



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/6/2022

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 STONOVVIEW 4 - RECREATION & BOAT PARKING

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000494](#)

Address: HATCH DRIVE

Location: JOHNS ISLAND

Submittal Review #: 4TH REVIEW

TMS#: 345-00-00-073

Board Approval Required:

Acres: 3.39

Lots (for subdiv): -

Owner: LENNAR CAROLINAS

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

Applicant: CIVIL SITE ENVIRONMENTAL

843-849-8945

Zoning: PUD

Contact: RYAN BROWN

rbrown@civilsiteenv.com

Misc notes: Stonovview 4 HOA area development for tennis courts and boat parking.

RESULTS: Approved. Submit plans to Zoning for stamping.

#2 CHRISTIAN BROTHERS - CHARLESTON, SC

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000442](#)

Address: 1475 FOLLY ROAD

Location: JAMES ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 334-00-00-048

Board Approval Required: DRB

Acres: 1.22

Lots (for subdiv): -

Owner: 1475 FOLLY ROAD, LLC

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

Applicant: LECRAW ENGINEERING, INC

678-257-1918

Zoning: GB

Contact: THOMAS DUGAN

thomas.dugan@lecraweng.com

Misc notes: Construction of new 9-bay automotive repair facility.

RESULTS: Open pending delivery of MS4 comments.

#3 BAKER COLLECTION SAVANNAH HIGHWAY

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2020-000342](#)

Address: 1545 SAVANNAH HWY

Location: WEST ASHLEY

Submittal Review #: 3RD REVIEW

TMS#: 349-01-00-022

Board Approval Required: DRB

Acres: .69

Lots (for subdiv): -

Owner: VCKHS MAGNOLIA LLC

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

Applicant: FORSBERG ENGINEERING & SURVEYING

843-571-2622

Zoning: GB

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: New Baker Motors dealership.

RESULTS: Revise and resubmit to TRC.

#4 186 ST. PHILIP MIXED USE**SITE PLAN**

Project Classification: SITE PLAN

Address: 186 ST. PHILIP STREET

Location: PENINSULA

TMS#: 460-12-02-064

Acres: 0.07

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 2

Zoning: GB

City Project ID #: [TRC-SP2022-000523](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR-S

Owner: OTTOMAN INVESTMENTS

Applicant: FORSBERG ENGINEERING & SURVEYING 843-810-0029

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Proposed mixed use development; new construction on site of existing building slated for demolition**RESULTS:** Revise and resubmit to TRC.

#5 518 EAST BAY MIXED-USE**SITE PLAN**

Project Classification: SITE PLAN

Address: 518 EAST BAY STREET

Location: PENINSULA

TMS#: 459-13-02-004, -005, -009, -010, -011

Acres: 1.55

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 119

Zoning: MU-2/WH

City Project ID #: [TRC-SP2022-000542](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: 518 EAST BAY LLC

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New mixed use building.**RESULTS:** Revise and resubmit to TRC.

#6 EARLY COLLEGE HIGH SCHOOL**SITE PLAN**

Project Classification: SITE PLAN

Address: 63 COLUMBUS STREET

Location: PENINSULA

TMS#: 459-09-02-151, -152, -153, -168

Acres: 3.0

Lots (for subdiv): -

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

Zoning: DR-2F

City Project ID #: [TRC-SP2021-000490](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR-L, BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: REVEER GROUP, LLC 843-297-4103

Contact: BOB ALMIRALL balmirall@reveergroup.com

Misc notes: High school support building.**RESULTS:** Revise and resubmit to TRC.

#7 MAGNOLIA PHASE 3A - PLAT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: BRASWELL STREET

Location: PENINSULA

TMS#: 464-00-00-012, -028, -029, -039, 466-00-00-031, -037, -043

Acres: 80.30

Lots (for subdiv): 2

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

Zoning: PUD

City Project ID #: [TRC-SUB2021-000182](#)

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: HR CHARLESTON VII, LLC

Applicant: REVEER GROUP, LLC 843-297-4103

Contact: MATT LANEY mlaney@reveergroup.com

Misc notes: 1500 LF of new street and utilities, block grading, and associated platting to establish new ROW and development block**RESULTS:** Revise and resubmit to TRC.

#8 MAGNOLIA PHASE 3A - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000182](#)

Address: BRASWELL STREET

Location: PENINSULA

TMS#: 464-00-00-012, -028, -029,-039, 466-00-00-031, -037, -043

Submittal Review #: 3RD REVIEW

Board Approval Required:

Acres: 80.30

Lots (for subdiv): 2

Owner: HR CHARLESTON VII, LLC

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

Applicant: REVEER GROUP, LLC

843-297-4103

Zoning: PUD

Contact: MATT LANEY

mlaney@reveergroup.com

Misc notes: 1500 LF of new street and utilities, block grading, and associated platting to establish new ROW and development blocks.**RESULTS:** **Revise and resubmit to TRC.**

#9 NORTHERN PARCEL FF AMENITY**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000430](#)

Address: 941 FISH CAMP ROAD

Location: DANIEL ISLAND

TMS#: 272-00-00-001

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 1.90

Lots (for subdiv): -

Owner: THE DANIEL ISLAND COMPANY, INC.

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

Applicant: THOMAS & HUTTON

724-561-3517

Zoning: DI-RI

Contact: BRYCE LEMON

lemon.b@tandh.com

Misc notes: Residential amenity site.**RESULTS:** **Revise and resubmit to TRC.**

#10 RHODES CROSSING MULTI-FAMILY ACCESS ROAD - PLAT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000192](#)

Address: SANDERS RD. / BEES FERRY RD.

Location: WEST ASHLEY

TMS#: 262-00-00-028

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Acres: 52.1

Lots (for subdiv): -

Owner: DAVIS DEVELOPMENT

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

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: LB/DR-1F

Contact: BRIAN RILEY

riley.b@tandh.com

Misc notes: Plat for new public road, stormwater pond, and mass clearing and grading.**RESULTS:** **Open pending delivery of MS4 comments.**

#11 RHODES CROSSING MULTI-FAMILY ACCESS ROAD - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000192](#)

Address: SANDERS RD. / BEES FERRY RD.

Location: WEST ASHLEY

TMS#: 262-00-00-028

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-SD

Acres: 52.1

Lots (for subdiv): -

Owner: DAVIS DEVELOPMENT

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

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: LB/DR-1F

Contact: BRIAN RILEY

riley.b@tandh.com

Misc notes: New public road, stormwater pond, and mass clearing and grading.**RESULTS:** **Revise and resubmit to TRC.**

12 151 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 #: 4TH REVIEW

Board Approval Required: BAR

Owner: LANDAM LIBERTY OFFICE NO. 1, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES

Contact: YORK DILDAY

843-884-1667

ydilday@seamonwhiteside.com

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

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

13 TOWN AT COOPER RIVER PHASE II

ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 271-00-01-035

Acres: 30.1

Lots (for subdiv): -

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

Zoning: GB

City Project ID #: [TRC-SUB2022-000213](#)

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: CATO HOLDINGS, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES

Contact: SPENCER PLOWDEN

843-884-1667

splowden@seamonwhiteside.com

Misc notes: Private roadway and associated stormwater infrastructure.

RESULTS: Revise and resubmit to TRC.

14 WOODFIELD DANIEL ISLAND III - PHASE 2

SITE PLAN

Project Classification: SITE PLAN

Address: 2058 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

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

Acres: 9.76

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 12

Zoning: DI-GO

City Project ID #: [TRC-SP2022-000573](#)

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: DIEC III, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES

Contact: MALCOLM GLENN

843-884-1667

mglen@seamonwhiteside.com

Misc notes: 12-Unit townhome (phase 2) of Woodfield Daniel Island.

RESULTS: Submit to TRC for 1st review.

15 CLEMENTS FERRY INDUSTRIAL

SITE PLAN

Project Classification: SITE PLAN

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 267-00-00-126

Acres: 13.88

Lots (for subdiv): -

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

Zoning: LI

City Project ID #: [TRC-SP2022-000578](#)

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: HUNT MIDWEST

Applicant: SEAMONWHITESIDE+ASSOCIATES

Contact: PRESTON BUSBEE

843-884-1667

pbusbee@seamonwhiteside.com

Misc notes: One industrial building with a stormwater detention pond.

RESULTS: Submit to TRC for 1st review.

16 1590 MEETING STREET ROAD MULTI-FAMILY**SITE PLAN**

Project Classification: SITE PLAN
Address: 1590 MEETING STREET ROAD
Location: PENINSULA
TMS#: 464-10-00-061, -006, -120, -121-124
Acres: 3.32
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 329
Zoning: UP

City Project ID #: [TRC-SP2021-000475](#)

Submittal Review #: 3RD REVIEW
Board Approval Required: DRB, BZA-SD, DRC

Owner: COOPER RIVER CORPORATION, LLC
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667
Contact: EMILY HANCOCK ehancock@seamonwhiteside.com

Misc notes: Mixed-use development consisting of approximately 329 multi-family units.

RESULTS: Revise and resubmit to TRC.

17 1427 ASHLEY RIVER ROAD OFFICE COMPLEX**SITE PLAN**

Project Classification: SITE PLAN
Address: 1427 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 418-01-00-226
Acres: 0.68
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: LB

City Project ID #: [TRC-SP2022-000574](#)

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

Owner: RAJIV GUPTA
Applicant: J. BRAGG CONSULTING 843-696-7221
Contact: JOEY WOODY jwoody@jbraggconsulting.com

Misc notes: Office building development with parking.

RESULTS: Submit to TRC for 1st review.

18 O'QUINN SCHOOL ADDITION**SITE PLAN**

Project Classification: SITE PLAN
Address: 1567 HARBOR VIEW ROAD
Location: JAMES ISLAND
TMS#: 424-10-00-045, -062
Acres: 3.22
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: CT

City Project ID #: [TRC-SP2022-000504](#)

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: PORTER-GAUD
Applicant: ADC ENGINEERING 843-566-0161
Contact: SEBASTIAN DAVIS sebastiand@adcengineering.com

Misc notes: New building addition and parking lot modifications.

RESULTS: Revise and resubmit to TRC.

19 JICHS PRESS BOX & BATTING CAGE**SITE PLAN**

Project Classification: SITE PLAN
Address: 1000 FORT JOHNSON ROAD
Location: JAMES ISLAND
TMS#: 418-11-00-092, 428-00-00-011
Acres: 0.48
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID #: [TRC-SP2022-000579](#)

Submittal Review #: PRE-APP
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT
Applicant: ADC ENGINEERING 843-566-0161
Contact: SEBASTIAN DAVIS adc engineering

Misc notes: New press box and batting cage.

RESULTS: Submit to TRC for 1st review.

#20 MAYBANK LAUNDRY

SITE PLAN

Project Classification: SITE PLAN
Address: 2828 MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 312-00-00-088
Acres: 0.48
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: [TRC-SP2022-000572](#)

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

Owner: ISLAND HOME PROPERTY MANAGEMENT, LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: KEVEN BERRY berryk@earthsourceeng.com

Misc notes: Proposed commercial laundry facility.

RESULTS: Submit to TRC for 1st review.

#21 HARBOR VIEW TOWNS

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
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

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

Submittal Review #: 3RD 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: All comments resolved. Subdivision Concept Plan included on 10/19/22 Planning Commission meeting agenda.

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.