REVIEW  
Board Approval Required: PC, BZA-SD

Owner: EAST VILLAGE GARDENS  
Applicant: MICHAEL MCCORMICK 843-971-3646  
Contact: MICHAEL MCCORMICK mccormickassociate@bellsouth.net

Misc notes: Road construction plans for a single-family attached and detached residential subdivision with a one-way alley.

**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.

**# 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 #: 2ND REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: NEMO, 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; unit numbering plan required.

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**# 12 22 WESTEDGE (ESP)**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: SPRING STREET & HORIZON STREET  
Location: PENINSULA  
TMS#: 4600000021  
Acres: 11.99  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: MU-2/WH

new BP approval tracking

City Project ID #: 161102-LockwoodDr-1  
City Project ID Name: TRC\_SP:22WestEdge[EarlySitePackage]

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

Owner: HP1B DEVCO, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5233  
Contact: CHRIS MAGALDI magaldi.c@thomasandhutton.com

Misc notes: Early Site package for a new office building 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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**# 13 ESSEX VILLAGE**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: HENRY TECKLENBURG DRIVE  
Location: WEST ASHLEY  
TMS#: 3090000003  
Acres: 12.66  
# Lots (for subdiv): 41  
# Units (multi-fam./Concept Plans): 41  
Zoning: PUD/ESSEX VILLAGE

new BP approval tracking

City Project ID #: 161102-Henry TecklenburgDr-1  
City Project ID Name: TRC\_CP:EssexVillage[Concept]

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

Owner: ESSEX FARMS, AP  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5223  
Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Subdivision concept plan for a new 41 lot subdivision and associated improvements (December PC hearing).

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

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**# 14 MUSC CANNON STREET PARKING GARAGE**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 165 CANNON STREET  
Location: PENINSULA  
TMS#: 4601104049  
Acres: 1.45  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

new BP approval tracking

City Project ID #: 160712-CannonSt-1  
City Project ID Name: TRC\_SP:MUSCCannonStreetParkingGarage

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

Owner: 165 CANNON STREET, LLC  
Applicant: ADC ENGINEERING, INC. 843-566-0161  
Contact: SEBASTIAN DAVIS sebastiand@adcengineering.com

Misc notes: Construction plans for a new parking garage, office, and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

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**# 15 SHADE TREE, PHASE 4 (REVISED PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2780000043  
Acres: 87.797  
# Lots (for subdiv): 61  
# Units (multi-fam./Concept Plans): 61  
Zoning: PUD

new BP approval tracking

City Project ID #: 161102-Cane SlashRd-1  
City Project ID Name: TRC\_PP:ShadeTreePhase4Revised[Plat]

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

Owner: PULTE GROUP  
Applicant: HLA, INC. 843-763-1166  
Contact: ADRIANA CARSON acarson@hlainc.com

Misc notes: Revised preliminary subdivision plat for Phase 4 of the Shade Tree subdivision.

**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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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.