



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

5/5/2022

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 FOUNDATION PLACE AT POINT HOPE

SITE PLAN

Project Classification: SITE PLAN
Address: 800 HOPEWELL DRIVE
Location: CAINHOY
TMS#: 260-00-00-008
Acres: 4.14
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID #: [TRC-SP2021-000500](#)

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: VULCAN PROPERTY GROUP
Applicant: BARRIER ISLAND ENGINEERING & CONSULTING 843-697-0411
Contact: ANDREW BAJOCZKY andy@barrierislandeng.com

Misc notes: Commercial development including 5 buildings totaling 38,000 GFA.

RESULTS: Revise and resubmit to TRC.

#2 THE HAMLET AT MAYBANK HIGHWAY

SITE PLAN

Project Classification: SITE PLAN
Address: 3486 & 3492 MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 279-00-00-055, -056, -057
Acres: 46.06
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 209
Zoning: DR-6

City Project ID #: [TRC-SP2021-000444](#)

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: MIDDLEBURG COMMUNITIES, LLC
Applicant: DANGERFIELD ENGINEERING & SURVEYING, LLC 843-509-3337
Contact: JOHN DANGERFIELD II john@dangerfieldengr.com

Misc notes: The Hamlet Single-Family and Multi-Family rental project

RESULTS: Revise and resubmit to TRC.

#3 CAINHOY DEL WEBB PHASE 2 - PLAT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD & CAINHOY ROAD
Location: CAINHOY
TMS#: 262-00-00-028
Acres: 129.9
Lots (for subdiv): 233
Units (multi-fam./Concept Plans): 233
Zoning: PUD

City Project ID #: [TRC-SUB2021-000198](#)

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: PULTE HOME COMPANY, LLC
Applicant: THOMAS & HUTTON 843-849-0200
Contact: WILL COX cox.w@tandh.com

Misc notes: Preliminary plat for a 233 Single Family Residential development.

RESULTS: Revise and resubmit to TRC.

#4 CAINHOY DEL WEBB PHASE 2 - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000198](#)

Address: CLEMENTS FERRY ROAD & CAINHOY ROAD

Location: CAINHOY

Submittal Review #: 1ST REVIEW

TMS#: 262-00-00-028

Board Approval Required:

Acres: 129.9

Lots (for subdiv): 233

Owner: PULTE HOME COMPANY, LLC

Units (multi-fam./Concept Plans): 233

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Road Plans for 233 Single Family Residential development.**RESULTS:** Revise and resubmit to TRC.

#5 RHODES CROSSING MULTI-FAMILY ACCESS ROAD - PLAT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000192](#)

Address: SANDERS RD. / BEES FERRY RD.

Location: WEST ASHLEY

Submittal Review #: 1ST REVIEW

TMS#: 262-00-00-028

Board Approval Required: BZA-SD

Acres: 52.1

Lots (for subdiv): -

Owner: DAVIS DEVELOPMENT

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

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: LB/DR-1F

Contact: BRIAN RILEY

riley.b@tandh.com

Misc notes: Plat for new public road, stormwater pond, and mass clearing and grading.**RESULTS:** Revise and resubmit to TRC.

#6 RHODES CROSSING MULTI-FAMILY ACCESS ROAD - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000192](#)

Address: SANDERS RD. / BEES FERRY RD.

Location: WEST ASHLEY

Submittal Review #: 2ND REVIEW

TMS#: 262-00-00-028

Board Approval Required: BZA-SD

Acres: 52.1

Lots (for subdiv): -

Owner: DAVIS DEVELOPMENT

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

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: LB/DR-1F

Contact: BRIAN RILEY

riley.b@tandh.com

Misc notes: New public road, stormwater pond, and mass clearing and grading.**RESULTS:** Revise and resubmit to TRC.

#7 CANNON ROW - PLAT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000199](#)

Address: 89/95 CANNON STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 460-15-02-008

Board Approval Required:

Acres: 0.3

Lots (for subdiv): -

Owner: CANNON ROW LLC

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

Applicant: FORSBERG ENGINEERING & SURVEYING

843-571-2622

Zoning: LB

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Preliminary plat for new 3-story mixed use residential building over commercial.**RESULTS:** Revise and resubmit to TRC.

#8 CANNON ROW**SITE PLAN**

Project Classification: SITE PLAN
Address: 89/95 CANNON STREET
Location: PENINSULA
TMS#: 460-15-02-008
Acres: 0.3
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 4
Zoning: LB

City Project ID #: [TRC-SP2022-000525](#)

Submittal Review #: 1ST REVIEW
Board Approval Required: BAR-L

Owner: CANNON ROW LLC
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: *New 3-story mixed use residential building over commercial.*

RESULTS: Revise and resubmit to TRC.

#9 1471 FOLLY ROAD**SITE PLAN**

Project Classification: SITE PLAN
Address: 1471 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 334-00-00-052
Acres: 0.30
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: LB

City Project ID #: [TRC-SP2022-000534](#)

Submittal Review #: PRE-APP
Board Approval Required:

Owner: 1471 FOLLY ROAD, LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: *New office and warehouse building.*

RESULTS: Submit to TRC for 1st review.

#10 PORTER-GAUD PLAYGROUND IMPROVEMENTS**SITE PLAN**

Project Classification: SITE PLAN
Address: 300 ALBEMARLE ROAD
Location: JAMES ISLAND
TMS#: 421-12-00-003
Acres: 1.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID #: [TRC-SP2022-000524](#)

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: PORTER-GAUD SCHOOL
Applicant: ADC ENGINEERING 843-735-5141
Contact: CHRISTOPHER COOK chrisc@adcengineering.com

Misc notes: *New playground.*

RESULTS: Revise and resubmit to TRC.

#11 RIVER ROAD SUBDIVISION**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: BATTLE TRAIL DRIVE
Location: JOHNS ISLAND
TMS#: 315-00-00-110, -048
Acres: 4.88
Lots (for subdiv): 8
Units (multi-fam./Concept Plans): 8
Zoning: RR-1

City Project ID #: [TRC-SUB2022-000201](#)

Submittal Review #: 1ST REVIEW
Board Approval Required: PC

Owner: STJF, LLC
Applicant: HUSSEY GAY BELL 843-849-7500
Contact: JUSTIN ROBINETTE jrobinette@husseygaybell.com

Misc notes: *8-lot subdivision with a private gated road and associated infrastructure.*

RESULTS: Revise and resubmit to TRC.

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.