



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

Site Plans and Subdivisions

4/13/2023

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. FOLLY RD/COUNTRY CLUB DR. PEDESTRIAN IMPROVEMENTS

Project Classification: Major - Development Plan
Address: 325 COUNTRY CLUB DR
Location: JAMES ISLAND
Primary TMS: C4240000003
Acres: 31.6
Lots: -
Units: -
Zoning: Single-Family Residential
City Project ID#: [TRC-SUB2021-000178](#)
Submittal Review #: 4
Board Approvals Required: -
Owner: John Martin | Charleston County
Applicant: Reveer Group LLC
Contact: Paul Ford | pford@reveergroup.com
Description: New sidewalk on Folly Rd. from Tatum St. to Country Club Dr. with crosswalk improvements.
RESULTS: Revise and resubmit to TRC.

#2. 657 KING STREET

Project Classification: TRC - Site Plan
Address: 657 KING ST
Location: PENINSULA
Primary TMS: C4600404092
Acres: 0.32
Lots: -
Units: 18 Hotel Rooms
Zoning: General Business
City Project ID#: [TRC-SP2023-000625](#)
Submittal Review #: Pre-App
Board Approvals Required: BAR, BZA-SD, BZA-Z
Owner: The Twisted Bubble LLC
Applicant: Forsberg Engineering & Surveying
Contact: Mike Johnson | mjohnson@forsberg-engineering.com
Description: Multi-Story building with parking.
RESULTS: Submit to TRC for 1st review.

#3. BAKER MERCEDES EARLY SITE PACKAGE

Project Classification: TRC - Site Plan
Address: 1513 SAVANNAH HWY
Location: WEST ASHLEY
Primary TMS: C3490100018
Acres: 2.3
Lots: -
Units: -
Zoning: General Business
City Project ID#: [TRC-SP2023-000626](#)
Submittal Review #: Pre-App
Board Approvals Required:
Owner: VCKHS Magnolia
Applicant: Forsberg Engineering & Surveying
Contact: Trey Linton | tlinton@forsberg-engineering.com
Description: Demo of existing building and hardscape.
RESULTS: Submit to TRC for 1st review.

#4. HAMPSTEAD MALL SE QUADRANT RENOVATION

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 #: 3
Board Approvals Required: BAR

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

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

RESULTS: Approval pending final documentation to MS4.

#5. 651 KING STREET

Project Classification: TRC - Site Plan
Address: 651 KING ST
Location: PENINSULA
Primary TMS: C4600404095
Acres: 0.049
Lots: 1
Units: 1
Zoning: General Business

City Project ID#: [TRC-SP2022-000548](#)

Submittal Review #: 5
Board Approvals Required: BAR

Owner: NKP-651 King LLC
Applicant: Cline Engineering, Inc.
Contact: Matt Cline | matt@clineeng.com

Description: 3-story mixed use building.

RESULTS: Approval pending final documentation to MS4.

#6. MEDICAL OFFICE BUILDING

Project Classification: TRC - Site Plan
Address: 1236 CLEMENTS FERRY RD
Location: CAINHOY
Primary TMS: B2620000028
Acres: 10.2
Lots: -
Units: -
Zoning: PUD

eReview

City Project ID#: [TRC-SP2023-000624](#)

Submittal Review #: Pre-App
Board Approvals Required: TBD

Owner: The Keith Corporation
Applicant: Thomas & Hutton Engineering
Contact: Tony Woody | woody.t@tandh.com

Description: New medical office building with associated infrastructure.

RESULTS: Submit to TRC for 1st review.

#7. WOODDALE RESIDENTIAL PHASE 1

Project Classification: Major - Development Plan
Address: PLOWGROUND ROAD
Location: JOHNS ISLAND
Primary TMS: C3160000057
Acres: 77.3
Lots: 139
Units: 139
Zoning: PUD

City Project ID#: [TRC-SUB2022-000208](#)

Submittal Review #: 3
Board Approvals Required: BZA-SD

Owner: LENNAR CAROLINAS, LLC
Applicant: Thomas & Hutton Engineering
Contact: Tom Carlin | carlin.t@tandh.com

Description: New Single Family Residential subdivision.

RESULTS: Revise and resubmit to TRC.

#8. PRIMUS PARK CONCEPT PLAN

Project Classification: Major - Concept Plan

eReview

Address: 2150 CLEMENTS FERRY RD

City Project ID#: [TRC-SUB2023-000227](#)

Location: CAINHOY

Submittal Review #: 1

Primary TMS: B2680000133

Board Approvals Required:

Acres: 108

Lots: 101

Owner: D.R. Horton, Inc.

Units: 101

Applicant: Thomas & Hutton

Zoning: Single-Family Residential

Contact: David Williams | williams.david@tandh.com

Description: **New SFR Subdivision.**

RESULTS: Revise and resubmit to TRC.

#9. 617 BLITCHRIDGE MIXED USE

Project Classification: TRC - Site Plan

eReview

Address: 617 BLITCHRIDGE RD

City Project ID#: [TRC-SP2023-000615](#)

Location: WEST ASHLEY

Submittal Review #: 1

Primary TMS: C3500500027

Board Approvals Required:

Acres: 0.55

Lots: 1

Owner: GW Property 3, LLC

Units: -

Applicant: e-Coast Computer & Design

Zoning: Commercial Transitional

Contact: David Arnold | dave@goecoast.com

Description: **(2) new office buildings.**

RESULTS: Submit to TRC for 1st Review.

#10. CLEMENTS FERRY INDUSTRIAL

Project Classification: TRC - Site Plan

eReview

Address: 1001 CHARLESTON REGIONAL PKWY

City Project ID#: [TRC-SP2022-000578](#)

Location: CAINHOY

Submittal Review #: 2

Primary TMS: B2670000126

Board Approvals Required:

Acres: 13.88

Lots: 1

Owner: Hunt Midwest

Units: -

Applicant: Seamon, Whiteside & Associates, Inc

Zoning: Light Industrial

Contact: Preston Busbee | pbusbee@seamonwhiteside.com

Description: **One industrial building with a stormwater detention pond and bioswale.**

RESULTS: Revise and resubmit to TRC.

#11. MARSHES AT DANIEL ISLAND PHASES 1A/1B

Project Classification: Major - Development Plan

Address: 146 FAIRBANKS DR

City Project ID#: [TRC-SUB2019-000114](#)

Location: DANIEL ISLAND

Submittal Review #: 2

Primary TMS: B2710000010

Board Approvals Required:

Acres: 16.78

Lots: 59

Owner: Stanley Martin Homes, LLC

Units: 59

Applicant: Seamon, Whiteside & Associates, Inc

Zoning: Daniel Island General Office

Contact: David Prohaska | dprohaska@seamonwhiteside.com

Description: **Review of revisions to previously approved SFR road plans.**

RESULTS: Revise and resubmit to TRC.

#12. LONG SAVANNAH - NEIGHBORHOOD 9

Project Classification: Major - Concept Plan

Address: 390 BARONS DR

Location: WEST ASHLEY

Primary TMS: C3010000806

Acres: 55.26

Lots: 237

Units: 237

Zoning: PUD

City Project ID#: [TRC-SUB2022-000217](#)

Submittal Review #: 3

Board Approvals Required:

Owner: Mungo Homes Coastal Division Properties, LLC

Applicant: Seamon, Whiteside & Associates, Inc

Contact: Navada Waterman | nwaterman@seamonwhiteside.com

Description: **New subdivision in the Long Savannah PUD.**

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

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.