



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

Site Plans and Subdivisions

6/08/2023

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. HOUGHTON DRIVE SIDEWALK

Project Classification: Linear Construction
Address: HOUGHTON DRIVE
Location: JAMES ISLAND
Primary TMS: CITY R/W
Acres: 0.13
Lots: -
Units: -
Zoning: N/A

eReview

City Project ID#: [TRC-SUB2023-000235](#)

Submittal Review #: 1

Board Approvals Required: N/A

Owner: Matt Alltop | City of Charleston

Applicant: City of Charleston

Contact: Matt Alltop | alltopm@charleston-sc.gov

Description: New sidewalk construction on an existing road.

RESULTS: Revise and resubmit to TRC.

#2. JAMES ISLAND COUNTY PARK ENTRANCE IMPROVEMENTS

Project Classification: Site Plan
Address: 861 RIVERLAND DR
Location: JAMES ISLAND
Primary TMS: C3410000053
Acres: 0.3
Lots: -
Units: -
Zoning: C

eReview

City Project ID#: [TRC-SUB2023-000230](#)

Submittal Review #: 1

Board Approvals Required: -

Owner: Charleston County Parks & Recreation

Applicant: JMT

Contact: Ryan Mattie | rmattie@jmt.com

Description: Addition of new designated entrance lane.

RESULTS: Revise and resubmit to TRC.

#3. FT. JOHNSON/CAMP RD. IMPROVEMENTS

Project Classification: Linear Construction
Address: FORT JOHNSON/CAMP RD.
Location: JAMES ISLAND
Primary TMS: SCDOT R/W
Acres: 1.6
Lots: -
Units: -
Zoning: N/A

eReview

City Project ID#: [TRC-SUB2023-000232](#)

Submittal Review #: 1

Board Approvals Required: -

Owner: SCDOT

Applicant: Parrish & Partners

Contact: Don Alexander | dalexander@parrishandpartners.com

Description: Intersection improvement project at Ft. Johnson and Camp Roads to include a roundabout.

RESULTS: Revise and resubmit to TRC.

#4. OLD CITY JAIL DEVELOPMENT - REVISIONS

Project Classification: TRC - Site Plan
Address: 21 MAGAZINE ST
Location: PENINSULA
Primary TMS: C4570803112
Acres: 0.94
Lots: -
Units: -
Zoning: DR-2F

City Project ID#: [TRC-SP2023-000635](#)

Submittal Review #: 1
Board Approvals Required:

Owner: Old City Jail, LLC
Applicant: Cline Engineering, Inc.
Contact: Matt Cline | matt@clineeng.com

Description: Revisions to previously approved site plan including changes to hard-scape.

RESULTS: Approval pending final documentation to Zoning and Parks.

#5. BOULEVARD APARTMENTS

Project Classification: TRC - Site Plan
Address: 584 MEETING ST
Location: PENINSULA
Primary TMS: C4590103045
Acres: 1.8
Lots: -
Units: 250
Zoning: General Business

City Project ID#: [TRC-SP2021-000421](#)

Submittal Review #: 4
Board Approvals Required: BAR, BZA-SD

Owner: MCZ Capital Ventures
Applicant: Forsberg Engineering & Surveying
Contact: Mike Johnson | mjohnson@forsberg-engineering.com

Description: New apartment building.

RESULTS: Revise and resubmit to TRC.

#6. WOODFIELD DANIEL ISLAND 3

Project Classification: TRC - Site Plan
Address: 2058 DANIEL ISLAND DR
Location: DANIEL ISLAND
Primary TMS: B2750000260
Acres: 6.3
Lots: -
Units: 175
Zoning: Daniel Island General Office Zone

City Project ID#: [TRC-SP2021-000477](#)

Submittal Review #: 1 (REVISIONS)
Board Approvals Required: DRB

Owner: Woodfield Acquisitions
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Malcolm Glenn | mglenn@seamonwhiteside.com

Description: Revisions to previously approved site plan. 12 additional units to be included in scope of work.

RESULTS: Revise and resubmit to TRC.

#7. CLEMENTS FERRY INDUSTRIAL

Project Classification: TRC - Site Plan
Address: 1001 CHARLESTON REGIONAL PKWY
Location: CAINHOY
Primary TMS: B2670000126
Acres: 13.88
Lots: -
Units: -
Zoning: Light Industrial

eReview

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

Submittal Review #: 3
Board Approvals Required: DRB

Owner: Hunt Midwest
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Preston Busbee | pbusbee@seamonwhiteside.com

Description: Industrial building with stormwater detention and bioswale.

RESULTS: Revise and resubmit to TRC.

#8. ALLIANCE APARTMENTS - PH. 1

Project Classification: TRC - Site Plan
Address: 1730 CLEMENTS FERRY RD
Location: CAINHOY
Primary TMS: B2620000028
Acres: 23.9
Lots: -
Units: 336
Zoning: Light Industrial

eReview

City Project ID#: [TRC-SP2023-000636](#)
Submittal Review #: Pre-App
Board Approvals Required: BZA-SD, DRB

Owner: Alliance Residential Company
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Hannah Wilken | hwilken@seamonwhiteside.com

Description: New Multi-Family development with supporting infrastructure and utilities.

RESULTS: Submit to TRC for 1st Review.

#9. NEW CHAPEL - PORTER-GAUD

Project Classification: TRC - Site Plan
Address: 290 ALBEMARLE RD
Location: WEST ASHLEY
Primary TMS: C4211200003
Acres: 22.9
Lots: -
Units: -
Zoning: Single-Family Residential

eReview

City Project ID#: [TRC-SP2023-000634](#)
Submittal Review #: Pre-App
Board Approvals Required: DRB

Owner: Porter-Gaud School
Applicant: ADC Engineering Inc
Contact: Gary Jensen | garyj@adcengineering.com

Description: New chapel on the Porter-Gaud campus.

RESULTS: Submit to TRC for 1st Review.

#10. PRIMUS PARK CONCEPT PLAN

Project Classification: Concept Plan
Address: 2150 CLEMENTS FERRY RD
Location: CAINHOY
Primary TMS: B2680000133
Acres: 39.7
Lots: 102
Units: 102
Zoning: Single-Family Residential

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

Submittal Review #: 2
Board Approvals Required: Planning Commission

Owner: McAlister Togant Clements, LLC
Applicant: Thomas & Hutton
Contact: David Williams | williams.d@tandh.com

Description: Concept plan for future Single-Family Residential development.

RESULTS: Revise and resubmit to TRC.

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.