



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

4/20/2023

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. ST. ANDREWS APARTMENTS (FORMERLY ST. ANDREWS MIXED-USE DEVELOPMENT)

Project Classification: TRC - Site Plan  
Address: 100 CHASE ST  
Location: WEST ASHLEY  
Primary TMS: C4181000033  
Acres: 9.5  
# Lots: 1  
# Units: 231  
Zoning: General Business

City Project ID#: [TRC-SP2020-000374](#)

Submittal Review #: 4  
Board Approvals Required: DRB

Owner: GH Saint Andrews LLC  
Applicant: Thomas & Hutton Engineering  
Contact: Domonic Jones | [jones.d@tandh.com](mailto:jones.d@tandh.com)

Description: Mixed Use project - MF and Retail - with parking garage and associated infrastructure.

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

### #2. CAINHOY SANDERS HOUSE IMPROVEMENTS

Project Classification: TRC - Site Plan  
Address: 2025 SANDERS HOUSE ST  
Location: CAINHOY  
Primary TMS: B2620000008  
Acres: 1.3  
# Lots: -  
# Units: -  
Zoning: PUD

City Project ID#: [TRC-SP2021-000481](#)

Submittal Review #: 2  
Board Approvals Required: -

Owner: Cainhoy Land & Timber LLC  
Applicant: Thomas & Hutton Engineering  
Contact: Will Cox | [cox.w@tandh.com](mailto:cox.w@tandh.com)

Description: Park and open space improvements.

**RESULTS: Open pending delivery of Zoning comments.**

### #3. 575/577 MEETING STREET UTILITY INSTALLATION

Project Classification: TRC - Site Plan  
Address: 575 MEETING ST  
Location: PENINSULA  
Primary TMS: C4631604021  
Acres: 2.20  
# Lots: -  
# Units: -  
Zoning: MU-2/WH

City Project ID#: [TRC-SP2022-000536](#)

Submittal Review #: 3  
Board Approvals Required: -

Owner: 575 Meeting Street LLC  
Applicant: Stantec Consulting Services Inc  
Contact: Josh Lily | [josh.lily@stantec.com](mailto:josh.lily@stantec.com)

Description: Installation of the utility service to support renovation of 575 Meeting.

**RESULTS: Approval pending final documentation to Engineering.**

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#### #4. CHURCH CREEK FLOOD RESILIENCE PROJECT - WOLK DR.

Project Classification: TRC - Site Plan

Address: 63 WOLK DR

Location: WEST ASHLEY

Primary TMS: C3580000070

Acres: 0.63

# Lots: -

# Units: -

Zoning: DR-2F

City Project ID#: [TRC-SP2022-000526](#)

Submittal Review #: 2

Board Approvals Required: -

Owner: City of Charleston

Applicant: BIOHABITATS INC

Contact: Chris Streb | [cstreb@biohabitats.com](mailto:cstreb@biohabitats.com)

Description: Creation of depression wetland area to capture and treat stormwater.

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

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#### #5. CHURCH CREEK FLOOD RESILIENCE PROJECT - BRIDGE POINTE

Project Classification: TRC - Site Plan

Address: 40 TWO LOCH PL

Location: WEST ASHLEY

Primary TMS: C3580300032

Acres: 4.99

# Lots: -

# Units: -

Zoning: DR-2F

City Project ID#: [TRC-SP2022-000535](#)

Submittal Review #: 1

Board Approvals Required: -

Owner: City of Charleston

Applicant: BIOHABITATS INC

Contact: Chris Streb | [cstreb@biohabitats.com](mailto:cstreb@biohabitats.com)

Description: Creation of depression wetland area to capture and treat stormwater.

**RESULTS: Open pending applicant coordination with Parks and MS4.**

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#### #6. FOLLY ROAD PEDESTRIAN & BICYCLE PATH IMPROVEMENTS

Project Classification: Linear Construction

Address: R/W

Location: JAMES ISLAND

Primary TMS: R/W

Acres: 3.2

# Lots: -

# Units: -

Zoning: -

City Project ID#: [TRC-SUB2020-000168](#)

Submittal Review #: 4

Board Approvals Required: -

Owner: Charletson County

Applicant: Reveer Group LLC

Contact: Matt Laney | [mlaney@reveergroup.com](mailto:mlaney@reveergroup.com)

Description: Sidewalk and bike path improvements from Wilton St. to Ellis Creek as part of Rethink Folly project.

**RESULTS: Approved. Submit construction plans to Engineering for stamping.**

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#### #7. INDIGO GROVE PHASE 1 - ROADS (REVISIONS)

Project Classification: Major - Development Plan

Address: Maybank Hwy

Location: JOHNS ISLAND

Primary TMS: C3450000217

Acres: 32.83

# Lots: 72

# Units: 72

Zoning: PUD

City Project ID#: [TRC-SUB2020-000149](#)

Submittal Review #: 1

Board Approvals Required: -

Owner: Stanley Martin Homes

Applicant: Seamon, Whiteside & Associates, Inc

Contact: Reed Ehrhardt | [rehrhardt@seamonwhiteside.com](mailto:rehrhardt@seamonwhiteside.com)

Description: Review of revisions to previously approved road construction plans.

**RESULTS: Open pending the delivery of Zoning comments.**

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## #8. NOWELL CREEK PEDESTRIAN/CYCLING BRIDGE AND PATH

Project Classification: Linear Construction

Address: DANIEL ISLAND DR.

Location: DANIEL ISLAND

Primary TMS: R/W

Acres: 0.6

# Lots: -

# Units: -

Zoning: -

eReview

City Project ID#: [TRC-SUB2023-000228](#)

Submittal Review #: 1

Board Approvals Required: -

Owner: Matthew Compton | City of Charleston

Applicant: Johnson, Mirmiran & Thompson, Inc.

Contact: Ryan Mattie | [rmattie@jmt.com](mailto:rmattie@jmt.com)

Description: Shared-use path and pedestrian bridge along Daniel Island Dr.

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

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## #9. STARBUCKS - FOLLY RD.

Project Classification: TRC - Site Plan

Address: 864 FOLLY RD

Location: JAMES ISLAND

Primary TMS: C4250800001

Acres: 0.68

# Lots: -

# Units: -

Zoning: General Business

City Project ID#: [TRC-SP2022-000518](#)

Submittal Review #: 1

Board Approvals Required: DRB

Owner: Webco Realty LLC

Applicant: Kimley-Horn and Associates, Inc

Contact: Kaitie Kincart | [kaitie.kincart@kimley-horn.com](mailto:kaitie.kincart@kimley-horn.com)

Description: Modifications to existing drive-thru lane and parking lot/dumpster configuration.

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

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## #10. BAKER 1601/1611 SAVANNAH HIGHWAY

Project Classification: TRC - Site Plan

Address: 1601 SAVANNAH HWY

Location: WEST ASHLEY

Primary TMS: C3490100032

Acres: 0.99

# Lots: -

# Units: -

Zoning: General Business

City Project ID#: [TRC-SP2022-000529](#)

Submittal Review #: 5

Board Approvals Required: DRB

Owner: VCKHS Magnolia LLC

Applicant: Forsberg Engineering & Surveying

Contact: Mike Johnson | [mjohnson@forsberg-engineering.com](mailto:mjohnson@forsberg-engineering.com)

Description: New Baker Motors dealership.

**RESULTS: Pending final documentation to T&T, Engineering, and MS4.**

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## #11. THE CHARLES TOWNHOMES AND PARK

Project Classification: TRC - Site Plan

Address: 1 BARRE ST

Location: PENINSULA

Primary TMS: C4570701030

Acres: 2.25

# Lots: 2

# Units: 23

Zoning: Limited Business

eReview

City Project ID#: [TRC-SP2023-000627](#)

Submittal Review #: Pre-App

Board Approvals Required: BAR

Owner: The Beach Company

Applicant: Forsberg Engineering & Surveying

Contact: Mike Johnson | [mjohnson@forsberg-engineering.com](mailto:mjohnson@forsberg-engineering.com)

Description: New public park and 23 rental units.

**RESULTS: Submit to TRC for 1st review.**

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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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.