



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

3/19/2020

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 AMENITY

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 1990 BLUE BAYOU BOULEVARD  
Location: JOHNS ISLAND  
TMS#: 3450000001  
Acres: 0.51  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): 0  
Zoning: SR-1 (CLUSTER)

City Project ID #: TRC-SP2018-000195

Submittal Review #: 5TH REVIEW  
Board Approval Required:

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

843-224-4264  
cdonato@sitecastsc.com

Misc notes: Construction plans for a amenity center and assooiated improvements.

**RESULTS: Revise and send .PDF by email to TRC members with comments and application.**

### # 2 2343 ASHLEY RIVER ROAD COMMERCIAL

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 2343 ASHLEY RIVER RD  
Location: WEST ASHLEY  
TMS#: 354-04-00-005  
Acres: 4.05  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

City Project ID #: TRC-SP2020-000326

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

Owner: 2343 ASHLEY RIVER ROAD, LLC  
Applicant: C BAKER ENGINEERING, LLC  
Contact: CAMERON BAKER, PE

843-270-3185  
cameron@cbakerengineering.com

Misc notes: Construction of new mixed use development and associated site improvements

**RESULTS: Revise and return to TRC. Include (8) copies of responses to comments, (8) copies of revised plans, Construction Activity Permit, CSWPPP, Stormwater Technical Report, SCDHEC NOI, SWDSM Checklist, and Jurisdictional Determination Letter.**

### # 3 OLD CITY JAIL

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 21 MAGAZINE STREET  
Location: PENINSULA  
TMS#: 4570803112  
Acres: 0.94  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: DR-2F

City Project ID #: 170510-21MagazineSt-1

Submittal Review #: 4TH REVIEW  
Board Approval Required: BAR

Owner: OLD CITY JAIL, LLC  
Applicant: CLINE ENGINEERING, INC.  
Contact: MATT CLINE

843-991-7239  
matt@clineeng.com

Misc notes: Construction plans for an office conversion/renovation and associated site improvements.

**RESULTS: Approved. Submit 6 copies of plans and CD to Zoning for stamping.**

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**#4 REFUEL POINT HOPE****SITE PLAN**

Project Classification: SITE PLAN  
Address: OFF POINT HOPE PARKWAY  
Location: DANIEL ISLAND  
TMS#: 2620000043 & 044  
Acres: 2.18  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

City Project ID #: TRC-SP2019-000262

Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB

Owner:  
Applicant: CLINE ENGINEERING 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Site plan for a convenience store.

**RESULTS:** Revise and send .PDF by email to TRC members with comments and application. Once comments resolved, submit 6 sets of plans and CD to Zoning for stamping.

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**#5 JAMES LEWIS JR. EASTSIDE APARTMENTS****SITE PLAN**

Project Classification: SITE PLAN  
Address: COOPER STREET  
Location: PENINSULA  
TMS#: 4590504208, 192, 193, 194, 195, 116, 197, 198  
Acres: 1.6  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 62  
Zoning: GB

City Project ID #: TRC-SP2019-000248

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CITY OF CHARLESTON  
Applicant: CLINE ENGINEERING 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: 2 mixed use buildings with associated driveway and parking. Limited commercial on first floor TBD, affordable housing.

**RESULTS:** Revise and return to TRC. Include (8) copies of responses to comments, (8) copies of revised plans, Construction Activity Permit with fee.

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**#6 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - PLAT****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: CAINHOY - HOPEWELL DRIVE  
Location: CAINHOY  
TMS#: 2620000008  
Acres: 38.8  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 63  
Zoning: PUD

City Project ID #: TRC-SUB2019-000133

Submittal Review #: 2ND REVIEW  
Board Approval Required:

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

Misc notes: Preliminary plat for 63 lot single family residential development.

**RESULTS:** Revise and send .PDF by email to TRC members with comments then submit 2 copies of plans and CD to Planning for stamping.

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**#7 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - ROADS****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: CAINHOY - HOPEWELL DRIVE  
Location: CAINHOY  
TMS#: 2620000008  
Acres: 38.8  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 63  
Zoning: PUD

City Project ID #: TRC-SUB2019-000133

Submittal Review #: 2ND REVIEW  
Board Approval Required:

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

Misc notes: Road construction plans for 63 lot single family residential development.

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

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**#8 DANIEL ISLAND WATERFRONT PARK IMPROVEMENTS****SITE PLAN**

Project Classification: SITE PLAN  
Address: RIVER LANDING DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000114 & 148  
Acres: 2.4  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: DI-TC(VC)

City Project ID #: TRC-SP2019-000273

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: DANIEL ISLAND TOWN ASSOCIATION  
Applicant: THOMAS & HUTTON  
Contact: JOHN WINTERS

843-849-0200  
winters@tandh.com

Misc notes: Construction plans for the Waterfront Park open space improvements.

**RESULTS:** Revise and send .PDF by email to TRC members with comments and application. Once comments resolved, submit 6 sets of plans and CD to Zoning for stamping.

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**#9 483 MEETING STREET****SITE PLAN**

Project Classification: SITE PLAN  
Address: 483 MEETING STREET  
Location: PENINSULA  
TMS#: 459-05-03-116 & 130  
Acres: 0.49  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: MU-2/WH & GB

City Project ID #: TRC-SP2020-000329

Submittal Review #: PRE-APP  
Board Approval Required: BZA-Z, BZA-SD, BAR, DRC

Owner: MCGRATH REAL ESTATE HOLDINGS LLC  
Applicant: SEAMON, WHITESIDE, & ASSOCIATES, INC  
Contact: PATTERSON FARMER

843884-1667

pfarmer@seamonwhiteside.com

Misc notes:

**RESULTS:** Revise and return to TRC. Include (8) copies of responses to comments, (8) copies of revised plans, Construction Activity Permit, CSWPPP, Stormwater Technical Report, SWSM Checklist, SCDHEC D-0451, Addressing Plan, and Traffic Impact Study.

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**#10 FENWICK MULTI-FAMILY****SITE PLAN**

Project Classification: SITE PLAN  
Address: MAYBANK HIGHWAY  
Location: JOHNS ISLAND  
TMS#: 3460000076, 796  
Acres: 24.35  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 264  
Zoning: PUD

City Project ID #: TRC-SP2019-000249

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

Owner: 1776 LLC (DENNIS CURTIN)  
Applicant: SEAMONWHITESIDE & ASSOCIATES  
Contact: PATTERSON FARMER

843-884-1667

pfarmer@seamonwhiteside.com

Misc notes: Site plan for 264-unit multi-family development

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

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**#11 HAUT GAP MIDDLE SCHOOL ADDITION****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1861 BOHICKET RD  
Location: JOHNS ISLAND  
TMS#: 279-00-00-160  
Acres: 23.75  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: SR-1

City Project ID #: TRC-SP2020-000327

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

Owner: CHARLESTON COUNTY SCHOOL DISTRICT  
Applicant: HUSSEY GAY BELL  
Contact: BRAD TAYLOR, PE

843-849-7500

btaylor@husseygaybell.com

Misc notes: New 1-story addition to existing school, with associate BMPs and infrastructure.

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

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## # 12 PUBLIC STORAGE

### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000328

Address: 2363 ASHLEY RIVER RD

Location: WEST ASHLEY

Submittal Review #: PRE-APP

TMS#: 354-04-00-002; 354-04-00-003

Board Approval Required: DRB

Acres: 12.10

# Lots (for subdiv):

Owner: STORAGE TEST PROPERTIES

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

Applicant: STANTEC CONSULTING SERVICES, INC

843-740-7700

Zoning: GB

Contact: JOSH LILLY

josh.lilly@stantec.com

Misc notes: Installing an RV parking lot and constructing a single story climate controlled storage building.

**RESULTS: Revise and return to TRC. Include (8) copies of responses to comments, (8) copies of revised plans, Construction Activity Permit with fee, CSWPPP, Stormwater Technical Report, SWSM Checklist, SCDHEC NOI, and Traffic Impact Study.**

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 three business days prior to the meeting.