



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

8/18/2022

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 REFUEL - FOLLY ROAD

SITE PLAN

Project Classification: SITE PLAN
Address: 334/336 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 424-05-00-028
Acres: 1.48
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB/LB

City Project ID #: [TRC-SP2020-000385](#)

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

Owner: REFUEL OPERATING COMPANY, LLC
Applicant: CLINE ENGINEERING
Contact: MATT CLINE

843-791-3646
matt@clineeng.com

Misc notes: Site plan for proposed convenience store and car wash.

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

#2 FOLLY ROAD & COUNTRY CLUB DRIVE PEDESTRIAN IMPROVEMENTS

LINEAR CONSTRUCTION

Project Classification: LINEAR ROW
Address: 325 COUNTRY CLUB DRIVE
Location: JAMES ISLAND
TMS#: 424-00-00-003
Acres: 31.6
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID #: [TRC-SUB2021-000178](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: CHARLESTON COUNTY
Applicant: REVEER GROUP, LLC
Contact: PAUL FORD

843-297-4103
pford@reveergroup.com

Misc notes: New 8' and 5' concrete sidewalk with pedestrian improvements.

RESULTS: Revise and resubmit to TRC.

#3 GOVERNOR'S CAY - THE POINT AMENITY

SITE PLAN

Project Classification: SITE PLAN
Address: 808 KINGS OAK COURT
Location: CAINHOY
TMS#: 271-00-02-130
Acres: 8.06
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID #: [TRC-SP2020-000388](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: LENNAR CAROLINAS, LLC
Applicant: THOMAS & HUTTON
Contact: JASON HUTCHINSON

843-725-5269
hutchinson.j@tandh.com

Misc notes: Amenity with pool, bathrooms, pavillion to serve existing townhome community.

RESULTS: Revise and resubmit to TRC.

#4 DANIEL ISLAND - HASWELL (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: SEVEN FARMS DRIVE / HASWELL STREET
Location: DANIEL ISLAND
TMS#: 275-00-00-182
Acres: 7.88
Lots (for subdiv): 20
Units (multi-fam./Concept Plans): 20
Zoning: DI-R

City Project ID #: [TRC-SUB2022-000209](#)

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: DAVID WEEKLEY HOMES
Applicant: THOMAS & HUTTON
Contact: BRYCE LEMON

724-561-3517
lemon.b@tandh.com

Misc notes: Road construction plan for 20 lot single family residential development.

RESULTS: Revise and resubmit to TRC.

#5 DANIEL ISLAND NORTHERN PARCEL FF PHASE 2 - ROADS

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: SHIP BUILDER STREET
Location: DANIEL ISLAND
TMS#: 272-00-00-001
Acres: 40.90
Lots (for subdiv): 31
Units (multi-fam./Concept Plans): 31
Zoning: DI-RI

City Project ID: [TRC-SUB2022-000197](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: DANIEL ISLAND COMPANY, INC
Applicant: THOMAS & HUTTON
Contact: BRYCE LEMON

724-561-3517
lemon.b@tandh.com

Misc notes: 31-lot single family residential development.

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

#6 CAINHOY EARLY SITE PACKAGE

SITE PLAN

Project Classification: SITE PLAN
Address: MULTIPLE
Location: CAINHOY
TMS#: 262-00-00-008, -028
Acres: 11.3
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID #: [TRC-SP2022-000559](#)

Submittal Review #: PRE-APP
Board Approval Required:

Owner: CAINHOY LAND AND TIMBER, LLC
Applicant: THOMAS & HUTTON
Contact: STEVEN ROACH

843-971-3500
roach.s@tandh.com

Misc notes: Early site work to include tree removal, clearing of vegetation, and rough grading.

RESULTS: Submit to TRC for 1st review.

#7 151 MEETING STREET RENOVATIONS

SITE PLAN

Project Classification: SITE PLAN
Address: 151 MEETING STREET
Location: PENINSULA
TMS#: 457-08-04-002, -099
Acres: 1.02
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: [TRC-SP2021-000456](#)

Submittal Review #: 3RD REVIEW
Board Approval Required: BAR

Owner: LANDAM LIBERTY OFFICE NO. 1, LLC
Applicant: SEAMONWHITESIDE+ASSOCIATES
Contact: ROBERT JETER

843-884-1667
rjeter@seamonwhiteside.com

Misc notes: Renovations to the existing office building to incorporate a ground floor restaurant use.

RESULTS: Revise and resubmit to TRC.

#8 WOODFIELD POINT HOPE 4**SITE PLAN**

Project Classification: SITE PLAN
Address: CLEMENTS FERRY RD AT BEACH HILL DRIVE
Location: CAINHOY
TMS#: 262-00-00-028
Acres: 21.9
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 384
Zoning: PUD

City Project ID #: [TRC-SP2022-000560](#)

Submittal Review #: PRE-APP
Board Approval Required:

Owner: SEVEN STICKS LLC
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667
Contact: MALCOLM GLENN mglenn@seamonwhiteside.com

Misc notes: New development consisting of 384 multifamily units and a 25,000 SF retail building.

RESULTS: Submit to TRC for 1st review.

#9 MCLAURA BLUFF PHASE 2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: 3066 HIGH TIDE DRIVE
Location: WEST ASHLEY
TMS#: 358-00-00-008
Acres: 3.45
Lots (for subdiv): 14
Units (multi-fam./Concept Plans): 14
Zoning: PUD

City Project ID #: [TRC-SUB2022-000210](#)

Submittal Review #: 1ST REVIEW
Board Approval Required: BZA-SD

Owner: CHANDLER ASSOCIATION, LLC
Applicant: HLA, INC 843-763-1166
Contact: KYLE NEFF kneff@hlainc.com

Misc notes: Preliminary Plat for a new 14 lot single family residential development.

RESULTS: Revise and resubmit to TRC.

#10 MCLAURA BLUFF PHASE 2 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: 3066 HIGH TIDE DRIVE
Location: WEST ASHLEY
TMS#: 358-00-00-008
Acres: 3.45
Lots (for subdiv): 14
Units (multi-fam./Concept Plans): 14
Zoning: PUD

City Project ID #: [TRC-SUB2022-000210](#)

Submittal Review #: 1ST REVIEW
Board Approval Required: BZA-SD

Owner: CHANDLER ASSOCIATION, LLC
Applicant: HLA, INC 843-763-1166
Contact: KYLE NEFF kneff@hlainc.com

Misc notes: Road construction plan for a new 14 lot single family residential development.

RESULTS: Revise and resubmit to TRC.

#11 MAE'S SWEETS WITH SOUL**SITE PLAN**

Project Classification: SITE PLAN
Address: 3919 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 285-00-00-205
Acres: 1.83
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: [TRC-SP2022-000558](#)

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

Owner: LILLIE M. SMALLS
Applicant: ATLANTIC SOUTH, LLC 843-823-3753
Contact: KENDRA SMITH ksmith@atlantic-south.com

Misc notes: A bakery building with a parking lot and drive-thru.

RESULTS: Submit to TRC for 1st review.

12 2815 CLEMENTS FERRY

SITE PLAN

Project Classification: SITE PLAN
Address: 2815 CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 271-00-02-169
Acres: 7.28
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 260
Zoning: GP

City Project ID #: [TRC-SP2022-000517](#)

Submittal Review #: 1ST REVIEW
Board Approval Required: BZA-SD, DRB, DRC

Owner: YOM TOV, LLC
Applicant: GLENN MADDUX
Contact: MIDDLE STREET
PARTNERS

918-273-8113
gmaddux@middlestreet.com

Misc notes: Multi-family residential development.

RESULTS: Revise and resubmit to TRC.

13 1888 CLEMENTS FERRY

SITE PLAN

Project Classification: SITE PLAN
Address: 1888 CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 268-00-00-092
Acres: 2.41
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: LI

City Project ID #: [TRC-SP2022-000561](#)

Submittal Review #: PRE-APP
Board Approval Required:

Owner: PAT MARR
Applicant: FORSBERG ENGINEERING & SURVEYING
Contact: TREY LINTON

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

Misc notes: New commercial warehouse use with associated infrastructure.

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