



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

### 6/17/2021

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 OLD TOWNE CREEK COUNTY PARK

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1400 OLD TOWNE ROAD  
Location: WEST ASHLEY  
TMS#: 415-00-00-002, -051  
Acres: 67.3  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID #: TRC-SP2018-000132

Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB

Owner: CHARLESTON COUNTY PARKS AND RECREATION  
Applicant: STANTEC  
Contact: JOSH LILLY

843-740-6332  
josh.lilly@stantec.com

Misc notes: Existing public park renovation. [CSS Project Page](#)

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

#### #2 1063 MORRISON DRIVE - GRAND SOUTH BANK

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1063 MORRISON DRIVE  
Location: PENINSULA  
TMS#: 461-09-03-004, -006  
Acres: .43  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GC

City Project ID #: TRC-SP2020-000344

Submittal Review #: 4TH REVIEW  
Board Approval Required: BAR, BZA-Z

Owner: PEARCE DEVELOPMENT, LLC  
Applicant: STANTEC  
Contact: JOSH LILLY

843-577-2163  
josh.lilly@stantec.com

Misc notes: Review of revisions to previously approved Site Plan. Demo existing metal building and remodel of existing 1-story warehouse building. Addition of parking spaces and drive-thru teller. [CSS Project Page](#)

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

#### #3 COUNTRY CLUB OF CHARLESTON HOLE #4, 7, 10, & 13 IMPROVEMENTS

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1 COUNTRY CLUB DR.  
Location: JAMES ISLAND  
TMS#: 424-00-00-004  
Acres: 158  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1 & C

City Project ID #: TRC-SP2020-000325

Submittal Review #: 3RD REVIEW  
Board Approval Required:

Owner: COUNTRY CLUB OF CHARLESTON GOLF CLUB  
Applicant: SEAMONWHITESIDE + ASSOCIATES  
Contact: R. PATTERSON  
FARMER, PE

843-884-1667  
pfarmer@seamonwhiteside.com

Misc notes: Golf course hole improvements. [CSS Project Page](#)

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

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**#4 56 CANNON ST DEVELOPMENT****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000305

Address: 56 CANNON STREET

Location: PENINSULA

TMS#: 460-08-03-040

Submittal Review #: 3RD REVIEW

Acres: 0.205

Board Approval Required: BAR-S, BZA-SD

# Lots (for subdiv): -

Owner: CHARLESTON STR 56, LLC

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

Applicant: CLINE ENGINEERING, INC

843-720-1955

Zoning: LB

Contact: MATT CLINE

matt@clineeng.com

**Misc notes:** Construction plans for two new structures and a total of 4 residential units & associated improvements. [CSS Project Page](#)**RESULTS:** Pending final documentation. Once approved, submit plans to Zoning for stamping.

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**#5 363-369 KING STUDENT APARTMENTS****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000381

Address: 363-369 KING STREET

Location: PENINSULA

TMS#: 457-04-02-027, -028, -029

Submittal Review #: 1ST REVIEW

Acres: 0.43

Board Approval Required: BAR, BZA-Z

# Lots (for subdiv): -

Owner: 363-369 KING LLC

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

Applicant: CYPRESS ENGINEERING

843-571-2622

Zoning: MU-2/WH

Contact: WILL ROGAN

willr@cypresseng.com

**Misc notes:** New 51-unit, 6-story student apartments and 3 new retail units. [CSS Project Page](#)**RESULTS:** Revise and resubmit to TRC.

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**#6 JOHNS ISLAND AIRPORT HANGAR****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000393

Address: 2744 FORT TRENHOLM ROAD

Location: JOHNS ISLAND

TMS#: 319-00-00-014

Submittal Review #: 1ST REVIEW

Acres: 0.597

Board Approval Required:

# Lots (for subdiv): -

Owner: JZI HANGARS, LLC

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

Applicant: JOHNSON, LASCHOBBER, &amp; ASSOCIATES

706-724-5756

Zoning: LI

Contact: HERB GILLIAM

hgilliam@thejlagroup.com

**Misc notes:** Construction of an 8,000 sqft airport hanger with associated parking. [CSS Project Page](#)**RESULTS:** Revise and resubmit to TRC.

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**#7 COASTAL KIDS DENTAL - POINT HOPE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000405

Address: 122 RENAISSANCE DRIVE

Location: CAINHOY

TMS#: 262-00-00-059

Submittal Review #: 1ST REVIEW

Acres: 0.531

Board Approval Required:

# Lots (for subdiv): -

Owner: COASTAL KIDS DENTAL

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

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Zoning: PUD

Contact: VINCE SOTTILE

sottilev@earthsourceeng.com

**Misc notes:** Construction of dental office on pad-ready site. [CSS Project Page](#)**RESULTS:** Revise and resubmit to TRC.

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**#8 NAT'S COURT****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000429

Address: 8 NUNAN STREET

Location: PENINSULA

TMS#: 460-07-02-223, -224, -225, -226, -227, -228, 229

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Acres: 0.65

# Lots (for subdiv): -

Owner: MANX HOLDINGS, LLC

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

Applicant: SYNCHRONICITY, LLC

843-203-4766

Zoning: DR-2F

Contact: TODD RICHARDSON

todd@synchronicity.design

Misc notes: 16-unit downtown neighborhood. [CSS Project Page](#)**RESULTS: Revise and resubmit to TRC.**

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**#9 578 MEETING STREET MIXED USE DEVELOPMENT****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000435

Address: 578 MEETING STREET

Location: PENINSULA

TMS#: 459-01-03-031

Submittal Review #: PRE-APP

Board Approval Required: BAR, DRC

Acres: 2.13

# Lots (for subdiv): -

Owner: FLOURNOY DEVELOPMENT COMPANY

# Units (multi-fam./Concept Plans): 243

Applicant: THOMAS &amp; HUTTON

843-849-0200

Zoning: MU-1/WH

Contact: DOMONIC JONES

jones.d@tandh.com

Misc notes: Mixed use site including building with commercial, residential housing, parking lot, and associated utilities. [CSS Project Page](#)**RESULTS: Revise and submit to TRC.**

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**#10 THE CHARLES PARK & TOWNHOMES EARLY SITE PACKAGE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000436

Address: BROAD AND BARRE STREETS

Location: PENINSULA

TMS#: 457-07-01-030

Submittal Review #: PRE-APP

Board Approval Required:

Acres: 2.25

# Lots (for subdiv): -

Owner: THE BEACH COMPANY

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

Applicant: FORSBERG ENGINEERING &amp; SURVEYING, INC

843-571-2622

Zoning: PUD

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Review of early site work including clearing of vegetation, demo of existing building/hardscape, rough grading, and test piles. [CSS Project Page](#)**RESULTS: Revise and submit 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](#) 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.