



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

11/30/2023

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. LONG SAVANNA N9 ESP **eReview**

09:00 Project Classification: TRC - Site Plan
Address: 390 BARONS DR
Location: NONE
Primary TMS: C3010000806
Acres: 0
Lots: 237
Units:
Zoning: Barre/Halsey

City Project ID#: [TRC-SP2023-000709](#)
Submittal Review #: 1
Board Approvals Required:

Owner: Mungo Homes Coastal Division Properties, LLC
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Navada Waterman nwaterman@seamonwhiteside.com

Description: PROPOSED DEVELOPMENT IS A 237 LOT SINGLE-FAMILY DEVELOPMENT

#2. LONG SAVANNAH NEIGHBORHOOD 5 **eReview**

09:15 Project Classification: Major - Concept Plan
Address:
Location: WEST ASHLEY
Primary TMS: C3010000006
Acres: 156.17
Lots: 568
Units: 568
Zoning: Barre/Halsey

City Project ID#: [TRC-SUB2023-000245](#)
Submittal Review #: 3
Board Approvals Required:

Owner: Pulte Home Company LLC
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Zachary Wortman zwortman@seamonwhiteside.com

Description: Single Family development within Long Savannah PUD.

#3. TIME TO SHINE (FLOYD DR.)

09:30 Project Classification: TRC - Site Plan
Address: 1030 FLOYD DR
Location: NONE
Primary TMS: C3010000801
Acres: 1.9
Lots:
Units:
Zoning: General Business

City Project ID#: [TRC-SP2023-000672](#)
Submittal Review #: 2
Board Approvals Required: DRB

Owner: BFR Charleston LLC
Applicant: Earth Source Engineering
Contact: Thomas Martin | martint@earthsourceeng.com

Description: Proposed car wash and restaurant building.

#4. GATEWAY APARTMENTS

09:45 Project Classification: TRC - Site Plan
Address: 2280 HENRY TECKLENBURG DR
Location: WEST ASHLEY
Primary TMS: C3090000467
Acres: 4.4
Lots:
Units: 69
Zoning: PUD

City Project ID#: [TRC-SP2022-000564](#)

Submittal Review #: 3
Board Approvals Required: DRB

Owner: Magnolia Office Park, LLC
Applicant: Site Design, Inc.
Contact: Wesley Bolin | wbolin@sitedesign-inc.com

Description: 69 unit affordable senior housing apartment building.

#5. JICHS SCIENCE CLASSROOMS ADDITION **eReview**

10:00 Project Classification: TRC - Site Plan
Address: 1000 FORT JOHNSON RD
Location: NONE
Primary TMS: C4281100092
Acres: 0.25
Lots:
Units:
Zoning: Single-Family Residential

City Project ID#: [TRC-SP2023-000658](#)

Submittal Review #: 2
Board Approvals Required:

Owner: Charleston County School District
Applicant: ADC Engineering Inc
Contact: Sebastian Davis | sebastiand@adcengineering.com

Description: New science classroom addition.

#6. NEW DISTRICT 9 ELEMENTARY SCHOOL **eReview**

10:15 Project Classification: Major - Plat
Address: 2950 CLAYBROOK ST
Location: NONE
Primary TMS: C3120000050
Acres: 55.08
Lots: 3
Units:
Zoning: Conservation

City Project ID#: [TRC-SUB2023-000250](#)

Submittal Review #: 2
Board Approvals Required:

Owner: Charleston County School District
Applicant: ADC Engineering Inc
Contact: Sebastian Davis | sebastiand@adcengineering.com

Description: New elementary school.

#7. NEW DISTRICT 9 ELEMENTARY SCHOOL **eReview**

10:30 Project Classification: TRC - roads
Address: 2950 CLAYBROOK ST
Location: NONE
Primary TMS: C3120000050
Acres: 55.08
Lots: 3
Units:
Zoning: Conservation

City Project ID#: [TRC-SUB2023-000250](#)

Submittal Review #: 2
Board Approvals Required:

Owner: Charleston County School District
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Sebastian Davis | sebastiand@adcengineering.com

Description: New elementary school.

#8. JZI SEWER AND FORCE MAIN

10:45 Project Classification: TRC - Site Plan
Address: 3045 UT TRANSATLANTIC WAY
Location: JOHNS ISLAND
Primary TMS: C3190000002
Acres: 0.4
Lots:
Units:
Zoning: Conservation

City Project ID#: [TRC-SP2022-000565](#)
Submittal Review #: 3
Board Approvals Required:
Owner: Charleston County Aviation Authority
Applicant: Johnson, Mirmiran & Thompson, Inc.
Contact: Ryan Mattie | rmattie@jmt.com

Description: Addition of a sanitary sewer and force main to support new tenant.

#9. POINT HOPE PARKWAY NORTH - PHASE 1 **eReview**

11:00 Project Classification: Major - Plat
Address: 1698 CLEMENTS FERRY RD
Location: CAINHOY
Primary TMS: B2620000028
Acres: 26.5
Lots: 1
Units: 0
Zoning: Barre/Halsey

City Project ID#: [TRC-SUB2023-000233](#)
Submittal Review #: 2
Board Approvals Required:
Owner: Jeff Elliott
Applicant: Thomas & Hutton Engineering
Contact: Steven Roach | roach.s@tandh.com

Description: New road for future residential subdivision.

#10. POINT HOPE PARKWAY NORTH - PHASE 1 **eReview**

11:15 Project Classification: Major - Roads
Address: 1698 CLEMENTS FERRY RD
Location: CAINHOY
Primary TMS: B2620000028
Acres: 26.5
Lots: 1
Units:
Zoning: Barre/Halsey

City Project ID#: [TRC-SUB2023-000233](#)
Submittal Review #: 4
Board Approvals Required:
Owner: No owner information provided
Applicant: Thomas & Hutton Engineering
Contact: Steven Roach | roach.s@tandh.com

Description: New road for future residential subdivision.

#11. THE WATERFRONT PHASE 3 - PUBLIC ROADS

11:30 Project Classification: Major - Development Plan
Address: 515 HELMSMAN ST
Location: DANIEL ISLAND
Primary TMS: B2750000114
Acres: 1.63
Lots: 6
Units: 6
Zoning: Daniel Island Town Center Zone

City Project ID#: [TRC-SUB2022-000218](#)
Submittal Review #: 9
Board Approvals Required:
Owner: Parcel R Phase 2 Invest Co LLC
Applicant: Thomas & Hutton Engineering
Contact: Courtney Howard | howard.c@tandh.com

Description: Road extension and 6 single family lots.

#12. RIVER REACH ROAD IMPROVEMENTS

11:45 Project Classification: Major - Development Plan
Address: 1220 UT PALM COVE DR City Project ID#: [TRC-SUB2023-000252](#)
Location: CAINHOY Submittal Review #: 2
Primary TMS: B2690201041 Board Approvals Required:
Acres: 4.2
Lots: 0 Owner: D.R. Horton Inc.
Units: Applicant: Thomas & Hutton Engineering
Zoning: Cainhoy District Contact: David Williams | williams.david@tandh.com
Description: Road improvements.

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 three business days prior to the meeting.