



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

2/3/2022

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 O'QUINN SCHOOL ADDITION

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000504

Address: 1567 HARBOR VIEW ROAD

Location: JAMES ISLAND

TMS#: 424-10-00-045, -062

Acres: 3.22

Submittal Review #: PRE-APP

Board Approval Required: DRB

# Lots (for subdiv): -

Owner: PORTER-GAUD

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

Applicant: ADC ENGINEERING

843-566-0161

Zoning: CT

Contact: SEBASTIAN DAVIS

sebastiand@adcengineering.com

Misc notes: **New building addition and parking lot modifications.** [Project CSS Page](#)

**RESULTS: Submit to TRC for 1st review.**

### #2 KOTZ MEDICAL

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000502

Address: 1850 SAVAGE ROAD

Location: WEST ASHLEY

TMS#: 351-06-00-075, -076

Acres: 0.53

Submittal Review #: PRE-APP

Board Approval Required: DRB

# Lots (for subdiv): -

Owner: KOTZ HOLDINGS, LLC

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

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Zoning: CT

Contact: KEVIN BERRY

berryk@earthsourceeng.com

Misc notes: **Proposed 5,000 sqft medical office with associated parking.** [Project CSS Page](#)

**RESULTS: Submit to TRC for 1st review.**

### #3 BAKER MOTORS AMR SALES CENTER

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000375

Address: 1521 SAVANNAH HWY

Location: WEST ASHLEY

TMS#: 349-01-00-016

Acres: 1.14

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

# Lots (for subdiv): -

Owner: VCKHS MAGNOLIA, LLC

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

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Zoning: GB

Contact: ERIC LADSON

ladson@earthsourceeng.com

Misc notes: **Auto dealership with associated parking.** [Project CSS Page](#)

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

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#### #4 CUMBERLAND RESIDENTIAL

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 26 CUMBERLAND STREET  
Location: PENINSULA  
TMS#: 458-05-03-087, -089, -090, -091  
Acres: 0.8  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 21  
Zoning: GB

City Project ID #: TRC-SP2022-000503

Submittal Review #: PRE-APP  
Board Approval Required: BZA-Z

Owner: CUMBERLAND LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622  
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: **New mixed-use commercial and multi-family building with associated infrastructure.** [Project CSS Page](#)

**RESULTS: Submit to TRC for 1st review.**

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#### #5 MIKASA APARTMENTS

##### SITE PLAN

Project Classification: SITE PLAN  
Address: CLEMENTS FERRY ROAD  
Location: CAINHOY  
TMS#: 268-00-00-133  
Acres: 19.55  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 320  
Zoning: LI

City Project ID #: TRC-SP2022-000501

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

Owner: AVENTON COMPANIES  
Applicant: THOMAS & HUTTON 843-725-5279  
Contact: DOMONIC JONES jones.d@tandh.com

Misc notes: **Construction of a multi-family residential buildings and parking lot.** [Project CSS Page](#)

**RESULTS: Submit to TRC for 1st review.**

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#### #6 ST. ANDREWS MIXED USE DEVELOPMENT

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 65 SYCAMORE AVE  
Location: WEST ASHLEY  
TMS#: 4181000033, 038  
Acres: 9.5  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 234  
Zoning: GB

City Project ID #: TRC-SP2020-000374

Submittal Review #: 1ST REVIEW  
Board Approval Required: BZA, DRB

Owner: GH SAINT ANDREWS, LLC  
Applicant: THOMAS & HUTTON 843-725-5258  
Contact: DOMONIC JONES jones.d@tandh.com

Misc notes: **Construction of a multi-family mixed use wrap with parking deck.** [Project CSS Page](#)

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

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#### #7 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (PLAT)

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: SANDERS ROAD  
Location: WEST ASHLEY  
TMS#: 286-00-00-001  
Acres: 22.377  
# Lots (for subdiv): 57  
# Units (multi-fam./Concept Plans): 57  
Zoning: DR-9

City Project ID #: TRC-SUB2021-000173

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: BEAR ISLAND LLC 2  
Applicant: THOMAS & HUTTON 843-725-5251  
Contact: JAMES THOMAS thomas.j@tandh.com

Misc notes: **Preliminary plat for a 57-unit townhome subdivision.** [Project CSS Page](#)

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

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**#8 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000173

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Acres: 22.377

# Lots (for subdiv): 57

# Units (multi-fam./Concept Plans): 57

Zoning: DR-9

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: BEAR ISLAND LLC 2

Applicant: THOMAS &amp; HUTTON

Contact: JAMES THOMAS

843-725-5251

thomas.j@tandh.com

Misc notes: Road construction plans for a 57-unit townhome subdivision. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

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**#9 REFUEL - FOLLY ROAD****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000385

Address: 334 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 424-05-00-028

Acres: 1.48

# Lots (for subdiv): -

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

Zoning: GB/LB

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: EDMUND WATKINS

Applicant: MCCORMICK &amp; ASSOCIATES OF SC, INC

Contact: MICHAEL MCCORMICK

843-791-3646

mccormickassocia@bellsouth.net

Misc notes: Site plan for proposed convenience store and car wash. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

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**#10 786 RUTLEDGE AVENUE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000476

Address: 786 RUTLEDGE AVENUE

Location: PENINSULA

TMS#: 463-15-02-016

Acres: 0.16

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 2

Zoning: DR-1F

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: SOUTH NATIONAL INVESTMENTS, LLC

Applicant: LIVE OAK CONSULTANTS, LLC

Contact: JAKE SERRANO

843-266-8269

jserrano@liveoakconsultants.com

Misc notes: Two new 3-story infill residential units. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

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**#11 RHETT'S COVE TOWNHOMES (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000189

Address: MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 279-00-00-029, -030, -031, -035

Acres: 10.64

# Lots (for subdiv): 57

# Units (multi-fam./Concept Plans): 57

Zoning: PUD

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: STANLEY MARTIN HOMES, LLC

Applicant: HLA, INC

Contact: KYLE NEFF

843-763-1166

kneff@hlainc.com

Misc notes: Single family attached subdivision. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

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## # 12 RHETT'S COVE TOWNHOMES (ROADS)

### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000189

Address: MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 279-00-00-029, -030, -031, -035

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 10.64

# Lots (for subdiv): 57

Owner: STANLEY MARTIN HOMES, LLC

# Units (multi-fam./Concept Plans): 57

Applicant: HLA, INC

843-763-1166

Zoning: PUD

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: Single family attached subdivision. [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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.