



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

**RESULTS**

3/25/2021

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 THE CITADEL - CAPERS HALL REPLACEMENT

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000153

Address: 1 LEE AVENUE

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 460-00-00-004

Board Approval Required: BZA-Z, BZA-SD

Acres: 191.2

# Lots (for subdiv): -

Owner: THE CITADEL

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

Applicant: ADC ENGINEERING, INC.

843-566-0161

Zoning: DR-1F

Contact: CHRIS COOK

chrisc@adcengineering.com

Misc notes: Construction plans to demolish and replace an academic building and associated improvements. [Project Citizen Access Portal \(CAP\) Page](#)

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

### # 2 235 EAST BAY STREET HOTEL

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2017-000063

Address: 5 GUIGNARD ST.

Location: PENINSULA

Submittal Review #: 4TH REVIEW

TMS#: 458-05-03-036, -138, -041

Board Approval Required: BAR, BZA-Z

Acres: 0.9

# Lots (for subdiv): -

Owner: PEARCE DEVELOPMENT

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

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Zoning: GB-A

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Construction plans for new 50 room hotel and associated improvements. [Project CAP Page](#)

**RESULTS: Approved. Submit plans to Zoning for stamping.**

### # 3 WEST ASHLEY STORAGE

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000332

Address: 3065 BEES FERRY ROAD

Location: WEST ASHLEY

Submittal Review #: 3RD REVIEW

TMS#: 356-00-00-045

Board Approval Required: DRB

Acres: 2.89

# Lots (for subdiv): -

Owner: BEES FERRY PARTNERS, LLC

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

Applicant: BGE, INC

(980) 206-4871

Zoning: LI

Contact: ERIC HAMPTON

ehampton@bgeinc.com

Misc notes: Self-storage facility. [Project CAP Page](#)

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

---

#### # 4 56 CANNON ST DEVELOPMENT

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000305

Address: 56 CANNON STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 460-08-03-040

Board Approval Required: BAR-S, BZA-SD

Acres: 0.205

# Lots (for subdiv): -

Owner: CHARLESTON STR 56, LLC

# Units (multi-fam./Concept Plans): 4

Applicant: CLINE ENGINEERING, INC

843-720-1955

Zoning: LB

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for two new structures and a total of 4 residential units & associated improvements. [Project CAP Page](#)

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

---

#### # 5 66 CANNON ST DEVELOPMENT

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000306

Address: 66 CANNON STREET

Location: PENINSULA

Submittal Review #: 3RD REVIEW

TMS#: 460-08-03-034

Board Approval Required: BAR

Acres: 0.223

# Lots (for subdiv): -

Owner: CHARLESTON STR, LLC

# Units (multi-fam./Concept Plans): 4

Applicant: CLINE ENGINEERING

843-720-1955

Zoning: LB

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for two new structures and a total of 4 residential units & associated improvements. [Project CAP Page](#)

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

---

#### # 6 COUNTRY CLUB OF CHARLESTON HOLE #4, 7, 10, & 13 IMPROVEMENTS

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000325

Address: 1 COUNTRY CLUB DR.

Location: JAMES ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 424-00-00-004

Board Approval Required:

Acres: 158

# Lots (for subdiv): -

Owner: COUNTRY CLUB OF CHARLESTON GOLF CLUB

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

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: SR-1 & C

Contact: R. PATTERSON

pfarmer@seamonwhiteside.com

FARMER, PE

Misc notes: Golf course improvements. [Project CAP Page](#)

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

---

#### # 7 INDIGO GROVE PHASE 1 (PLAT)

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000149

Address: MAYBANK HIGHWAY OPPOSITE FENWICK AL

Location: JOHNS ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 345-00-00-217

Board Approval Required: BZA-SD

Acres: 32.83

# Lots (for subdiv): 72

Owner: RHK, LLC

# Units (multi-fam./Concept Plans): 72

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: PUD

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Preliminary Plat for planned unit development of Kerr Tract. [Project CAP Page](#)

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

---

---

## # 8 INDIGO GROVE PHASE 1 (ROADS)

### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000149

Address: MAYBANK HIGHWAY OPPOSITE FENWICK AL

Location: JOHNS ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 345-00-00-217

Board Approval Required: BZA-SD

Acres: 32.83

# Lots (for subdiv): 72

Owner: RHK, LLC

# Units (multi-fam./Concept Plans): 72

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: PUD

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Road construction plans for planned unit development of Kerr Tract. [Project CAP Page](#)

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

---

## # 9 COURIER SQUARE II

### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000409

Address: LINE / KING STREET

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 460-08-02-007, -010, -011, etc.

Board Approval Required:

Acres: 3.3

# Lots (for subdiv): -

Owner: EVENING POST PUBLISHING CO.

# Units (multi-fam./Concept Plans): 315

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: 4 buildings (2 Multifamily, 1 office, 1 mixed-use) totaling 315 MF units, 56000 SF Office, and 6400 SF commercial.

[Project CAP Page](#)

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

---

## # 10 LIBERTY SENIOR LIVING - KING STREET

### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000408

Address: 609 KING STREET

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 460-08-02-015, -016, -101, -102, -103, -104, -098, -021

Board Approval Required:

Acres: 2.51

# Lots (for subdiv): -

Owner: EVENING POST PUBLISHING CO.

# Units (multi-fam./Concept Plans): 214

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

Misc notes: Condo style senior living building with health care units. [Project CAP Page](#)

**RESULTS: Withdrawn by applicant.**

---

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 Citizen Access Portal (CAP). 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.