



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/1/2022

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 PUMP STATION 77 ACCESS DRIVE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000485](#)

Address: 501 STINSON DRIVE

Location: WEST ASHLEY

Submittal Review #: 2ND REVIEW

TMS#: 350-09-00-143, -302

Board Approval Required: BZA-SD

Acres: 2.75

Owner: CHARLESTON WATER SYSTEM

Lots (for subdiv): -

Applicant: AECOM

803-420-1683

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

Contact: TYLER GILSTRAP

tyler.gilstrap@aecom.com

Zoning: C / DR-9

Misc notes: Provide a new access drive from Culver Ave. CWS currently access site from West Ashley Greenway.

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

#2 DANIEL ISLAND LIBRARY PARKING EXPANSION

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000563](#)

Address: 2301 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

Submittal Review #: 1ST REVIEW

TMS#: 275-00-00-201

Board Approval Required:

Acres: 0.70

Owner: BERKELEY COUNTY

Lots (for subdiv): -

Applicant: BERKELEY COUNTY ENGINEERING

843-719-5105

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

Contact: ERICA BRIZZEE

erica.brizzee@berkeleycountysc.gov

Zoning: DI-R

Misc notes: Construction of a parking lot expansion for the Daniel Island Library to serve the community.

RESULTS: Revise and resubmit to TRC.

#3 EAST BAY SIDEWALK IMPROVEMENTS

SIDEWALK CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION

City Project ID #: [TRC-SUB2022-000212](#)

Address: INTERSECTION OF EAST BAY AND CHARLOTT

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: SCDOT ROW

Board Approval Required:

Acres: 0.08

Owner: SCDOT

Lots (for subdiv): -

Applicant: CHARLESTON COUNTY

843-202-6139

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

Contact: JOHN MARTIN

jpgmartin@charlestoncounty.org

Zoning: -

Misc notes: Construction of approx. 310' of new 5-ft sidewalk.

RESULTS: Revise and resubmit to TRC.

#4 EMANUEL NINE MEMORIAL

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000493](#)

Address: 110 CALHOUN STREET

Location: PENINSULA

TMS#: 459-13-03-020, -019, -018, -006, -005, -004, -083, -003, -002, -001

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, DRC

Acres: 1.09

Lots (for subdiv): -

Owner: EMANUEL AME CHURCH

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

Applicant: THOMAS & HUTTON

843-708-7906

Zoning: DR-2F & GB

Contact: TONY WOODY

woody.t@tandh.com

Misc notes: Memorial to include Survivor's Garden, improved parking area, streetscape, and security.

RESULTS: Open pending delivery of MS4 comments.

#5 CAINHOY DEL WEBB PHASE 2 - PLAT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000198](#)

Address: CLEMENTS FERRY ROAD & CAINHOY ROAD

Location: CAINHOY

TMS#: 262-00-00-028

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 129.9

Lots (for subdiv): 233

Owner: PULTE HOME COMPANY, LLC

Units (multi-fam./Concept Plans): 233

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Preliminary plat for a 233 Single Family Residential development.

RESULTS: Revise and resubmit to TRC.

#6 CAINHOY DEL WEBB PHASE 2 - ROADS

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000198](#)

Address: CLEMENTS FERRY ROAD & CAINHOY ROAD

Location: CAINHOY

TMS#: 262-00-00-028

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 129.9

Lots (for subdiv): 233

Owner: PULTE HOME COMPANY, LLC

Units (multi-fam./Concept Plans): 233

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Road Plans for 233 Single Family Residential development.

RESULTS: Revise and resubmit to TRC.

#7 MIKASA APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000501](#)

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 268-00-00-133

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Acres: 19.55

Lots (for subdiv): -

Owner: AVENTON COMPANIES

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

Applicant: THOMAS & HUTTON

843-725-5279

Zoning: LI

Contact: CORY BALENGER

balenger.c@tandh.com

Misc notes: Construction of a multi-family residential buildings and parking lot.

RESULTS: Revise and resubmit 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 #: 3RD REVIEW
Board Approval Required:

Owner: MIDDLEBURG COMMUNITIES, LLC
Applicant: DANGERFIELD ENGINEERING & SURVEYING 843-509-3337
Contact: JOHN DANGERFIELD john@dangerfieldengr.com
II

Misc notes: *The Hamlet Single-Family and Multi-Family rental project*

RESULTS: Open pending delivery of Zoning and MS4 comments.

#9 651 KING STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: 651 KING STREET
Location: PENINSULA
TMS#: 460-04-04-095
Acres: 0.049
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: [TRC-SP2022-000548](#)

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

Owner: NKP-651 KING LLC
Applicant: CLINE ENGINEERING 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: *One new 2,000 sqft structure.*

RESULTS: Revise and resubmit to TRC.

#10 CAROLINA BAY SCHOOL SITE - PLAT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
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

City Project ID #: [TRC-SUB2022-000195](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: KIAWAH RACCOON RUN, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667
Contact: DAVID PROHASKA dprohaska@seamonwhiteside.com

Misc notes: *Preliminary plat for a 43 lot subdivision and associated improvements.*

RESULTS: Revise and resubmit to TRC.

#11 CAROLINA BAY SCHOOL SITE - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
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

City Project ID #: [TRC-SUB2022-000195](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: KIAWAH RACCOON RUN, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667
Contact: DAVID PROHASKA dprohaska@seamonwhiteside.com

Misc notes: *Road construction plans for a 43 lot subdivision and associated improvements.*

RESULTS: Revise and resubmit to TRC.

12 PARCEL K RESIDENTIAL

SITE PLAN

Project Classification: SITE PLAN

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 275-00-00-086

Acres: 5.58

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 50

Zoning: DI-GO

City Project ID #: [TRC-SP2022-000533](#)

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: BLAZE CAPITAL PARTNERS

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

Misc notes: Private townhome development with 50 units, pond, private roads, open space, and associated infrastructure.

RESULTS: Revise and resubmit to TRC.

13 CROSS CREEK TOWNHOMES

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: 14 CROSS CREEK DRIVE

Location: JAMES ISLAND

TMS#: 424-00-00-013

Acres: 4.5

Lots (for subdiv): 51

Units (multi-fam./Concept Plans): 51

Zoning: GB

City Project ID #: [TRC-SUB2022-000215](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CROSS CREEK SHOPPING CENTER TWO, LLC

Applicant: DAVID WEEKLEY HOMES

843-654-5563

Contact: HENRY MALONEY

hmaloney@dwhomes.com

Misc notes: Site plan for new 51 unit town home subdivision.

RESULTS: Revise and resubmit to TRC.

14 SKATELL ISLAND MULTI-FAMILY

SITE PLAN

Project Classification: SITE PLAN

Address: CLEMENTS FERRY RD @ FORREST DR.

Location: CAINHOY

TMS#: 271-00-02-024, -025, -026, -069

Acres: 14

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 422

Zoning: GP

City Project ID #: [TRC-SP2022-000566](#)

Submittal Review #: PRE-APP

Board Approval Required:

Owner: MIDDLE STREET PARTNERS

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Contact: MALCOLM GLENN

mglenn@seamonwhiteside.com

Misc notes: 324 multi-family units, 36 townhomes, 62 detached single family units.

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.