



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

1/7/2021

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 THE CITADEL - CAPERS HALL REPLACEMENT

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP208-000153

Address: 2 LEE AVENUE

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 460-00-00-004

Board Approval Required: BZA-Z, BZA-SD

Acres: 191.2

Owner: THE CITADEL

# Lots (for subdiv): -

Applicant: ADC ENGINEERING, INC.

843-566-0161

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

Contact: CHRIS COOK

chrisc@adcengineering.com

Zoning: DR-1F

Misc notes: Construction plans to demolish and replace an academic building and associated improvements.

**RESULTS: Revise and resubmit to TRC.**

### # 2 CHARLESTON FIRE STATION #8

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000222

Address: 370 HUGER STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 460-03-02-099

Board Approval Required: BAR, BZA-SD

Acres: 0.31

Owner: CITY OF CHARLESTON

# Lots (for subdiv): -

Applicant: ADC ENGINEERING, INC.

843-566-0161

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

Contact: CHRIS COOK

chrisc@adcengineering.com

Zoning: DR-2F

Misc notes: Construction/renovation plans for the existing 3,950 square foot, 2 story fire station.

**RESULTS: Revise and resubmit to TRC.**

### # 3 MAYBANK MEDICAL OFFICES

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000301

Address: 2947 MAYBANK HIGHWAY

Location: JOHNS ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 313-00-00-088

Board Approval Required: DRB

Acres: 2.972

Owner: OAK FAMILY PROPERTIES, LLC

# Lots (for subdiv): -

Applicant: PETER SCIARRINO

8032389501

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

Contact: PETER SCIARRINO

oakdentistry@gmail.com

Zoning: RO

Misc notes: Construction plans for two commercial buildings and associated improvements.

**RESULTS: Revise and resubmit to TRC.**

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**#4 AAA FINS CAR WASH****SITE PLAN**

Project Classification: SITE PLAN

Address: 1325 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 334-00-00-150

Acres: 0.92

# Lots (for subdiv): -

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

Zoning: GB

Misc notes: New car wash and parking lot.

City Project ID #: TRC-SP2020-000360

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: MPV PROPERTIES, LLC

Applicant: EMPIRE ENGINEERING

Contact: THOMAS DURANTE

308-0800 ext. 204

tdurante@empireeng.com

**RESULTS: Revise and resubmit to TRC.**

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**#5 1230 FOLLY ROAD****SITE PLAN**

Project Classification: SITE PLAN

Address: 1230 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 425-13-00-007

Acres: .494

# Lots (for subdiv): -

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

Zoning: CT

City Project ID #: TRC-SP2020-000361

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: 1230 FOLLY ROAD LLC

Applicant: SOUTHEASTERN BUILDING GROUP

Contact: EDWARD CANNON  
WIER

843-737-1264

cannon@sbgbuilder.com

Misc notes: New construction of two-story garage accessory structure with garage on first floor and storage on the second.

**RESULTS: Revise and resubmit to TRC.**

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**#6 116 & 118 CANNON****SITE PLAN**

Project Classification: SITE PLAN

Address: 116/118 CANNON ST.

Location: PENINSULA

TMS#: 460-11-04-164, -163

Acres: .23

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 4

Zoning: LB

City Project ID #: TRC-SP2020-000366

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-SD

Owner: 118 CANNON STREET, LLC

Applicant: CLINE ENGINEERING, INC

Contact: MATT CLINE

843-991-7235

matt@clineeng.com

Misc notes: Redevelopment of two existing structures, development of one new residential structure, and re-alignment of parking

**RESULTS: Revise and resubmit to TRC.**

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**#7 66 CANNON ST****SITE PLAN**

Project Classification: SITE PLAN

Address: 66 CANNON STREET

Location: PENINSULA

TMS#: 460-08-03-034

Acres: 0.223

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 4

Zoning: LB

City Project ID #: TRC-SP2019-000306

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: CHARLESTON STR, LLC

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-720-1954

matt@clineengineering.com

Misc notes: Construction plans for two new structures and a total of 4 residential units &amp; associated improvements.

**RESULTS: Revise and resubmit to TRC.**

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**#8 741 MEETING STREET****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000267

Address: 741 MEETING STREET

Location: PENINSULA

TMS#: 463-12-02-020, -021, -022, -026, &amp; Kinloch Court ROW

Submittal Review #: 5TH REVIEW

Board Approval Required: BZA-SD, BZA-Z, BAR

Acres: .597

# Lots (for subdiv): -

Owner: OMNI SERVICES, LLC.

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

Applicant: SITECAST, LLC.

813-810-6960

Zoning: LB

Contact: JACOB CORDRAY

jcordray@sitecastsc.com

*Misc notes: Site plan for a mixed use commercial/retail/office space with parking.***RESULTS: Revise and resubmit to TRC.**

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**#9 SOUTH STATION, PHASE 1 (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000165

Address: SC 700 - 1.5 MILES WEST OF RIVER RD./MAYB

Location: JOHNS ISLAND

TMS#: 313-00-00-031, -306, -307, -043

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 5.4

# Lots (for subdiv): 7

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

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

Applicant: HLA, INC.

843-763-1160

Zoning: PUD

Contact: ADRIANA CARSON

acarson@hlainc.com

*Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development.***RESULTS: Revise and resubmit to TRC.**

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**#10 SOUTH STATION, PHASE 1 (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000165

Address: SC 700 - 1.5 MILES WEST OF RIVER RD./MAYB

Location: JOHNS ISLAND

TMS#: 313-00-00-031, -306, -307, -043

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 5.4

# Lots (for subdiv): 7

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

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

Applicant: HLA, INC.

843-763-1160

Zoning: PUD

Contact: ADRIANA CARSON

acarson@hlainc.com

*Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development.***RESULTS: Revise and resubmit to TRC.**

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**#11 NORTHERN PARCELS FF PHASES 1-3 (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000154

Address: LESSESNE STREET

Location: DANIEL ISLAND

TMS#: 272-00-00-001, 272-05-01-004

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 81.3

# Lots (for subdiv): 62

Owner: THE DANIEL ISLAND COMPANY

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

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5270

Zoning: DI-RI

Contact: BRIAN RILEY

riley.b@tandh.com

*Misc notes: Preliminary plat for a 62 lot single family residential subdivision.***RESULTS: Revise and resubmit to TRC.**

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**# 12 NORTHERN PARCELS FF PHASES 1-3 (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000154

Address: LESSESNE STREET

Location: DANIEL ISLAND

TMS#: 272-00-00-001, 272-05-01-004

Acres: 81.3

# Lots (for subdiv): 62

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

Zoning: DI-RI

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: THE DANIEL ISLAND COMPANY

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: BRIAN RILEY

843-725-5276

riley.b@tandh.com

Misc notes: Road construction plans for a 62 lot single family residential subdivision.

**RESULTS: Revise and resubmit to TRC.**

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**# 13 RHODES CROSSING - BEAZER HOMES**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000156

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Acres: 22.37

# Lots (for subdiv): 57

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

Zoning: DR-9

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: BEAR ISLAND, LLC 2

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: JAMES THOMAS

843-725-5266

thomas.j@tandh.com

Misc notes: 57 Townhome lot subdivision concept plan.

**RESULTS: Revise and resubmit to TRC.**

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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 Citizen Access Portal (CAP). 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.