



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

1/6/2022

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 A.M. on the above date via Zoom. To access online use the following [Zoom Link](#). To access via telephone, dial 1 (301) 715-8592, then Webinar ID# 859 6475 0850, followed by password 682487. The agenda order may be subject to change at the discretion of the TRC Administrator. Guests are encouraged to join the meeting 20 minutes prior to the published start time of a specific agenda item. The following applications will be reviewed:

#1 SPINX - MAYBANK HIGHWAY

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 3285 TIMBERLINE DRIVE
Location: JOHNS ISLAND
TMS#: 313-00-00-530, -292, -293
Acres: 2.34
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB, LB, BP

City Project ID: TRC-SP2021-000434

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: THE SPINX COMPANY
Applicant: HLA, INC.
Contact: RON FELKEL

843-763-1166
rfelkel@hlainc.com

Misc notes: Gas station, convenience store, and small office. [Project CSS Page](#)

#2 CORE - JOHNS ISLAND

9:15 SITE PLAN

Project Classification: SITE PLAN
Address: MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 312-00-00-254, -959
Acres: 5.35
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: OD-MHC

City Project ID: TRC-SP2021-000467

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CONH LAND, LLC
Applicant: EARTHSOURCE ENGINEERING
Contact: VINCENT SOTTILE

843-881-0525
sottilev@earthsourceeng.com

Misc notes: Proposed office building with parking and drainage. [Project CSS Page](#)

#3 CAINHOY DEL WEBB PHASE 1 - PLAT

9:30 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD & CAINHOY ROAD
Location: CAINHOY
TMS#: 262-00-00-028
Acres: 160.9
Lots (for subdiv): 164
Units (multi-fam./Concept Plans): 164
Zoning: PUD

City Project ID: TRC-SUB2021-000187

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: PULTE HOME COMPANY, LLC
Applicant: THOMAS & HUTTON
Contact: WILL COX

843-860-8485
cox.w@tandh.com

Misc notes: Preliminary plat for 164 Single Family Residential development. [Project CSS Page](#)

#4 CAINHOY DEL WEBB PHASE 1 - ROADS

9:45 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION City Project ID: TRC-SUB2021-000187
Address: CLEMENTS FERRY ROAD & CAINHOY ROAD
Location: CAINHOY Submittal Review #: 1ST REVIEW
TMS#: 262-00-00-028 Board Approval Required:
Acres: 160.9 Owner: PULTE HOME COMPANY, LLC
Lots (for subdiv): 164 Applicant: THOMAS & HUTTON 843-860-8485
Units (multi-fam./Concept Plans): 164 Contact: WILL COX cox.w@tandh.com
Zoning: PUD
Misc notes: Road construction plans for 164 Single Family Residential development. [Project CSS Page](#)

#5 NAT'S COURT

10:00 SITE PLAN

Project Classification: SITE PLAN City Project ID: TRC-SP2021-000429
Address: 8 NUNAN STREET
Location: PENINSULA Submittal Review #: 3RD REVIEW
TMS#: 460-07-02-223, -224, -225, -226, -227, -228, 229 Board Approval Required: BZA-SD
Acres: 0.65 Owner: MANX HOLDINGS, LLC
Lots (for subdiv): - Applicant: SYNCHRONICITY, LLC 843-203-4766
Units (multi-fam./Concept Plans): 16 Contact: TODD RICHARDSON todd@synchronicity.design
Zoning: DR-2F
Misc notes: 16-unit downtown neighborhood. [Project CSS Page](#)

#6 GRACE LANDING - AMENITY SITE & 68-76 LOT GRADING

10:15 SITE PLAN

Project Classification: SITE PLAN City Project ID: TRC-SP2021-000463
Address: MAIN ROAD
Location: JOHNS ISLAND Submittal Review #: 2ND REVIEW
TMS#: 253-00-00-199, -285, -334 Board Approval Required:
Acres: 55.2 Owner: PULTE HOME COMPANY, LLC
Lots (for subdiv): - Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Units (multi-fam./Concept Plans): - Contact: DAVID PROHASKA dprohaska@seamonwhiteside.com
Zoning: SR-1, SR-7
Misc notes: New amenity site and site work in Grace Landing subdivision. [Project CSS Page](#)

#7 MARSHES AT DANIEL ISLAND PHASES 1A & 1B (ROADS)

10:30 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION City Project ID: TRC-SUB2019-000114
Address: 144 FAIRBANKS DRIVE
Location: DANIEL ISLAND Submittal Review #: 8TH REVIEW
TMS#: 271-00-00-010 Board Approval Required:
Acres: 16.78 Owner: SM CHARLESTON, LLC
Lots (for subdiv): 56 Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Units (multi-fam./Concept Plans): 56 Contact: ZIM FANT zfant@seamonwhiteside.com
Zoning: DI-GO
Misc notes: Road construction plans for a 56 lot (Phase 1A & 1B) subdivision. [Project CSS Page](#)

#8 WOODFIELD COOPER RIVER FARMS II

10:45 SITE PLAN

Project Classification: SITE PLAN
Address: ENTERPRISE BOULEVARD
Location: CAINHOY
TMS#: 271-00-01-035
Acres: 2.7
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 71
Zoning: GB

City Project ID: TRC-SP2021-000495

Submittal Review #: PRE-APP
Board Approval Required:

Owner: WOODFIELD ACQUISITIONS
Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Contact: HAMPTON YOUNG hyoung@seamonwhiteside.com

Misc notes: 71 Unit multifamily development. [Project CSS Page](#)

#9 102 PRESIDENT STREET

11:00 SITE PLAN

Project Classification: SITE PLAN
Address: 102 PRESIDENT STREET
Location: PENINSULA
TMS#: 460-11-04-023
Acres: .62
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 101
Zoning: MU-2/WH

City Project ID: TRC-SP2020-000365

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

Owner: 96 PRESIDENT ST, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Contact: PRESTON BUSBEE pbusbee@seamonwhiteside.com

Misc notes: Mixed use development on currently undeveloped lot. [Project CSS Page](#)

#10 BAKER COLLECTION SAVANNAH HIGHWAY

11:15 SITE PLAN

Project Classification: SITE PLAN
Address: 1545 SAVANNAH HWY
Location: WEST ASHLEY
TMS#: 349-01-00-022
Acres: .69
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2020-000342

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: VCKHS MAGNOLIA LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New Baker Motors dealership. [Project CSS Page](#)

#11 HUGER STREET AFFODABLE HOUSING

11:30 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 #: PRE-APP
Board Approval Required: BAR-L, BZA-Z

Owner: CHARLESTON HOUSING AUTHORITY
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New multi-family affordable housing building with associated infrastructure. [Project CSS Page](#)

#12 CANNON ROW

11:45 SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: 89/95 CANNON STREET

Location: PENINSULA

TMS#: 460-15-02-008

Acres: 0.4

Lots (for subdiv): 5

Units (multi-fam./Concept Plans): 8

Zoning: LB

City Project ID: TRC-SUB2021-000188

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CANNON ROW, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Subdivision of 1 lot into 5 lots; 4 single family residential and 1 mixed-use. [Project CSS Page](#)

Site plans and subdivisions are reviewed by the following: Dept. of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Dept. of Stormwater Management, Dept. of Parks, Dept. of Traffic Transportation, Fire Dept. and ADA/Legal Division.

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