



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC) **RESULTS**

Site Plans and Subdivisions

3/02/2023

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. **JZI HANGAR**

09:00 Project Classification: TRC - Site Plan
Address: 3020 TRANSATLANTIC WAY
Location: JOHNS ISLAND
Primary TMS: C3190000014
Acres: 0.0597
Lots: -
Units: -
Zoning: Light Industrial

City Project ID#: [TRC-SP2021-000393](#)
Submittal Review #: 3rd
Board Approvals Required: -
Owner: Adam Baslow
Applicant: Johnson, Laschober & Associates
Contact: Herb Gilliam | hgilliam@thejlagroup.com

Description: Construction of Airport hangar, associated parking and taxiway connection, and dry pond.

RESULTS: Revise and resubmit to TRC.

#2. **73 SPRING STREET MIXED USE - TRC APPROVAL EXTENSION**

09:15 Project Classification: TRC - Site Plan
Address: 73 SPRING ST
Location: PENINSULA
Primary TMS: C4600803057
Acres: 0.24
Lots: 1
Units: 4
Zoning: Limited Business

City Project ID#: [TRC-SP2019-000223](#)
Submittal Review #: 1st
Board Approvals Required: -
Owner: Mark Stephenson
Applicant: Cline Engineering, Inc.
Contact: Matt Cline | matt@clineeng.com

Description: Applicant seeks extension of 8/23/21 TRC approval.

RESULTS: Revise and resubmit to TRC.

#3. **MARSHES AT DANIEL ISLAND PHASES 1A/1B (ROADS) - REVISIONS**

09:30 Project Classification: Major - Development Plan
Address: 146 FAIRBANKS DR
Location: DANIEL ISLAND
Primary TMS: B2710000010
Acres: 16.78
Lots: 56
Units: 56
Zoning: Daniel Island General Office

City Project ID#: [TRC-SUB2019-000114](#)
Submittal Review #: 1st
Board Approvals Required: -
Owner: Stanley Martin Homes, LLC
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Reed Ehrhardt | rehrhardt@seamonwhiteside.com

Description: Review of revisions to previously approved Road Construction Plans.

RESULTS: Revise and resubmit to TRC.

#4. THOMAS ISLAND MARINA

09:45 Project Classification: TRC - Site Plan
Address: 100 SANDS PRESERVE DR
Location: CAINHOY
Primary TMS: B2750000005
Acres: 1.5
Lots: -
Units: -
Zoning: Conservation

City Project ID#: [TRC-SP2022-000532](#)
Submission Review #: 2nd
Board Approvals Required: BZA-SD
Owner: IVO Sands, LLC
Applicant: Seamon, Whiteside & Associates, Inc
Contact: York Dilday | ydilday@seamonwhiteside.com

Description: Gravel parking lot and restroom building to serve marina.

RESULTS: Revise and resubmit to TRC.

#5. WOODFIELD DANIEL ISLAND III - TOWNHOMES

10:00 Project Classification: TRC - Site Plan
Address: 350 HENSLOW DR
Location: DANIEL ISLAND
Primary TMS: B2750000260
Acres: 9.76
Lots: 1
Units: 12
Zoning: Daniel Island General Office

City Project ID#: [TRC-SP2022-000573](#)
Submission Review #: 1st
Board Approvals Required: DRB
Owner: SWF Daniel Island, LLC
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Malcolm Glenn | mglenn@seamonwhiteside.com

Description: 12-Unit Townhome (Phase 2) of Woodfield Daniel Island III Multi-Family (Phase 1).

RESULTS: Revise and resubmit to TRC.

#6. THE WATERFRONT PHASE 3 - PUBLIC ROADS (PLAT)

10:15 Project Classification: Major - Development Plan
Address: 515 HELMSMAN ST
Location: DANIEL ISLAND
Primary TMS: B2750000114
Acres: 1.63
Lots: 7
Units: 6
Zoning: Daniel Island Town Center

City Project ID#: [TRC-SUB2022-000218](#)
Submission Review #: 2nd
Board Approvals Required: BZA-SD
Owner: Parcel R Phase 3 Invest Co LLC
Applicant: Thomas & Hutton Engineering
Contact: Bryce Lemon | lemon.b@tandh.com

Description: Road Extension and 6 Single Family lots.

RESULTS: Revise and resubmit to TRC.

#7. THE WATERFRONT PHASE 3 - PUBLIC ROADS (ROADS)

10:30 Project Classification: Major - Development Plan
Address: 515 HELMSMAN ST
Location: DANIEL ISLAND
Primary TMS: B2750000114
Acres: 1.63
Lots: 7
Units: 6
Zoning: Daniel Island Town Center

City Project ID#: [TRC-SUB2022-000218](#)
Submission Review #: 2nd
Board Approvals Required: BZA-SD
Owner: Parcel R Phase 3 Invest Co LLC
Applicant: Thomas & Hutton Engineering
Contact: Bryce Lemon | lemon.b@tandh.com

Description: Road Extension and 6 Single Family lots.

RESULTS: Revise and resubmit to TRC.

#8. **POINT HOPE - GOLDFINCH TRACT (MIXED USE SOUTH)**

10:45 Project Classification: TRC - Site Plan
Address: TBD
Location: CAINHOY
Primary TMS: B2680000002
Acres: 62.86
Lots: 1
Units: 192
Zoning: General Business

City Project ID#: [TRC-SP2022-000580](#)
Submittal Review #: 1st
Board Approvals Required: -
Owner: TBC Development, LLC
Applicant: Thomas & Hutton Engineering Contact:
Domic Jones | jones.d@tandh.com

Description: Construction of a Mixed-Use development with single-family attached homes and amenity.

RESULTS: Revise and resubmit to TRC.

#9. **BAKER 1601/1611 SAVANNAH HIGHWAY**

11:00 Project Classification: TRC - Site Plan
Address: 1601 SAVANNAH HWY
Location: WEST ASHLEY
Primary TMS: C3490100032
Acres: 0.99
Lots: -
Units: -
Zoning: General Business

City Project ID#: [TRC-SP2022-000529](#)
Submittal Review #: 4th
Board Approvals Required: DRB
Owner: VCKHS Magnolia, LLC
Applicant: Forsberg Engineering
Contact: Mike Johnson | mjohnson@forsberg-engineering.com

Description: New Baker Motors dealership.

RESULTS: Revise and resubmit to TRC.

#10. **HAMPSTEAD MALL SE QUADRANT RENOVATION**

11:15 Project Classification: TRC - Site Plan
Address: 10 E HAMPSTEAD SQ.
Location: PENINSULA
Primary TMS: C4590902151
Acres: 0.616
Lots: -
Units: -
Zoning: Diverse Residential

City Project ID#: [TRC-SP2022-000549](#)
Submittal Review #: 2nd
Board Approvals Required: BAR
Owner: CCSD
Applicant: Forsberg Engineering
Contact: Gray Lewis | gmlewis@forsberg-engineering.com

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

RESULTS: Revise and resubmit to TRC.

#11. **NEW DISTRICT 9 ELEMENTARY SCHOOL**

11:30 Project Classification: Major - Concept Plan
Address: RIVER ROAD
Location: JOHNS ISLAND
Primary TMS: C3120000050
Acres: 55.08
Lots: 3
Units: -
Zoning: Conservation

City Project ID#: [TRC-SUB2022-000223](#)
Submittal Review #: 3rd
Board Approvals Required: Planning Commission
Owner: CCSD
Applicant: ADC Engineering Inc
Contact: Sebastian Davis | sebastiand@adcengineering.com

Description: Concept plan review of major subdivision for a new elementary school.

RESULTS: Approved - To be heard at Planning Commission

#12. NEW DISTRICT 9 ELEMENTARY SCHOOL - FULL SITE PACKAGE

11:45 Project Classification: TRC - Site Plan

Address: RIVER ROAD
Location: JOHNS ISLAND
Primary TMS: C3120000050
Acres: 55.08
Lots: -
Units: -
Zoning: Conservation

eReview

City Project ID#: [TRC-SP2023-000602](#)
Submittal Review #: 1st
Board Approvals Required: BZA-SD, DRB
Owner: CCSD
Applicant: ADC Engineering Inc
Contact: Sebastian Davis | sebastiand@adcengineering.com

Description: Site plan review of major subdivision for a new elementary school.

RESULTS: Revise and resubmit to TRC.

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.