



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

**RESULTS**

**4/8/2021**

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 ADDITIONAL MOBILE CLASSROOMS AT ANGEL OAK ELEMENTARY

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 6134 CHISOLM ROAD  
Location: JOHNS ISLAND  
TMS#: 253-00-00-073  
Acres: 18.28  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID #: TRC-SP2021-000391

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING

Contact: SEBASTIAN DAVIS

843-566-0161

sebastian@adcengineering.com

Misc notes: Two new mobile classrooms and new concrete walkway. [Project Citizen Access Portal \(CAP\) Page](#)

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

### # 2 STILES POINT ELEMENTARY SCHOOL PORTABLES

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 883 MIKELL DRIVE  
Location: JAMES ISLAND  
TMS#: 454-09-00-001  
Acres: 18.08  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID #: TRC-SP2021-000392

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING

Contact: SEBASTIAN DAVIS

843-566-0161

sebastian@adcengineering.com

Misc notes: New mobile classrooms and new concrete walkway. [Project CAP Page](#)

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

### # 3 52 COOPER STREET RESIDENCES

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 52 COOPER STREET  
Location: PENINSULA  
TMS#: 459-05-04-003  
Acres: 0.34  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 6  
Zoning: DR-2F

City Project ID #: TRC-SP2021-000415

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: STYX DEVELOPMENT, LLC

Applicant: ADC ENGINEERING

Contact: JEFF WEBB

843-566-0161

jeffw@adcengineering.com

Misc notes: Convert existing building to multi-family residential and add 2 new residential units. [Project CAP Page](#)

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

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#### # 4 FOUNDERS YARD (FORMERLY GLENN MCCONNELL MULTI-FAMILY)

##### SITE PLAN

Project Classification: SITE PLAN  
Address: WILLIAM MURRAY BOULEVARD  
Location: WEST ASHLEY  
TMS#: 306-00-00-934  
Acres: 13.09  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 341  
Zoning: GB

City Project ID #: TRC-SP2019-000210

Submittal Review #: 4TH REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: WHITFIELD CONSTRUCTION COMPANY  
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Contact: TAYLOR HART thart@seamonwhiteside.com

Misc notes: Construction plans for a new 341 unit multi-family development and associated improvements. [Project CAP Page](#)

**RESULTS: Pending final documentation. Once approved, submit plans to Zoning for stamping.**

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#### # 5 FENWICK MULTI-FAMILY

##### SITE PLAN

Project Classification: SITE PLAN  
Address: MAYBANK HIGHWAY  
Location: JOHNS ISLAND  
TMS#: 346-00-00-076, -796  
Acres: 24.35  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 240  
Zoning: PUD

City Project ID #: TRC-SP2019-000249

Submittal Review #: 4TH REVIEW  
Board Approval Required: BZA, DRB

Owner: BEACH FENWICK, LLC  
Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667  
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Site plan for 240-unit multi-family development.  
[Project CAP Page](#)

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

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#### # 6 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - ROADS

##### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: BROAD STREET AND BARRE STREET  
Location: PENINSULA  
TMS#: 457-07-01-030  
Acres: 2.25  
# Lots (for subdiv): 21  
# Units (multi-fam./Concept Plans): 19  
Zoning: PUD

City Project ID #: TRC-SUB2020-000166

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

Owner: THE BEACH COMPANY  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622  
Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Road construction plans for a new 0.75 acre park and 19 residential units. [Project CAP Page](#)

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

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#### # 7 PROJECT THROUGHPUT

##### SITE PLAN

Project Classification: SITE PLAN  
Address: GREEN FAMILY LANE  
Location: CAINHOY  
TMS#: 267-00-00-095  
Acres: 172  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: LI

City Project ID #: TRC-SP2021-000414

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: SC PORTS AUTHORITY  
Applicant: THOMAS & HUTTON ENGINEERING CO. 912-547-8476  
Contact: SCOTT GREENE greene.s@tandh.com

Misc notes: Transload warehouse to support port related activities. [Project CAP Page](#)

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

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## # 8 NORTHERN PARCELS FF PHASE 1 (PLAT)

### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000154

Address: LESSESNE STREET

Location: DANIEL ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 272-00-00-001, 272-05-01-004

Board Approval Required:

Acres: 81.3

# Lots (for subdiv): 31

Owner: THE DANIEL ISLAND COMPANY

# Units (multi-fam./Concept Plans): 31

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5276

Zoning: DI-RI

Contact: BRIAN RILEY

riley.b@tandh.com

Misc notes: Preliminary plat for a 31 lot single family residential subdivision. [Project CAP Page](#)

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

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## # 9 NORTHERN PARCELS FF PHASE 1(ROADS)

### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000154

Address: LESSESNE STREET

Location: DANIEL ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 272-00-00-001, 272-05-01-004

Board Approval Required:

Acres: 81.3

# Lots (for subdiv): 31

Owner: THE DANIEL ISLAND COMPANY

# Units (multi-fam./Concept Plans): 31

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5276

Zoning: DI-RI

Contact: BRIAN RILEY

riley.b@tandh.com

Misc notes: Road construction plans for a 31 lot single family residential subdivision. [Project CAP Page](#)

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

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## # 10 RHODES CROSSING - BEAZER HOMES

### SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000156

Address: SANDERS ROAD

Location: WEST ASHLEY

Submittal Review #: 4TH REVIEW

TMS#: 286-00-00-001

Board Approval Required: BZA-SD

Acres: 22.37

# Lots (for subdiv): 57

Owner: BEAR ISLAND, LLC 2

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

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5268

Zoning: DR-9

Contact: JAMES THOMAS

thomas.j@tandh.com

Misc notes: 57 Townhome lot subdivision concept plan.

[Project CAP Page](#)

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

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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 Citizen Access Portal (CAP). 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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.