



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

8/25/2022

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 NOWELL CREEK MULTIFAMILY

SITE PLAN

Project Classification: SITE PLAN

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 275-00-00-185, -086, -160

Acres: 9.02

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 320

Zoning: DI-GO

Misc notes: 320-unit multifamily development.

City Project ID #: [TRC-SP2021-000427](#)

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB, DI-ARB

Owner: ATLANTIC DANIEL ISLAND MF LP

Applicant: SEAMONWHITESIDE + ASSOCIATES

Contact: YORK DILDAY

843-884-1667

ydilday@seamonwhiteside.com

RESULTS: Open pending delivery of MS4 comments.

#2 WOODFIELD DANIEL ISLAND 3

SITE PLAN

Project Classification: SITE PLAN

Address: 2058 BENEFITFOCUS WAY

Location: DANIEL ISLAND

TMS#: 275-00-00-260, -292, -293

Acres: 6

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 174

Zoning: DI-GO

Misc notes: New 174-unit multifamily development.

City Project ID #: [TRC-SP2021-000477](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD, DRB

Owner: DIEC III LLC,

Applicant: SEAMONWHITESIDE+ASSOCIATES

Contact: MALCOLM GLENN

843-884-1667

mglenn@seamonwhiteside.com

RESULTS: Revise and resubmit to TRC.

#3 DEL WEBB ENTRANCE ROAD - PLAT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 262-00-00-028

Acres: 11.4

Lots (for subdiv): -

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

Zoning: PUD

Misc notes: New public road.

City Project ID #: [TRC-SUB2022-000211](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: PULTE HOME COMPANY, LLC

Applicant: THOMAS & HUTTON

Contact: STEVEN ROACH

843-725-5274

roach.s@tandh.com

RESULTS: Revise and resubmit to TRC.

#4 DEL WEBB ENTRANCE ROAD - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 262-00-00-028

Acres: 11.4

Lots (for subdiv): -

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

Zoning: PUD

Misc notes: **New public road.**City Project ID #: [TRC-SUB2022-000211](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: PULTE HOME COMPANY, LLC

Applicant: THOMAS & HUTTON

Contact: STEVEN ROACH

843-725-5274
roach.s@tandh.com**RESULTS: Revise and resubmit to TRC.**

#5 DEL WEBB - SALES CENTER**SITE PLAN**

Project Classification: SITE PLAN

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 262-00-00-028

Acres: 1.6

Lots (for subdiv): -

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

Zoning: PUD

Misc notes: **Del Webb sales center.**City Project ID #: [TRC-SP2022-000528](#)

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: PULTE HOME COMPANY, LLC

Applicant: THOMAS & HUTTON

Contact: STEVEN ROACH

843-849-0200
raoch.s@tandh.com**RESULTS: Revise and resubmit to TRC.**

#6 TIME TO SHINE WEST ASHLEY CIRCLE**SITE PLAN**

Project Classification: SITE PLAN

Address: 1000 FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 301-00-00-805

Acres: 2.37

Lots (for subdiv): -

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

Zoning: GB

Misc notes: **Automatic car wash, mixed-use building with associated parking and utility infrastructure.**City Project ID #: [TRC-SP2022-000531](#)

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: T&M INVESTMENTS, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: THOMAS MARTIN

843-881-0525
martint@earthsourceeng.com**RESULTS: Revise and resubmit to TRC.**

#7 WEST ASHLEY STATION, PHASE II**SITE PLAN**

Project Classification: SITE PLAN

Address: 1127 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 349-00-00-009,-010

Acres: 1.73

Lots (for subdiv): -

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

Zoning: GB

Misc notes: **Development of existing parcels to add retail shops.**City Project ID #: [TRC-SP2021-000422](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: SYNOVUS TRUST COMPANY

Applicant: HUSSEY GAY BELL

Contact: JUSTIN ROBINETTE

843-849-7500
jrobinette@husseygaybell.com**RESULTS: Revise and resubmit to TRC.**

#8 HOME DEPOT TOOL CENTER**SITE PLAN**

Project Classification: SITE PLAN
Address: 2008 MAGWOOD DRIVE
Location: WEST ASHLEY
TMS#: 309-00-00-018
Acres: 0.15
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: [TRC-SP2022-000562](#)

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: THE HOME DEPOT
Applicant: KIMLEY-HORN 984-275-3559
Contact: KATIE WITT katie.witt@kimley-horn.com

Misc notes: Building addition for a Tool Rental Center, and re-striping of parking spaces for compact power equipment.

RESULTS: Submit to TRC for 1st review.

#9 JAMES ISLAND BUSINESS PARK IMPROVEMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: 1750 & 1738 SIGNAL POINT ROAD
Location: WEST ASHLEY
TMS#: 334-00-00-173, -014
Acres: 15.32
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: HI

City Project ID #: [TRC-SP2021-000465](#)

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

Owner: JAMES ISLAND BUSINESS PARK, LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: MIKE JOHNSON mjohanson@forsberg-engineering.com

Misc notes: Proposing 2 new buildings with new parking and utility/stormwater infrastructure.

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

#10 HUGER STREET AFFODABLE HOUSING**SITE PLAN**

Project Classification: SITE PLAN
Address: 275 HUGER STREET
Location: PENINSULA
TMS#: 463-16-04-054
Acres: 2.0
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 86
Zoning: MU-1/WH

City Project ID #: [TRC-SP2021-000499](#)

Submittal Review #: 1ST REVIEW
Board Approval Required: BAR-L, BZA-Z

Owner: CHARLESTON HOUSING AUTHORITY
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: MIKE JOHNSON mjohanson@forsberg-engineering.com

Misc notes: New multi-family affordable housing building with associated infrastructure.

RESULTS: Revise and resubmit to TRC.

#11 GATEWAY APARTMENTS CHARLESTON**SITE PLAN**

Project Classification: SITE PLAN
Address: 2280 HENRY TECKLENBURG DRIVE
Location: WEST ASHLEY
TMS#: 309-00-00-467
Acres: 3
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 69
Zoning: PUD

City Project ID #: [TRC-SP2022-000564](#)

Submittal Review #: PRE-APP
Board Approval Required: BZA-SD, DRB

Owner: MAGNOLIA OFFICE PARK, LLC
Applicant: SITE DESIGN, INC 864-271-0496
Contact: WES BOLIN wbolin@sitedesign-inc.com

Misc notes: 69 unit apartment building.

RESULTS: Submit to TRC for 1st review.

12 HARBOR VIEW TOWNS

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000202](#)

Address: THERESA DRIVE

Location: JAMES ISLAND

TMS#: 424-10-00-030

Acres: 2.63

Lots (for subdiv): 8

Units (multi-fam./Concept Plans): 16

Zoning: STR/DR-1

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: FMM THERESA HOLDINGS, LLC

Applicant: ESP ASSOCIATES, INC.

Contact: TAYLOR REEVES

843-560-4942

treeves@espassociates.com

Misc notes: Major subdivision resulting in 8 new lots and 16 townhome units.

RESULTS: Revise and resubmit to TRC.

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.