



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

1/13/2022

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 via Zoom. The following applications were reviewed:

#1 LOW BATTERY RESTORATION PROJECT - PHASE 3

LINEAR CONSTRUCTION

Project Classification: LINEAR PLANS

City Project ID #: TRC-SUB2021-000180

Address: MURRAY BLVD.

Location: PENINSULA

TMS#: -

Submittal Review #: 3RD REVIEW

Board Approval Required:

Acres: 3.11

Lots (for subdiv): -

Owner: CITY OF CHARLESTON

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

Applicant: JMT, INC

843-779-3705

Zoning: -

Contact: RYAN MATTIE

rmattie@jmt.com

Misc notes: Seawall and streetscape restoration along Murray Blvd. from Limehouse St. to King St. [Project CSS Page](#)

RESULTS: Pending delivery of Engineering comments.

#2 CANE SLASH EARLY SITE PACKAGE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000426

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 345-00-00-007, -023

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: -

Lots (for subdiv): 30.2

Owner: CHRYSALIS INVESTMENTS, LLC

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

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Zoning: SR-1

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Review of early site package for rough grading work on the referenced parcels. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#3 ARCHER APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000382

Address: 220 NASSAU STREET

Location: PENINSULA

TMS#: 459-05-01-067

Submittal Review #: 4TH REVIEW

Board Approval Required:

Acres: 1.9

Lots (for subdiv): -

Owner: ARCHER APARTMENTS, LLC

Units (multi-fam./Concept Plans): 89

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Zoning: MU-1/WH

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: 89 unit affordable senior housing development. [Project CSS Page](#)

RESULTS: Pending applicant coordination with Dept. of Stormwater Management.

#4 STONOVVIEW 4 - RECREATION & BOAT PARKING

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000494

Address: HATCH DRIVE

Location: JOHNS ISLAND

TMS#: 345-00-00-073

Acres: 3.39

Lots (for subdiv): -

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

Zoning: PUD

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: LENNAR CAROLINAS

Applicant: CIVIL SITE ENVIRONMENTAL

Contact: DAVID STEVENS

843-849-8945

dstevens@civilsiteenv.com

Misc notes: Stonovview 4 HOA area development for tennis courts and boat parking. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#5 JEAN'S CUSTOM WORKSHOP

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000497

Address: 1224 WAPPOO ROAD

Location: WEST ASHLEY

TMS#: 351-12-00-028, -192

Acres: .329

Lots (for subdiv): -

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

Zoning: GO

Submittal Review #: PRE-APP

Board Approval Required:

Owner: JEAN PETERS

Applicant: ESP ASSOCIATES

Contact: JEAN PETERS

843-810-0041

jeanpeters@comcast.net

Misc notes: Renovation, addition, and construction of a new 2000 Sqft studio with parking. [Project CSS Page](#)

RESULTS: Submit to TRC for 1st review.

#6 HERBET STREET WAREHOUSE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000498

Address: 2003 HERBERT STREET

Location: PENINSULA

TMS#: 464-02-00-046

Acres: .264

Lots (for subdiv): -

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

Zoning: GB

Submittal Review #: PRE-APP

Board Approval Required:

Owner: 2003 HERBERT LLC

Applicant: AJ ARCHITECTS

Contact: ASHLEY JENNINGS

843-810-0029

ashley@ajarch.net

Misc notes: New metal building on an existing vacant site for warehouse use. [Project CSS Page](#)

RESULTS: Submit to TRC for 1st review.

#7 PROJECT THROUGHPUT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000414

Address: CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 267-00-00-095, -096, -123

Acres: 172

Lots (for subdiv): -

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

Zoning: LI

Submittal Review #: 4TH REVIEW

Board Approval Required:

Owner: SC PORTS AUTHORITY

Applicant: THOMAS & HUTTON

Contact: SCOTT GREENE

912-547-8476

greene.s@tandh.com

Misc notes: Site plan review for a new container handling and storage facility. [Project CSS Page](#)

RESULTS: Pending final documentation. Once approved, submit Site Plan to Zoning for stamping.

#8 SOUTHERN EAGLE EXPANSION**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000469

Address: 1600 CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 267-00-00-123

Submittal Review #: 1ST REVIEW

Acres: 4.2

Board Approval Required:

Lots (for subdiv): -

Owner: SOUTHERN EAGLE DISTRIBUTING

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

Applicant: THOMAS & HUTTON

843-388-6800

Zoning: LI

Contact: SCOTT GREENE

greene.s@tandh.com

Misc notes: Warehouse expansion and construction of expanded truck court, trailer parking areas, and existing utility relocation. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#9 3030 MAYBANK MULTI-FAMILY**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000496

Address: 3030 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 313-00-00-004, -006, -234

Submittal Review #: PRE-APP

Acres: 9.0

Board Approval Required:

Lots (for subdiv): -

Owner: ROBERT CAUBLE

Units (multi-fam./Concept Plans): 72

Applicant: STANTEC

843-276-2285

Zoning: DR-12

Contact: JOSH LILLY

josh.lilly@stantec.com

Misc notes: 72 unit multi-family development. [Project CSS Page](#)

RESULTS: Submit to TRC for 1st review.

#10 OLD TOWNE ROAD SHARED-USE PATH IMPROVEMENTS**LINEAR CONSTRUCTION**

Project Classification: LINEAR PLANS

City Project ID #: TRC-SUB2021-000191

Address: SC-171 & OLD TOWN PLANTATION ROAD

Location: WEST ASHLEY

TMS#: SCDOT R/W

Submittal Review #: 1ST REVIEW

Acres: 1.1

Board Approval Required:

Lots (for subdiv): -

Owner: SCDOT/CHARLESTON COUNTY

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

Applicant: CHARLESTON COUNTY

843-202-6139

Zoning: -

Contact: JOHN MARTIN

jpmartin@charlestoncounty.org

Misc notes: Replacement of approx. 934-ft of the existing 5-ft sidewalk with a 10-ft concrete shared-use path. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#11 JOHNS ISLAND AIRPORT HANGAR**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000393

Address: 3020 TRANSATLANTIC WAY

Location: JOHNS ISLAND

TMS#: 319-00-00-014

Submittal Review #: 2ND REVIEW

Acres: 0.597

Board Approval Required:

Lots (for subdiv): -

Owner: JZI HANGERS, LLC

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

Applicant: JOHNSON, LASCHOBBER, & ASSOCIATES

706-724-5756

Zoning: LI

Contact: HERB GILLIAM

hgilliam@thejlagroup.com

Misc notes: Construction of an 8,000 sqft. Hanger with associated parking. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

12 THE HAMLET AT MAYBANK HIGHWAY

SITE PLAN

Project Classification: SITE PLAN
Address: 3486 & 3492 MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 279-00-00-055, -056, -057
Acres: 46.06
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 209
Zoning: DR-6

City Project ID #: TRC-SP2021-000444

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: MIDDLEBURG COMMUNITIES, LLC
Applicant: DANGERFIELD ENGINEERING & SURVEYING, LLC 843-509-3337
Contact: JOHN DANGERFIELD II john@dangerfieldengr.com

Misc notes: The Hamlet Single-Family and Multi-Family rental project. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

13 CROSS CREEK TOWNHOMES

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: 14 CROSS CREEK DRIVE
Location: JAMES ISLAND
TMS#: 424-00-00-013
Acres: 4.48
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 51
Zoning: GB

City Project ID #: TRC-SUB2021-000171

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CROSS CREEK SHOPPING CENTER TWO, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES 843-884-1667
Contact: RIVERS CAPE rcape@seamonwhiteside.com

Misc notes: 51 subdivided townhome units with associated roadway, parking, and infrastructure. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

14 GRIMBALL ROAD ASSEMBLAGE

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: 1588 GRIMBALL ROAD EXT.
Location: JAMES ISLAND
TMS#: 427-00-00-020, -039, -106, -110, -111
Acres: 9.962
Lots (for subdiv): 68
Units (multi-fam./Concept Plans): 68
Zoning: LB

City Project ID #: TRC-SUB2021-000190

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

Owner: LEVI GRANTHAM, LLC
Applicant: BOWMAN CONSULTING 843-501-0333
Contact: RICHARD WATERS rwaters@bowman.com

Misc notes: Mixed Use including both commercial and SFA residential development. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

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 online on the City's [Customer Self Service \(CSS\) Portal](#). 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..