



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/7/2022

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 CITADEL EAST CAMPUS STEAM LINE REPLACEMENT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000488

Address: 171 MOULTRIE STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 460-00-00-004

Board Approval Required:

Acres: 0.5

Lots (for subdiv): -

Owner: THE CITADEL

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

Applicant: ADC ENGINEERING, INC.

843-735-5141

Zoning: DR-1F

Contact: CHRIS COOK

chrisc@adcengineering.com

Misc notes: Replacement and relocation of 750 LF of steam and condensate piping. [Project CSS Page](#)

RESULTS: Open pending the delivery of Zoning comments.

#2 HUGER STREET PUMP STATION

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000520

Address: HOUSING AUTHORITY SITE ON HUGER ST.

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 463-16-01-001

Board Approval Required: BAR

Acres: 10.05

Lots (for subdiv): -

Owner: CITY OF CHARLESTON

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

Applicant: JMT, INC.

843-779-3705

Zoning: DR-1

Contact: RYAN MATTIE

rmattie@jmt.com

Misc notes: Pump Station & Force Main Outfall for draining the Huger & King St. Intersection & Surrounding Areas. [Project CSS Page](#)

RESULTS: Submit to TRC for 1st review.

#3 MAYBANK MEDICAL OFFICES

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000301

Address: 2947 MAYBANK HIGHWAY

Location: JOHNS ISLAND

Submittal Review #: 5TH REVIEW

TMS#: 313-00-00-088

Board Approval Required: DRB

Acres: 2.972

Lots (for subdiv): -

Owner: OAK FAMILY PROPERTIES, LLC

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

Applicant: PETER SCIARRINO

843-291-1833

Zoning: RO

Contact: PETER SCIARRINO

oakdentistry@gmail.com

Misc notes: Construction plans for two commercial buildings and associated improvements. [Project CSS Page](#)

RESULTS: Open pending the delivery of Zoning comments.

#4 WOODDALE CONCEPT PLAN**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000155

Address: RIVER RD. & PLOWGROUND RD.

Location: JOHNS ISLAND

TMS#: 316-00-00-034, -036, -037, et al.

Submittal Review #: 5TH REVIEW

Acres: 310.2

Board Approval Required: BZA

Lots (for subdiv): 430

Owner: LENNAR CAROLINAS, LLC

Units (multi-fam./Concept Plans): 430

Applicant: THOMAS & HUTTON

843-725-5269

Zoning: PUD

Contact: JASON HUTCHINSON

hutchinson.j@tandh.com

Misc notes: 430 lot single family residential development. [Project CSS Page](#)**RESULTS: Open pending the delivery of Zoning comments.**

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

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000173

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Submittal Review #: 3RD REVIEW

Acres: 22.377

Board Approval Required:

Lots (for subdiv): 57

Owner: BEAR ISLAND LLC 2

Units (multi-fam./Concept Plans): 57

Applicant: THOMAS & HUTTON

843-725-5251

Zoning: DR-9

Contact: JAMES THOMAS

thomas.j@tandh.com

Misc notes: Preliminary plat for a 57-unit townhome subdivision. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

#6 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000173

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Submittal Review #: 3RD REVIEW

Acres: 22.377

Board Approval Required:

Lots (for subdiv): 57

Owner: BEAR ISLAND LLC 2

Units (multi-fam./Concept Plans): 57

Applicant: THOMAS & HUTTON

843-725-5251

Zoning: DR-9

Contact: JAMES THOMAS

thomas.j@tandh.com

Misc notes: Road construction plans for a 57-unit townhome subdivision. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

#7 CAINHOY DEL WEBB PHASE 1 - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000187

Address: CLEMENTS FERRY ROAD & CAINHOY ROAD

Location: CAINHOY

TMS#: 262-00-00-028

Submittal Review #: 2ND REVIEW

Acres: 160.9

Board Approval Required:

Lots (for subdiv): 164

Owner: PULTE HOME COMPANY, LLC

Units (multi-fam./Concept Plans): 164

Applicant: THOMAS & HUTTON

843-860-8485

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Road construction plans for 164 Single Family Residential development. [Project CSS Page](#)**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

Acres: 5.05

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 242

Zoning: DI-BP

Submittal Review #: 2ND REVIEW

Board Approval Required: DI-ARB

Owner: DAVIS DEVELOPMENT

Applicant: THOMAS & HUTTON

Contact: BRIAN RILEY

843-849-0200

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

Acres: 1.6

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 250

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD, BAR

Owner: MCZ CAPITAL VENTURES

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

Contact: TREY LINTON

843-571-2622

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

Acres: -

Lots (for subdiv): -

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

Zoning: SR-1

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: CHRYSALIS INVESTMENTS, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

Contact: TREY LINTON

843-571-2622

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

Acres: 9.3

Lots (for subdiv): -

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

Zoning: GB / DR-1F

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: HOMES OF HOPE, INC.

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

Contact: RIVERS CAPE

843-884-1667

rcape@seamonwhiteside.com

Misc notes: 78-unit affordable housing townhome development. [Project CSS Page](#)**RESULTS:** Revise and resubmit to TRC.

12 CAROLINA BAY SCHOOL SITE - PLAT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2022-000195

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

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: KIAWAH RACCOON RUN, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

843-884-1667

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

Misc notes: Preliminary plat for a 43 lot subdivision and associated improvements. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

13 CAROLINA BAY SCHOOL SITE - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2022-000195

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

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: KIAWAH RACCOON RUN, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

843-884-1667

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

Misc notes: Road construction plans for a 43 lot subdivision and associated improvements. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

14 GRACE LANDING - AMENITY SITE & 68-76 LOT GRADING**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000463

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

Submittal Review #: 4TH REVIEW

Board Approval Required:

Owner: PULTE HOME COMPANY, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

843-884-1667

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

Misc notes: New amenity site and site work in Grace Landing subdivision. [Project CSS Page](#)**RESULTS: Open pending coordination with the Dept. of Stormwater Management.**

15 PARCEL K INFRASTRUCTURE - PLAT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000184

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): -

Zoning: DI-GO

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: HOLDER PROPERTIES 1990DI, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

843-884-1667

Contact: ABIGAIL RICHARDSON

arichardson@seamonwhiteside.com

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development. [Project CSS Page](#)**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): -
Zoning: DI-GO

City Project ID #: TRC-SUB2021-000184

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: HOLDER PROPERTIES 1990DI, LLC
Applicant: SEAMONWHITESIDE+ASSOCIATES, INC. 843-884-1667
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

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
Zoning: UP

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. 843-884-1667
Contact: HAMPTON YOUNG hyoung@seamonwhiteside.com

Misc notes: Mixed-use development consisting of approximately 329 multi-family units. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

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
Zoning: UP

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. 843-884-1667
Contact: HAMPTON YOUNG hyoung@seamonwhiteside.com

Misc notes: 150 room hotel, 175 multi-family development. [Project CSS Page](#)

RESULTS: Submit to TRC for 1st review.

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 schumacheri@charleston-sc.gov three business days prior to the meeting.