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 CITADEL EAST CAMPUS STEAM LINE REPLACEMENT

<table>
<thead>
<tr>
<th>Project Classification: SITE PLAN</th>
<th>City Project ID #: TRC-SP2021-000488</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 171 MOULTRIE STREET</td>
<td></td>
</tr>
<tr>
<td>Location: PENINSULA</td>
<td></td>
</tr>
<tr>
<td>TMS#: 460-00-00-004</td>
<td>Submittal Review #: 2ND REVIEW</td>
</tr>
<tr>
<td>Acres: 0.5</td>
<td>Board Approval Required:</td>
</tr>
<tr>
<td># Lots (for subdiv): -</td>
<td>Owner: THE CITADEL</td>
</tr>
<tr>
<td># Units (multi-fam./Concept Plans): -</td>
<td>Applicant: ADC ENGINEERING, INC.</td>
</tr>
<tr>
<td>Zoning: DR-1</td>
<td></td>
</tr>
<tr>
<td>Misc notes: Replace and relocation of 750 LF of steam and condensate piping.</td>
<td>Project CSS Page</td>
</tr>
</tbody>
</table>

**RESULTS:** Open pending the delivery of Zoning comments.

### # 2 HUGER STREET PUMP STATION

<table>
<thead>
<tr>
<th>Project Classification: SITE PLAN</th>
<th>City Project ID #: TRC-SP2022-000520</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: HOUSING AUTHORITY SITE ON HUGER ST.</td>
<td></td>
</tr>
<tr>
<td>Location: PENINSULA</td>
<td>Submittal Review #: PRE-APP</td>
</tr>
<tr>
<td>TMS#: 463-16-01-001</td>
<td>Board Approval Required: BAR</td>
</tr>
<tr>
<td>Acres: 10.05</td>
<td>Owner: CITY OF CHARLESTON</td>
</tr>
<tr>
<td># Lots (for subdiv): -</td>
<td>Applicant: JMT, INC.</td>
</tr>
<tr>
<td># Units (multi-fam./Concept Plans): -</td>
<td></td>
</tr>
<tr>
<td>Zoning: DR-1</td>
<td>Contact: RYAN MATTIE</td>
</tr>
<tr>
<td>Misc notes: Pump Station &amp; Force Main Outfall for draining the Huger &amp; King St. Intersection &amp; Surrounding Areas.</td>
<td>Project CSS Page</td>
</tr>
</tbody>
</table>

**RESULTS:** Submit to TRC for 1st review.

### # 3 MAYBANK MEDICAL OFFICES

<table>
<thead>
<tr>
<th>Project Classification: SITE PLAN</th>
<th>City Project ID #: TRC-SP2019-000301</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 2947 MAYBANK HIGHWAY</td>
<td></td>
</tr>
<tr>
<td>Location: JOHNS ISLAND</td>
<td>Submittal Review #: 5TH REVIEW</td>
</tr>
<tr>
<td>TMS#: 313-00-00-088</td>
<td>Board Approval Required: DRB</td>
</tr>
<tr>
<td>Acres: 2.972</td>
<td>Owner: OAK FAMILY PROPERTIES, LLC</td>
</tr>
<tr>
<td># Lots (for subdiv): -</td>
<td>Applicant: PETER SCIARRINO</td>
</tr>
<tr>
<td># Units (multi-fam./Concept Plans): -</td>
<td></td>
</tr>
<tr>
<td>Zoning: RO</td>
<td>Contact: PETER SCIARRINO</td>
</tr>
<tr>
<td>Misc notes: Construction plans for two commercial buildings and associated improvements.</td>
<td>Project CSS Page</td>
</tr>
</tbody>
</table>

**RESULTS:** Open pending the delivery of Zoning comments.
# 4 WOODDALE CONCEPT PLAN

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: RIVER RD. & PLOWGROUND RD.  
Location: JOHNS ISLAND  
TMS#: 316-00-00-034, -036, -037, et al.  
Acres: 310.2  
# Lots (for subdiv): 430  
# Units (multi-fam./Concept Plans): 430  
Zoning: PUD  
Owner: LENNAR CAROLINAS, LLC  
Applicant: THOMAS & HUTTON  
Board Approval Required: BZA  
Submittal Review #: 5TH REVIEW  
City Project ID #: TRC-SUB2020-000155  
Misc notes: 430 lot single family residential development. Project CSS Page  
Contact: JASON HUTCHINSON  
hutchinson.j@tandh.com  

**RESULTS:** Open pending the delivery of Zoning comments.

---

# 5 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (PLAT)

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: SANDERS ROAD  
Location: WEST ASHLEY  
TMS#: 286-00-00-001  
Acres: 22.377  
# Lots (for subdiv): 57  
# Units (multi-fam./Concept Plans): 57  
Zoning: DR-9  
Owner: BEAR ISLAND LLC 2  
Applicant: THOMAS & HUTTON  
Board Approval Required:  
Submittal Review #: 3RD REVIEW  
City Project ID #: TRC-SUB2021-000173  
Misc notes: Preliminary plat for a 57-unit townhome subdivision. Project CSS Page  
Contact: JAMES THOMAS  
thomas.j@tandh.com  

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

---

# 6 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (ROADS)

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: SANDERS ROAD  
Location: WEST ASHLEY  
TMS#: 286-00-00-001  
Acres: 22.377  
# Lots (for subdiv): 57  
# Units (multi-fam./Concept Plans): 57  
Zoning: DR-9  
Owner: BEAR ISLAND LLC 2  
Applicant: THOMAS & HUTTON  
Board Approval Required:  
Submittal Review #: 3RD REVIEW  
City Project ID #: TRC-SUB2021-000173  
Misc notes: Road construction plans for a 57-unit townhome subdivision. Project CSS Page  
Contact: JAMES THOMAS  
thomas.j@tandh.com  

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

---

# 7 CAINHOY DEL WEBB PHASE 1 - ROADS

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: CLEMENTS FERRY ROAD & CAINHOY ROAD  
Location: CAINHOY  
TMS#: 262-00-00-028  
Acres: 160.9  
# Lots (for subdiv): 164  
# Units (multi-fam./Concept Plans): 164  
Zoning: PUD  
Owner: PULTE HOME COMPANY, LLC  
Applicant: THOMAS & HUTTON  
Board Approval Required:  
Submittal Review #: 2ND REVIEW  
City Project ID #: TRC-SUB2021-000187  
Misc notes: Road construction plans for 164 Single Family Residential development. Project CSS Page  
Contact: WILL COX  
cox.w@tandh.com  

**RESULTS:** Revise and resubmit to TRC.
# 8  DAVIS DANIEL ISLAND APARTMENTS
SITE PLAN
Project Classification: SITE PLAN  City Project ID #: TRC-SP2021-000411
Address:  PARKLINE AVENUE
Location:  DANIEL ISLAND
TMS#:  275-00-00-181  Submittal Review #: 2ND REVIEW
Acres:  .505  Board Approval Required:  DI-ARB
# Lots (for subdiv): -  Owner: DAVIS DEVELOPMENT
# Units (multi-fam./Concept Plans): 242  Applicant: THOMAS & HUTTON 843-849-0200
Zoning:  DI-BP  Contact: BRIAN RILEY riley.b@tandh.com
Misc notes: Multi-family development. 4-story apartment building wrapped around parking deck. Project CSS Page

RESULTS: Revise and resubmit to TRC.

# 9  BOULEVARD APARTMENTS
SITE PLAN
Project Classification: SITE PLAN  City Project ID #: TRC-SP2021-000421
Address:  584 MEETING STREET
Location:  PENINSULA
TMS#:  459-01-03-045  Submittal Review #: 1ST REVIEW
Acres:  1.6  Board Approval Required:  BZA-SD, BAR
# Lots (for subdiv): -  Owner: MCZ CAPITAL VENTURES
# Units (multi-fam./Concept Plans): 250  Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Zoning:  GB  Contact: TREY LINTON tlinton@forsberg-engineering.com
Misc notes: New 250 unit multi-family building with associated infrastructure. Project CSS Page

RESULTS: Revise and resubmit to TRC.

# 10  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#:  345-00-00-023  Submittal Review #: 3RD REVIEW
Acres:  -  Board Approval Required:
# Lots (for subdiv): -  Owner: CHRYSLIS 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.

# 11  HOMES OF HOPE
SITE PLAN
Project Classification: SITE PLAN  City Project ID #: TRC-SP2020-000350
Address:  ASHLEY RIVER RD AND DOGWOOD RD
Location:  WEST ASHLEY
TMS#:  355-16-00-025, -026, -027, -083  Submittal Review #: 1ST REVIEW
Acres:  9.3  Board Approval Required:
# Lots (for subdiv): -  Owner: HOMES OF HOPE, INC.
# Units (multi-fam./Concept Plans): -  Applicant: SEAMONWHITESIDE+ASSOCIATES, INC. 843-884-1667
Zoning:  GB / DR-1F  Contact: RIVERS CAPE rcape@seamonwhiteside.com
Misc notes: 78-unit affordable housing townhome development. Project CSS Page

RESULTS: Revise and resubmit to TRC.
CAROLINA BAY SCHOOL SITE - PLAT
PRELIMINARY SUBDIVISION PLAT
Project Classification: MAJOR SUBDIVISION
Address: PARKLAWN DRIVE
Location: WEST ASHLEY
TMS#: 307-00-00-099, 307-05-00-501
Acres: 12.42
# Lots (for subdiv): 43
# Units (multi-fam./Concept Plans): 43
Zoning: PUD
Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.
Owner: KIAWAH RACCOON RUN, LLC
Contact: DAVID PROHASKA
dprohaska@seamonwhiteside.com
Results: Revise and resubmit to TRC.

CAROLINA BAY SCHOOL SITE - ROADS
ROAD CONSTRUCTION PLANS
Project Classification: MAJOR SUBDIVISION
Address: PARKLAWN DRIVE
Location: WEST ASHLEY
TMS#: 307-00-00-099, 307-05-00-501
Acres: 12.42
# Lots (for subdiv): 43
# Units (multi-fam./Concept Plans): 43
Zoning: PUD
Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.
Owner: KIAWAH RACCOON RUN, LLC
Contact: DAVID PROHASKA
dprohaska@seamonwhiteside.com
Results: Revise and resubmit to TRC.

GRACE LANDING - AMENITY SITE & 68-76 LOT GRADING
SITE PLAN
Project Classification: SITE PLAN
Address: MAIN ROAD
Location: JOHNS ISLAND
TMS#: 253-00-00-199, -285, -334
Acres: 55.2
# Lots (for subdiv): -
# Units (multi-fam./Concept Plans): -
Zoning: SR-1, SR-7
Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.
Owner: PULTe HOME COMPANY, LLC
Contact: DAVID PROHASKA
dprohaska@seamonwhiteside.com
Results: Open pending coordination with the Dept. of Stormwater Management.

PARCEL K INFRASTRUCTURE - PLAT
PRELIMINARY SUBDIVISION PLAT
Project Classification: MAJOR SUBDIVISION
Address: 2000 DANIEL ISLAND DRIVE
Location: DANIEL ISLAND
TMS#: 250-00-00-185, -086, -160
Acres: 38.8
# Lots (for subdiv): 8
# Units (multi-fam./Concept Plans): -
Zoning: DI-GO
Applicant: HOLDER PROPERTIES 1990DI, LLC
Owner: HOLDER PROPERTIES 1990DI, LLC
Contact: ABIGAIL RICHARDSON
arichardson@seamonwhiteside.com
Results: Revise and resubmit to TRC.
# 16  PARCEL K INFRASTRUCTURE - ROADS

## ROAD CONSTRUCTION PLANS

- **Project Classification:** MAJOR SUBDIVISION
- **Address:** 2000 DANIEL ISLAND DRIVE
- **Location:** DANIEL ISLAND
- **TMS#:** 250-00-00-185, -086, -160
- **Acres:** 36.9
- **# Lots (for subdiv):** 8
- **# Units (multi-fam./Concept Plans):** -

**City Project ID #:** TRC-SUB2021-000184

**Submittal Review #:** 2ND REVIEW

**Board Approval Required:**

**Owner:** HOLDER PROPERTIES 1990DI, LLC

**Applicant:** SEAMONWHITESIDE+ASSOCIATES, INC.

**Contact:** ABIGAIL RICHARDSON

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development.

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

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# 17  1590 MEETING STREET ROAD MULTI-FAMILY

## SITE PLAN

- **Project Classification:** SITE PLAN
- **Address:** 1505 MEETING STREET
- **Location:** PENINSULA
- **TMS#:** 464-10-00-061, -006, -120, -121-124
- **Acres:** 3.32
- **# Lots (for subdiv):** -
- **# Units (multi-fam./Concept Plans):** 329

**City Project ID #:** TRC-SP2021-000475

**Submittal Review #:** 1ST REVIEW

**Board Approval Required:** DRB, BZA-SD, DRC

**Owner:** COOPER RIVER CORPORATION, LLC

**Applicant:** SEAMONWHITESIDE+ASSOCIATES, INC.

**Contact:** HAMPTON YOUNG

Misc notes: Mixed-use development consisting of approximately 329 multi-family units.

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

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# 18  860 MORRISON DRIVE MIXED-USE

## SITE PLAN

- **Project Classification:** SITE PLAN
- **Address:** 860 MORRISON DRIVE
- **Location:** PENINSULA
- **TMS#:** 459-02-00-002, -005
- **Acres:** 1.82
- **# Lots (for subdiv):** -
- **# Units (multi-fam./Concept Plans):** 175

**City Project ID #:** TRC-SP2022-000522

**Submittal Review #:** PRE-APP

**Board Approval Required:** BAR-L, BZA-Z, DRC

**Owner:** ORIGIN DEVELOPMENT PARTNERS

**Applicant:** SEAMONWHITESIDE+ASSOCIATES, INC.

**Contact:** HAMPTON YOUNG

Misc notes: 150 room hotel, 175 multi-family development.

**RESULTS:** Submit to TRC for 1st review.

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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.

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Thursday, April 7, 2022