



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

### Site Plans and Subdivisions

1/10/2019

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 in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

**# 1 TWIN LAKES, PHASE 2 & 3 (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2450000036  
Acres: 61.189  
# Lots (for subdiv): 124  
# Units (multi-fam./Concept Plans): 124  
Zoning: SR-1 (CLUSTER DEV.)

new BP approval tracking

City Project ID #: TRC-SUB2018-000073  
City Project ID Name:

Submittal Review #: 3RD REVIEW  
Board Approval Required: BZA-SD

Owner: CANE SLASH RD, LLC  
Applicant: SITECAST, LLC  
Contact: CHRIS DONATO

843-224-4264  
cdonato@sitecastsc.com

Misc notes: Preliminary plat for phase 2 (124 lots) of the Twin Lakes subdivision.

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

**# 2 TWIN LAKES, PHASE 2 & 3 (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2450000036  
Acres: 61.189  
# Lots (for subdiv): 124  
# Units (multi-fam./Concept Plans): 124  
Zoning: SR-1 (CLUSTER DEV.)

new BP approval tracking

City Project ID #: TRC-SUB2018-000073  
City Project ID Name:

Submittal Review #: 3RD REVIEW  
Board Approval Required: BZA-SD

Owner: CANE SLASH RD, LLC  
Applicant: SITECAST, LLC  
Contact: CHRIS DONATO

843-224-4264  
cdonato@sitecastsc.com

Misc notes: Road construction plans for phase 2 (125 lots) of the Twin Lakes subdivision.

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

**# 3 RESTAURANT & OFFICE**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 50 - 54 ROMNEY STREET  
Location: PENINSULA  
TMS#: 4611301030  
Acres: 0.24  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: UP

new BP approval tracking

City Project ID #: TRC-SP2018-000198  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: DENISE AND RYAN SMOAK  
Applicant: SIMONS YOUNG ARCHITECTS  
Contact: RICHARD CALLARI

843-408-0858  
rcallari@birchinlanerealty.com

Misc notes: Construction plans for a new restaurant and associated improvements.

**RESULTS: Revise and resubmit to TRC; construction activity application, CSWPPP, SDSM checklist, SCDHEC NOI/d-0451 form, CAA fee & a stormwater technical report required.**

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**# 4 CAINHOY SOUTH (REVISED CONCEPT PLAN)**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI  
Location: CAINHOY  
TMS#: 2620000008  
Acres: 65.3  
# Lots (for subdiv): 140  
# Units (multi-fam./Concept Plans): 140  
Zoning: PUD

new BP approval tracking

City Project ID #: TRC-SUB2018-000107  
City Project ID Name:

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

Owner: CAINHOY LAND & TIMBER, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5274  
Contact: WILL COX cox.w@thomasandhutton.com

Misc notes: Subdivision Concept Plan for 140 lot subdivision; note this is a revised CP.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**# 5 1304 MEETING STREET APARTMENTS**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 1304 MEETING STREET  
Location: PENINSULA  
TMS#: 4641400111, 112, 142  
Acres: 2.77  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 303  
Zoning: UP

new BP approval tracking

City Project ID #: TRC-SP2017-000069  
City Project ID Name:

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

Owner: LMC, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5258  
Contact: DOMONIC JOINES jones.d@thomasandhutton.com

Misc notes: Construction plans for 323 unit apartment development and associated improvements (please note changes to site plan & building).

**RESULTS:** Revise and resubmit to TRC; CSWPPP and a stormwater technical report required.

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**# 6 WA CIRCLE COMMERCIAL OUTPARCEL 2**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: WEST ASHLEY CIRCLE  
Location: WEST ASHLEY  
TMS#: 3010000048  
Acres: 1.943  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

new BP approval tracking

City Project ID #: TRC-SP2018-000199  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: LONG TERM HOLDING, LLC  
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Construction plans for 2 new retail buildings and associated improvements.

**RESULTS:** Revise and resubmit to TRC; construction activity application, CSWPPP, SDSM checklist, SCDHEC NOI, CAA fee & a stormwater technical report required.

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**# 7 JOHNS ISLAND COMMERCE & MEDICAL PARK, PHASE 1**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: ZELASKO DRIVE  
Location: JOHNS ISLAND  
TMS#: 3130000332  
Acres: 19.223  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: BP

new BP approval tracking

City Project ID #: TRC-SP2018-000200  
City Project ID Name:

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: EYC JOHNS ISLAND, LLC  
Applicant: HLA, INC. 843-763-1166  
Contact: KYLE NEFF kneff@hlainc.com

Misc notes: Construction plans for a new medical office building and associated improvements.

**RESULTS:** Revise and resubmit to TRC; revised construction activity application, revised CSWPPP, revised stormwater technical report and a traffic impact study required.

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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 at the City of Charleston Zoning Office, 2 George Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. 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.