



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

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 was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

#1 SPINX - MAYBANK HIGHWAY

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](#)

RESULTS: Revise and resubmit to TRC.

#2 CORE - JOHNS ISLAND

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](#)

RESULTS: Revise and resubmit to TRC.

#3 CAINHOY DEL WEBB PHASE 1 - PLAT

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](#)

RESULTS: Revise and resubmit to TRC.

#4 CAINHOY DEL WEBB PHASE 1 - ROADS**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

Lots (for subdiv): 164

Owner: PULTE HOME COMPANY, LLC

Units (multi-fam./Concept Plans): 164

Applicant: THOMAS & HUTTON

843-860-8485

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Road construction plans for 164 Single Family Residential development. [Project CSS Page](#)**RESULTS:** Revise and resubmit to TRC.

#5 NAT'S COURT**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

Lots (for subdiv): -

Owner: MANX HOLDINGS, LLC

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

Applicant: SYNCHRONICITY, LLC

843-203-4766

Zoning: DR-2F

Contact: TODD RICHARDSON

todd@synchronicity.design

Misc notes: 16-unit downtown neighborhood. [Project CSS Page](#)**RESULTS:** Revise and resubmit to TRC.

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

Lots (for subdiv): -

Owner: PULTE HOME COMPANY, LLC

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

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

843-884-1667

Zoning: SR-1, SR-7

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

Misc notes: New amenity site and site work in Grace Landing subdivision. [Project CSS Page](#)**RESULTS:** Revise and resubmit to TRC.

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

Lots (for subdiv): 56

Owner: SM CHARLESTON, LLC

Units (multi-fam./Concept Plans): 56

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

843-884-1667

Zoning: DI-GO

Contact: ZIM FANT

zfant@seamonwhiteside.com

Misc notes: Road construction plans for a 56 lot (Phase 1A & 1B) subdivision. [Project CSS Page](#)**RESULTS:** Pending delivery of Zoning comments.

#8 WOODFIELD COOPER RIVER FARMS II**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](#)

RESULTS: Submit to TRC for 1st review.

#9 102 PRESIDENT STREET**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](#)

RESULTS: Revise and resubmit to TRC.

#10 BAKER COLLECTION SAVANNAH HIGHWAY**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](#)

RESULTS: Revise and resubmit to TRC.

#11 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 #: 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](#)

RESULTS: Submit to TRC for 1st review.

12 CANNON ROW

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000188

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

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](#)

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.