



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/8/2021

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 GRACE EPISCOPAL CHURCH PARISH HALL

SITE PLAN

Project Classification: SITE PLAN
Address: 98 WENTWORTH STREET
Location: PENINSULA
TMS#: 457-04-01-029
Acres: 1.16
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: LB

City Project ID #: TRC-SP2020-000356

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR, BZA-SD

Owner: GRACE EPISCOPAL CHURCH
Applicant: ADC ENGINEERING
Contact: JEFF WEBB

843-566-0161
jeffw@adcengineering.com

Misc notes: **New 2-story Parish Hall addition with offices and classrooms.** [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#2 PARKERS KITCHEN - ASHLEY RIVER ROAD

SITE PLAN

Project Classification: SITE PLAN
Address: 1351 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 418-05-00-001, -002, -003, -004
Acres: 1.05
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SP2021-000431

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: PAVILION DEVELOPMENT COMPANY
Applicant: HOYT + BERENYI, LLC
Contact: KYLE TAYLOR

843-870-7001
ktaylor@hoytberenyi.com

Misc notes: **New Parkers Kitchen 6 MPD gas station and approx. 4920 SF Convenience Store, approx. 22 parking spaces, fuel infrastructure, utility service, and underground detention system.** [Project CSS Page](#)

RESULTS: Revise and submit to TRC.

#3 THE CHARLES PARK & TOWNHOMES EARLY SITE PACKAGE

SITE PLAN

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

City Project ID #: TRC-SP2021-000436

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: THE BEACH COMPANY
Applicant: FORSBERG ENGINEERING & SURVEYING, INC
Contact: MIKE JOHNSON

843-571-2622
mjohnson@forsberg-engineering.com

Misc notes: **Review of early site work including clearing of vegetation, demo of existing building/hardscape, rough grading, and test piles.** [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#4 657 KING MIXED USE**SITE PLAN**

Project Classification: SITE PLAN
Address: 657, 661, &663 KING STREET
Location: PENINSULA
TMS#: 460-04-04-090, -091, -092
Acres: 0.319
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SP2021-000440

Submittal Review #: PRE-APP
Board Approval Required: BZA-Z

Owner: HAMILTON DEVELOPMENT, INC
Applicant: LS3P
Contact: STEPHEN RAMOS

843-958-5419
stephenramos@ls3p.com

Misc notes: Mixed use building including hotel, retail, and rooftop restaurant. [Project CSS Page](#)

RESULTS: Revise and submit to TRC.

#5 70 LINE APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: 70 LINE STREET
Location: PENINSULA
TMS#: 460-04-04-100, -102, -021
Acres: 0.365
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 9
Zoning: GB

City Project ID #: TRC-SP2021-000441

Submittal Review #: PRE-APP
Board Approval Required:

Owner: HAMILTON DEVELOPMENT, INC
Applicant: LS3P
Contact: STEPHEN RAMOS

843-958-5419
stephenramos@ls3p.com

Misc notes: 9 unit apartment building. [Project CSS Page](#)

RESULTS: Revise and submit to TRC.

#6 CHRISTIAN BROTHERS - CHARLESTON, SC**SITE PLAN**

Project Classification: SITE PLAN
Address: 1475 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 334-00-00-048
Acres: 1.22
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SP2021-000442

Submittal Review #: PRE-APP
Board Approval Required:

Owner: 1475 FOLLY ROAD, LLC
Applicant: LECRAW ENGINEERING, INC
Contact: THOMAS DUGAN

678-257-1918
thomas.dugan@lecraweng.com

Misc notes: Construction of new 9-bay automotive repair facility. [Project CSS Page](#)

RESULTS: Revise and submit to TRC.

#7 93 SPRING STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: 93 SPRING STREET
Location: PENINSULA
TMS#: 460-08-03-067, -188
Acres: 0.385
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 7
Zoning: LB

City Project ID #: TRC-SP2021-000443

Submittal Review #: PRE-APP
Board Approval Required:

Owner:
Applicant: CLINE ENGINEERING, INC
Contact: MATT CLINE

843-991-7239
matt@clineeng.com

Misc notes: Residential development resulting in 7 units. [Project CSS Page](#)

RESULTS: Revise and submit to TRC.

#8 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 #: PRE-APP
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 submit to TRC.

#9 HARBOR VIEW ELEMENTARY SCHOOL CAR STACKING LOOP**SITE PLAN**

Project Classification: SITE PLAN
Address: 1576 HARBOR VIEW ROAD
Location: JAMES ISLAND
TMS#: 424-06-00-007
Acres: 6.10
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID #: TRC-SP2021-000445

Submittal Review #: PRE-APP
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT
Applicant: HUSSEY GAY BELL 843-849-7500
Contact: JUSTIN ROBINETTE jrobinette@husseygaybell.com

Misc notes: Modifications to car stacking loop. [Project CSS Page](#)

RESULTS: Revise and submit to TRC.

#10 RHETT'S COVE PUD**PUD MASTER PLAN / CONCEPT PLAN**

Project Classification: PUD MASTER PLAN / SUBDIVISIO
Address: 3328 MAYBANK HWY
Location: JOHNS ISLAND
TMS#: 279-00-00-029, -030, -031, -035
Acres: 10.6
Lots (for subdiv): 58
Units (multi-fam./Concept Plans): 58
Zoning: PUD

City Project ID #: PUD2020-000016

Submittal Review #: 5TH REVIEW
Board Approval Required: PC

Owner: STANLEY MARTIN HOMES
Applicant: HLA, INC 843-763-1166
Contact: ANDREW TODD-BURKE atoddburke@hlainc.com

Misc notes: Attached dwellings residential development and existing restaurant. [Project CSS Page](#)

RESULTS: Approval pending resolution of remaining comments. Once resolved, submit plans to Planning Commission.

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.