



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/21/2022

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 FORT JOHNSON AND SECESSIONVILLE INTERSECTION IMPROVEMENTS

ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION

City Project ID #: TRC-SUB2022-000193

Address: FORT JOHNSON RD / SECESSIONVILLE RD

Location: JAMES ISLAND

Submittal Review #: 3RD REVIEW

TMS#: -

Board Approval Required:

Acres: 3.3

Lots (for subdiv): -

Owner: SCDOT

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

Applicant: PARRISH AND PARTNERS, LLC

843-779-7728

Zoning: -

Contact: CHRISTOPHER ULMER

culmer@parrishandpartners.com

Misc notes: Intersection improvements at Fort Johnson and Secessionville Road on James Island. [Project CSS Page](#)

RESULTS: Pending final documentation. Once approved, submit plans to Engineering for stamping.

#2 SPINX - MAYBANK HIGHWAY

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000434

Address: 3285 TIMBERLINE DRIVE

Location: JOHNS ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 313-00-00-530, -292, -293

Board Approval Required: DRB

Acres: 2.34

Lots (for subdiv): -

Owner: THE SPINX COMPANY

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

Applicant: HLA, INC.

843-763-1166

Zoning: GB, LB, BP

Contact: RON FELKEL

rfelkel@hlainc.com

Misc notes: Gas station, convenience store, and small office. [Project CSS Page](#)

RESULTS: Revise and submit to TRC.

#3 CHURCH CREEK FLOOD RESILIENCE PROJECT - WOLK DR.

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000526

Address: WOLK DRIVE

Location: WEST ASHLEY

Submittal Review #: PRE-APP

TMS#: 358-00-00-070, -071, -072, -077, -099

Board Approval Required:

Acres: 1.03

Lots (for subdiv): -

Owner: CITY OF CHARLESTON

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

Applicant: BIOHABITATS, INC

667-401-8485

Zoning: SR-3, LB

Contact: CHRIS STREB

cstreb@biohabitats.com

Misc notes: Creation of depressional wetland area to capture and treat stormwater runoff. [Project CSS Page](#)

RESULTS: Submit to TRC for 1st review.

#4 REFUEL - FOLLY ROAD**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000385

Address: 334 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 424-05-00-028

Acres: 1.48

Lots (for subdiv): -

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

Zoning: GB/LB

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: EDMUND WATKINS

Applicant: CLINE ENGINEERING

843-791-3646

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Site plan for proposed convenience store and car wash. [Project CSS Page](#)**RESULTS:** Revise and submit to TRC.

#5 BAKER MOTORS AMR SALES CENTER**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000375

Address: 1521 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 349-01-00-016

Acres: 1.14

Lots (for subdiv): -

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

Zoning: GB

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: VCKHS MAGNOLIA, LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: ERIC LADSON

ladsone@earthsourceeng.com

Misc notes: Auto dealership with associated parking. [Project CSS Page](#)**RESULTS:** Revise and submit to TRC.

#6 ESSEX FARMS VILLAGE CENTER PUD AMENDMENT**PUD AMENDMENT**

Project Classification: PUD AMENDMENT

City Project ID #: PUD2022-000023

Address: 2310 HENRY TECKLENBURG

Location: WEST ASHLEY

TMS#: 309-00-00262, -002

Acres: 11.269

Lots (for subdiv): -

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

Zoning: LB

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: DOMINION ENERGY SOUTH CAROLINA, INC

Applicant: FORSBERG ENGINEERING & SURVEYING

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: PUD Amendment to include the reference parcels in the Essex Farms Village Center PUD. [Project CSS Page](#)**RESULTS:** Pending final documentation. Once approved, proceed to Planning Commission.

#7 STONO SHORES SUBDIVISION**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000159

Address: 541 - 565 RIVERLAND DR.

Location: JAMES ISLAND

TMS#: 343-16-00-018, -019, -021, -063, -064

Acres: 7.862

Lots (for subdiv): 16

Units (multi-fam./Concept Plans): 16

Zoning: SR-1

Submittal Review #: 4TH REVIEW

Board Approval Required: PC, BZA-SD

Owner: SHEFFIELD REVOCABLE TRUST

Applicant: FORSBERG ENGINEERING & SURVEYING

843-571-2622

Contact: GRAY LEWIS

gmlewis@forsberg-engineering.com

Misc notes: Subdivision of 5 existing lots into 16 new single family lots with a new road. [Project CSS Page](#)**RESULTS:** Revise and submit to TRC.

#8 CROSS CREEK TOWNHOMES

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000171

Address: 14 CROSS CREEK DRIVE

Location: JAMES ISLAND

TMS#: 424-00-00-013

Submittal Review #: 3RD REVIEW

Board Approval Required:

Acres: 4.48

Lots (for subdiv): -

Owner: CROSS CREEK SHOPPING CENTER TWO, LLC

Units (multi-fam./Concept Plans): 51

Applicant: SEAMONWHITESIDE+ASSOCIATES

843-884-1667

Zoning: GB

Contact: RIVERS CAPE

rcape@seamonwhiteside.com

Misc notes: Concept plan for 51 townhome unit subdivision with associated roadway, parking, and infrastructure. [Project CSS Page](#)

RESULTS: Pending final documentation. Once approved, proceed to Planning Commission.

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.