



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/30/2019

SITE PLANS, SUBDIVISION CONCEPT 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 JOHNS ISLAND COMMERCE & MEDICAL PARK, PHS 2 & 4

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000236

Address: MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3130000073

Submittal Review #: PRE-APP

Board Approval Required: DRB

Acres: 26.375

Lots (for subdiv): 1

Owner: EYC, JOHNS ISLAND, LLC

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

Applicant: HLA, INC.

843-763-1166

Zoning: GO/BP

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: Construction plans for buildings A-G, 75,051 square feet and associated improvements.

RESULTS: Revise and resubmit to TRC: construction activity application, CSWPPP, stormwater technical report, and traffic impact study required.

2 HAWTHORNE AT CLEMENTS FERRY (AKA GATHERING PLACE)

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000100

Address: 2800 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002080, 081, 082, 147

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Acres: 9.62

Lots (for subdiv): 1

Owner: HAWTHORNE OF DANIEL ISLAND, LLC

Units (multi-fam./Concept Plans): 218

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Zoning: GP

Contact: TREY LITTLE

tlittle@seamonwhiteside.com

Misc notes: Construction plans for a multi-family development and associated improvements.

RESULTS: Revise and resubmit to TRC.

3 144 CANNON STREET (AKA CANNON SQUARE)

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000110

Address: 144 CANNON STREET

Location: PENINSULA

TMS#: 4601104150 & 151

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR

Acres: 0.288

Lots (for subdiv): 12

Owner: GMS CANNON LLC

Units (multi-fam./Concept Plans): 12

Applicant: CLINE ENGINEERING

843-203-4766

Zoning: MU-1/WH

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for site and utility work for a new SF attached development and associated improvements.

RESULTS: Revise and resubmit to TRC: variance request required.

#4 WAMBAW DR HORTON**SITE PLAN**

Project Classification: SITE PLAN
Address: 2057 WAMBAW CREEK ROAD
Location: CAINHOY
TMS#: 2710403004
Acres: 1.57
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID #: TRC-SP2019-000229

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: DR HORTON, INC.
Applicant: EARTHSOURCE ENGINEERING
Contact: MITCHELL SCOTT

843-881-0525
scottm@earthsourceeng.com

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

RESULTS: Revise and resubmit to TRC.

#5 WANDO VILLAGE (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: SC 41
Location: CAINHOY
TMS#: 2630004001
Acres: 66.87
Lots (for subdiv): 117
Units (multi-fam./Concept Plans): 117
Zoning: PUD

City Project ID #: TRC-SUB2018-000105

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, CITY COUNCIL, BZA-SD

Owner: PASTIME AMUSEMENT, INC.
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: CHRIS MAGALDI

843-725-5268
magaldi.c@thomasandhutton.com

Misc notes: Preliminary plat for for a mixed-use neighborhood.

RESULTS: Minor comments provided. Revise and resubmit PDF application to TRC Coordinator. After in-house approval, submit 2 copies of plans to Planning for stamping.

#6 WANDO VILLAGE (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: SC 41
Location: CAINHOY
TMS#: 2630004001
Acres: 66.87
Lots (for subdiv): 117
Units (multi-fam./Concept Plans): 117
Zoning: PUD

City Project ID #: TRC-SUB2018-000105

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, CITY COUNCIL, BZA-SD

Owner: PASTIME AMUSEMENT, INC.
Applicant: THOMAS & HUTTON ENGINEERING CO.
Contact: CHRIS MAGALDI

843-725-5268
magaldi.c@thomasandhutton.com

Misc notes: Road construction plans for a mixed-use neighborhood.

RESULTS: Revise and resubmit to TRC.

#7 BENTON HOUSE OF WA, PHASE 2**SITE PLAN**

Project Classification: SITE PLAN
Address: 1445 BLUEWATER WAY
Location: WEST ASHLEY
TMS#: 2860000050
Acres: 5.75
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): 14
Zoning: SR-1/MU

City Project ID #: TRC-SP2019-000237

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: BENTON HOUSE OF WA SLP, LLC
Applicant: SEAMONWHITESIDE & ASSOCIATES
Contact: BETTY NIERMANN

843-884-1667
bniermann@seamonwhiteside.com

Misc notes: Construction plans for a 9,577 square foot addition and associated improvements.

RESULTS: Revise and resubmit to TRC.

#8 MUSC ADDITIONS-RENOVATIONS TO BASIC SCIENCE BUILDING

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000238

Address: 173 ASHLEY AVENUE

Location: PENINSULA

TMS#: 4601501043

Submittal Review #: PRE-APP

Board Approval Required: BAR

Acres: 15.2

Lots (for subdiv): 1

Owner: MUSC

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

Applicant: ADC ENGINEERING

843-566-0161

Zoning: LB

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Construction plans for a 47,110 square foot addition and associated improvements.

RESULTS: Revise and resubmit to TRC: construction activity application, CSWPPP, stormwater technical report, SWDSM submittal checklist, and SCDHEC NOI required.

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George 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. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.