



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/06/2023

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

#1. BAKER AMR SALES CENTER (FORMERLY - BAKER PRE-OWNED)

Project Classification: TRC - Site Plan
Address: 1521 SAVANNAH HWY
Location: WEST ASHLEY
Primary TMS: C3490100016
Acres: 1.14
Lots: 0
Units:
Zoning: General Business

City Project ID#: [TRC-SP2020-000375](#)

Submittal Review #: 5

Board Approvals Required:

Owner: VCKHS Magnolia LLC

Applicant: Earthsource Engineering

Contact: Jennifer Costello | admin@earthsourceeng.com

Description: Auto dealership w/associated parking.

RESULTS: Revise and resubmit to TRC.

#2. MORRISON DR. GRAVITY SEWER REPLACEMENT

Project Classification: Major - Development Plan
Address: 863 UT MORRISON DR
Location: PENINSULA
Primary TMS: C4590104025
Acres: 0.8
Lots: 0
Units:
Zoning: Upper Peninsula

City Project ID#: [TRC-SUB2023-000224](#)

Submittal Review #: 2

Board Approvals Required:

Owner: CWS

Applicant: CWS

Contact: Hank Morgan | hank.morgan@aecom.com

Description: Installation of approximately 819 linear feet of 8" gravity sewer line, (6) manholes and (3) tie-in connections.

RESULTS: Approval pending final documentation to MS4.

#3. O'QUINN SCHOOL ADDITION

Project Classification: TRC - Site Plan
Address: 1569 HARBOR VIEW RD
Location: JAMES ISLAND
Primary TMS: C4241000045
Acres: 0.8
Lots:
Units:
Zoning: Commercial Transitional

City Project ID#: [TRC-SP2022-000504](#)

Submittal Review #: 2

Board Approvals Required:

Owner: Porter-Gaud

Applicant: ADC Engineering Inc

Contact: Sebastian Davis | sebastiand@adcengineering.com

Description: New building addition and parking lot modifications.

RESULTS: Revise and resubmit to TRC.

#4. THE GODDARD SCHOOL JAMES ISLAND **eReview**

Project Classification: TRC - Site Plan
Address: 1137 FOLLY RD
Location: JAMES ISLAND
Primary TMS: C3370800119
Acres: 0
Lots:
Units:
Zoning: LIMITED BUSINESS

City Project ID#: [TRC-SP2023-000621](#)

Submittal Review #: Pre-App
Board Approvals Required:

Owner: MWC Equipment LLC, Windsurfer Enterprise LLC
Applicant: Barrier Island Engineering and Consulting
Contact: Andrew Bajoczky | andy@barrierislandeng.com

Description: Development of parcel as daycare facility.

RESULTS: Submit to TRC for 1st review.

#5. PARKER'S KITCHEN – ASHLEY RIVER ROAD

Project Classification: TRC - Site Plan
Address: 1766 ASHLEY RIVER RD
Location: WEST ASHLEY
Primary TMS: C3511100003
Acres: 1.01
Lots:
Units:
Zoning: General Business (pending CC)

City Project ID#: [TRC-SP2022-000544](#)

Submittal Review #: 3
Board Approvals Required: DRB

Owner: Harper Morris N Rev Trust, Titus Irmgard
Applicant: Kimley-Horn and Associates, Inc
Contact: Kaitie Kincart | kaitie.kincart@kimley-horn.com

Description: Gas station with 6 MPDs and C-store.

RESULTS: Approval pending final documentation to Zoning, T&T, Engineering, and MS4.

#6. MURRAY LASAINE E.S. TRAFFIC LOOP

Project Classification: TRC - Site Plan
Address: 691 RIVERLAND DR
Location: JAMES ISLAND
Primary TMS: C3410000013
Acres: 6.31
Lots:
Units:
Zoning: Single-Family Residential

City Project ID#: [TRC-SP2018-000089](#)

Submittal Review #: 4
Board Approvals Required:

Owner: CCSD
Applicant: Forsberg Engineering & Surveying
Contact: Grey Lewis | gmlewis@forsberg-engineering.com

Description: New paved traffic loop with storm water detention/perimeter fence/student rec. area.

RESULTS: Approval pending final documentation to MS4.

#7. CITY HOUSE (CUMBERLAND RESIDENTIAL)

Project Classification: TRC - Site Plan
Address: 26 CUMBERLAND ST
Location: PENINSULA
Primary TMS: C4580503091
Acres: 0.8
Lots:
Units: 21
Zoning: MU-2/WH

City Project ID#: [TRC-SP2022-000503](#)

Submittal Review #: 4
Board Approvals Required: BAR

Owner: Landmark Partners
Applicant: Forsberg Engineering & Surveying
Contact: Trey Linton | tlinton@forsberg-engineering.com

Description: New commercial and residential building.

RESULTS: Open pending delivery of MS4 comments.

#8. TOWNE AT COOPER RIVER R/W EXTENSION - PLAT

Project Classification: Major - Development Plan

Address: 2620 CLEMENTS FERRY RD

Location: CAINHOY

Primary TMS: B2710001035

Acres: 29.915

Lots: 3

Units:

Zoning: General Business

City Project ID#: [TRC-SUB2022-000207](#)

Submittal Review #: 3

Board Approvals Required:

Owner: Cato Holdings, LLC.

Applicant: Seamon, Whiteside & Associates, Inc

Contact: Spencer Plowden | splowden@seamonwhiteside.com

Description: ROW extension, roadway construction and master infrastructure.

RESULTS: Revise and resubmit to TRC.

#9. TOWNE AT COOPER RIVER R/W EXTENSION – ROADS

Project Classification: Major - Development Plan

Address: 2620 CLEMENTS FERRY RD

Location: CAINHOY

Primary TMS: B2710001035

Acres: 29.915

Lots: 3

Units:

Zoning: General Business

City Project ID#: [TRC-SUB2022-000207](#)

Submittal Review #: 3

Board Approvals Required:

Owner: Cato Holdings, LLC

Applicant: Seamon, Whiteside & Associates, Inc

Contact: Spencer Plowden | splowden@seamonwhiteside.com

Description: ROW extension, roadway construction and master infrastructure.

RESULTS: Revise and resubmit to TRC.

#10. HOMES OF HOPE

Project Classification: TRC - Site Plan

Address: 2421 ASHLEY RIVER RD

Location: WEST ASHLEY

Primary TMS: C3551600025

Acres: 9.03

Lots:

Units: 78

Zoning: Diverse Residential

City Project ID#: [TRC-SP2020-000350](#)

Submittal Review #: 2

Board Approvals Required:

Owner: Homes of Hope, Inc.

Applicant: Seamon, Whiteside & Associates, Inc

Contact: Spencer Plowden | splowden@seamonwhiteside.com

Description: Construction of 78 affordable housing townhome units.

RESULTS: Revise and resubmit to TRC.

#11. CAINHOY DEL WEBB - SALES CENTER

Project Classification: TRC - Site Plan

Address: 2301 COASTAL CAROLINA DR

Location: CAINHOY

Primary TMS: B2620000028

Acres: 1.6

Lots:

Units:

Zoning: PUD – Cainho L&T

City Project ID#: [TRC-SP2022-000528](#)

Submittal Review #: 3

Board Approvals Required:

Owner: Pulte Home Company, LLC.

Applicant: Thomas & Hutton Engineering

Contact: Steve Roach | roach.s@tandh.com

Description: Sales Center

RESULTS: Approval pending final documentation to Zoning, Engineering, MS4, and Fire Marshal.

#12. MCLAURA BLUFF PHASE 2 - PLAT

Project Classification: Major - Development Plan

Address: 2350 HIGH TIDE DR

Location: WEST ASHLEY

Primary TMS: C3580000008

Acres: 3.45

Lots: 14

Units: 14

Zoning: PUD

Description: Single Family Residential

RESULTS: Revise and resubmit to TRC.

City Project ID#: [TRC-SUB2022-000210](#)

Submittal Review #: 3

Board Approvals Required:

Owner: Chandler Association, LLC

Applicant: HLA, Inc.

Contact: Kyle Neff | kneff@hlainc.com

#13. MCLAURA BLUFF PHASE 2 - ROADS

Project Classification: Major - Development Plan

Address: 2350 HIGH TIDE DR Location:

WEST ASHLEY

Primary TMS: C3580000008

Acres: 3.45

Lots: 14

Units: 14

Zoning: PUD

Description: Single Family Residential

RESULTS: Revise and resubmit to TRC.

City Project ID#: [TRC-SUB2022-000210](#)

Submittal Review #: 3

Board Approvals Required:

Owner: Chandler Association, LLC

Applicant: HLA, Inc.

Contact: Kyle Neff | kneff@hlainc.com

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.