



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

3/3/2022

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 ARCHER APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000382

Address: 220 NASSAU STREET

Location: PENINSULA

TMS#: 459-05-01-067

Submittal Review #: 5TH REVIEW

Board Approval Required:

Acres: 1.9

Lots (for subdiv): -

Owner: ARCHER APARTMENTS, LLC

Units (multi-fam./Concept Plans): 89

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Zoning: MU-1/WH

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: 89 unit affordable senior housing development. [Project CSS Page](#)

RESULTS: Pending final documentation. Once approved, submit Site Plan to Zoning for stamping.

2 JUNIPER STREET RESIDENCES - PLAT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000185

Address: 1555 JUNIPER STREET

Location: PENINSULA

TMS#: 350-03-00-185

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z

Acres: 0.6

Lots (for subdiv): 11

Owner: CITY OF CHARLESTON

Units (multi-fam./Concept Plans): 10

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Zoning: DR-1

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Preliminary Plat for new affordable residences. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

3 JUNIPER STREET RESIDENCES

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000486

Address: 1555 JUNIPER STREET

Location: PENINSULA

TMS#: 350-03-00-185

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z

Acres: 0.6

Lots (for subdiv): 11

Owner: CITY OF CHARLESTON

Units (multi-fam./Concept Plans): 10

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Zoning: DR-1

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Site plan for 10 new affordable townhome units. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#4 JAMES ISLAND BUSINESS PARK IMPROVEMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000465

Address: 1750 & 1738 SIGNAL POINT ROAD

Location: WEST ASHLEY

TMS#: 334-00-00-173, -014

Acres: 15.32

Lots (for subdiv): -

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

Zoning: HI

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: JAMES ISLAND BUSINESS PARK, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Proposing 2 new buildings with new parking and utility/stormwater infrastructure. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#5 CANNON ROW

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000188

Address: 89 - 95 CANNON STREET

Location: PENINSULA

TMS#: 460-15-02-008

Acres: 0.4

Lots (for subdiv): 5

Units (multi-fam./Concept Plans): 8

Zoning: LB

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: CANNON ROW, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Subdivision of 1 lot into 5 lots; 4 single family residential and 1 mixed-use. [Project CSS Page](#)

RESULTS: Pending final documentation. Once resolved, proceed to Planning Commission.

#6 DOMINION ENERGY SC JACK PRIMUS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000515

Address: JACK PRIMUS ROAD

Location: CAINHOY

TMS#: 268-00-00-133

Acres: 81.6

Lots (for subdiv): -

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

Zoning: DR-1/LI

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: DOMINION ENERGY SC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New DESC Crew Quarters and lay down/outdoor storage yard. [Project CSS Page](#)

RESULTS: Submit to TRC for 1st review.

#7 SOUTHERN EAGLE EXPANSION

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000469

Address: 1600 CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 267-00-00-123

Acres: 4.2

Lots (for subdiv): -

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

Zoning: LI

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: SOUTHERN EAGLE DISTRIBUTING

Applicant: THOMAS & HUTTON 843-388-6800

Contact: SCOTT GREENE greene.s@tandh.com

Misc notes: Warehouse expansion and construction of expanded truck court, trailer parking areas, and existing utility relocation. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#8 114 CANNON

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000514

Address: 114 CANNON STREET

Location: PENINSULA

TMS#: 460-11-04-165

Acres: 0.16

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 3

Zoning: LB

Submittal Review #: PRE-APP

Board Approval Required: BAR-S, BZA-Z

Owner: TIFT MITCHELL

Applicant: KIMLEY HORN

843-779-1592

Contact: THOMAS PURCELL

thomas.purcell@kimley-horn.com

Misc notes: Construction of 2 residential units on the property in addition to the existing commercial and residential unit on site. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#9 GRACE LANDING - AMENITY SITE & 68-76 LOT GRADING

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000463

Address: MAIN ROAD

Location: JOHNS ISLAND

TMS#: 253-00-00-199, -285, -334

Acres: 55.2

Lots (for subdiv): -

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

Zoning: SR-1, SR-7

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: PULTE HOME COMPANY, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

843-884-1667

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

Misc notes: New amenity site and site work in Grace Landing subdivision. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#10 WOODFIELD DANIEL ISLAND III EARLY SITE PACKAGE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000516

Address: 225 BENEFITFOCUS WAY

Location: DANIEL ISLAND

TMS#: 275-00-00-260, -292

Acres: 5.4

Lots (for subdiv): -

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

Zoning: DI-GO

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: DIEC III LLC, DIEC IV LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

843-884-1667

Contact: HAMPTON YOUNG

hyoung@seamonwhiteside.com

Misc notes: Early site work to include tree/vegetation clearing, demolition of existing building/hardscape, and rough grading and surcharge. [Project CSS Page](#)

RESULTS: Submit to TRC for 1st review.

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 schumacheri@charleston-sc.gov three business days prior to the meeting.