



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

12/15/2022

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 HAMPSTEAD MALL SE QUADRANT RENOVATION

#### 9:00 SITE PLAN

Project Classification: SITE PLAN  
Address: COLUMBUS / AMERICA STREET  
Location: PENINSULA  
TMS#: 459-09-02-151  
Acres: 0.616  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: DR-2F

City Project ID: [TRC-SP2022-000549](#)

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

Owner: CHARLESTON COUNTY SCHOOL DISTRICT  
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622  
Contact: GRAY LEWIS [gmlewis@forsberg-engineering.com](mailto:gmlewis@forsberg-engineering.com)

Misc notes: Renovation of existing park with new pedestrian walks, perimeter fencing, landscaping and other amenities.

### #2 RHODES CROSSING MULTI-FAMILY ACCESS ROAD - ROADS

#### 9:15 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: SANDERS RD. / BEES FERRY RD.  
Location: WEST ASHLEY  
TMS#: 262-00-00-028  
Acres: 52.1  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: LB/DR-1F

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

Submittal Review #: 4TH REVIEW  
Board Approval Required: BZA-SD

Owner: DAVIS DEVELOPMENT  
Applicant: THOMAS & HUTTON 843-849-0200  
Contact: BRIAN RILEY [riley.b@tandh.com](mailto:riley.b@tandh.com)

Misc notes: New public road, stormwater pond, and mass clearing and grading.

### #3 DANIEL ISLAND - HASWELL (PLAT)

#### 9:30 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: SEVEN FARMS DRIVE / HASWELL STREET  
Location: DANIEL ISLAND  
TMS#: 275-00-00-182  
Acres: 7.88  
# Lots (for subdiv): 20  
# Units (multi-fam./Concept Plans): 20  
Zoning: DI-R

City Project ID: [TRC-SUB2022-000209](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: DAVID WEEKLEY HOMES  
Applicant: THOMAS & HUTTON 724-561-3517  
Contact: BRYCE LEMON [lemon.b@tandh.com](mailto:lemon.b@tandh.com)

Misc notes: Preliminary plat for a 20 lot single family residential development.

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**#4 DANIEL ISLAND - HASWELL (ROADS)**

**9:45 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: SEVEN FARMS DRIVE / HASWELL STREET  
Location: DANIEL ISLAND  
TMS#: 275-00-00-182  
Acres: 7.88  
# Lots (for subdiv): 20  
# Units (multi-fam./Concept Plans): 20  
Zoning: DI-R

City Project ID: [TRC-SUB2022-000209](#)

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: DAVID WEEKLEY HOMES  
Applicant: THOMAS & HUTTON  
Contact: BRYCE LEMON

724-561-3517  
lemon.b@tandh.com

Misc notes: Road construction plan for a 20 lot single family residential development.

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**#5 MARSHES AT DANIEL ISLAND - PHASE 2 (PLAT)**

**10:00 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: 144 FAIRBANKS DRIVE  
Location: DANIEL ISLAND  
TMS#: 271-00-00-010  
Acres: 6.33  
# Lots (for subdiv): 26  
# Units (multi-fam./Concept Plans): 26  
Zoning: DI-GO

City Project ID: [TRC-SUB2022-000222](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: STANLEY MARTIN HOMES  
Applicant: SEAMONWHITESIDE+ASSOCIATES  
Contact: SARAH HAMBLIN

843-884-1667

shamblin@seamonwhiteside.com

Misc notes: Preliminary Plat for a 26 single family lot subdivision.

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**#6 MARSHES AT DANIEL ISLAND - PHASE 2 (ROADS)**

**10:15 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: 144 FAIRBANKS DRIVE  
Location: DANIEL ISLAND  
TMS#: 271-00-00-010  
Acres: 6.33  
# Lots (for subdiv): 26  
# Units (multi-fam./Concept Plans): 26  
Zoning: DI-GO

City Project ID: [TRC-SUB2022-000222](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: STANLEY MARTIN HOMES  
Applicant: SEAMONWHITESIDE+ASSOCIATES  
Contact: SARAH HAMBLIN

843-884-1667

shamblin@seamonwhiteside.com

Misc notes: Road construction plans for a 26 single family lot subdivision.

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**#7 PARCEL K RESIDENTIAL**

**10:30 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 #: 2ND REVIEW  
Board Approval Required: DRB

Owner: BLAZE CAPITAL PARTNERS  
Applicant: SEAMONWHITESIDE + ASSOCIATES  
Contact: ABIGAIL RICHARDSON

843-884-1667

arichardson@seamonwhiteside.com

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

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**#8 CAROLINA BAY SCHOOL SITE - PLAT**

**10:45 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 #: 4TH 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.

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**#9 CAROLINA BAY SCHOOL SITE - ROADS**

**11:00 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 #: 4TH 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.

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**#10 GILDAN INDUSTRIAL**

**11:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: 1980 CLEMENTS FERRY ROAD  
Location: CAINHOY  
TMS#: 268-00-00-059  
Acres: 81.63  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: LI

City Project ID: [TRC-SP2022-000595](#)

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: EDGEWATER VENTURE  
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667  
Contact: PRESTON BUSBEE pbusbee@seamonwhiteside.com

Misc notes: Industrial building.

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 [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.