



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 8/11/2022

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:

### #1 114 CANNON

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000514](#)

Address: 114 CANNON STREET

Location: PENINSULA

TMS#: 460-11-04-165

Acres: 0.16

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 3

Zoning: LB

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR-S, BZA-Z

Owner: TIFT MITCHELL

Applicant: KIMLEY HORN

843-779-1592

Contact: THOMAS PURCELL

thomas.purcell@kimley-horn.com

Misc notes: Construction of 2 residential units on the property in addition to the existing commercial and residential unit on site.

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

### #2 WOODFIELD DANIEL ISLAND III EARLY SITE PACKAGE

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000516](#)

Address: 225 BENEFITFOCUS WAY

Location: DANIEL ISLAND

TMS#: 275-00-00-260, -292

Acres: 5.4

# Lots (for subdiv): -

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

Zoning: DI-GO

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: DIEC III LLC, DIEC IV LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

843-884-1667

Contact: MALCOLM GLENN

mglenn@seamonwhiteside.com

Misc notes: Early site work to include tree/vegetation clearing, demolition of existing building/hardscape, and rough grading and surcharge.

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

### #3 1890 BUILDING

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000557](#)

Address: 1890 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 351-07-00-027, -028, -048

Acres: 0.34

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 6

Zoning: CT

Submittal Review #: PRE-APP

Board Approval Required: DRB, DRC

Owner: CHARLESTON REDEVELOPMENT CORPORATION

Applicant: JOHNSON, LASCHOBBER, & ASSOCIATES

803-665-5562

Contact: JILLIAN READY

jready@thejlagroup.com

Misc notes: Mixed use - office space and 6 residential units. New construction on vacant property

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

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#### #4 STONOVIEV 4 - RECREATION & BOAT PARKING

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000494](#)

Address: HATCH DRIVE

Location: JOHNS ISLAND

TMS#: 345-00-00-073

Acres: 3.39

# Lots (for subdiv): -

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

Zoning: PUD

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: LENNAR CAROLINAS

Applicant: CIVIL SITE ENVIRONMENTAL

Contact: RYAN BROWN

843-849-8945

rbrown@civilsiteenv.com

Misc notes: Stonoview 4 HOA area development for tennis courts and boat parking.

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

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#### #5 FOLLY SELF STORAGE

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000472](#)

Address: FOLLY ROAD

Location: JAMES ISLAND

TMS#: 334-00-00-066

Acres: 5.005

# Lots (for subdiv): -

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

Zoning: LI

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB, BZA-SD

Owner: INDUSTRIAL VENTURES, LLC

Applicant: BARANOFF HOLDINGS

Contact: NOLAN BORDEN

972-402-5716

nborden@baranoffholdings.com

Misc notes: Self storage facility.

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

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#### #6 CANNON ROW

##### SITE PLAN

Project Classification: SITE PLAN

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

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

Submittal Review #: 4TH REVIEW

Board Approval Required: BAR-L

Owner: CANNON ROW LLC

Applicant: FORSBERG ENGINEERING & SURVEYING

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

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

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

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#### #7 186 ST. PHILIP MIXED USE

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000523](#)

Address: 186 ST. PHILIP STREET

Location: PENINSULA

TMS#: 460-12-02-064

Acres: 0.07

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 2

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR-S

Owner: OTTOMAN INVESTMENTS

Applicant: AJ ARCHITECTS

Contact: ASHLEY JENNINGS

843-810-0029

ashley@ajarch.net

Misc notes: Proposed mixed use development; new construction on site of existing building slated for demolition

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

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**#8 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000173](#)

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Submittal Review #: 5TH REVIEW

Board Approval Required:

Acres: 22.377

# Lots (for subdiv): 57

Owner: BEAR ISLAND LLC 2

# Units (multi-fam./Concept Plans): 57

Applicant: THOMAS & HUTTON

843-725-5251

Zoning: DR-9

Contact: JAMES THOMAS

thomas.j@tandh.com

Misc notes: Preliminary plat for a 57-unit townhome subdivision.

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

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**#9 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000173](#)

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Submittal Review #: 5TH REVIEW

Board Approval Required:

Acres: 22.377

# Lots (for subdiv): 57

Owner: BEAR ISLAND LLC 2

# Units (multi-fam./Concept Plans): 57

Applicant: THOMAS & HUTTON

843-725-5251

Zoning: DR-9

Contact: JAMES THOMAS

thomas.j@tandh.com

Misc notes: Road construction plans for a 57-unit townhome subdivision.

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

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**#10 WOODDALE RESIDENTIAL - PHASE 1 (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000208](#)

Address: RIVER ROAD / PLOWGOUND ROAD

Location: JOHNS ISLAND

TMS#: 316-00-00-057, -042

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Acres: 77.3

# Lots (for subdiv): 139

Owner: LENNAR CARLOLINAS, LLC

# Units (multi-fam./Concept Plans): 139

Applicant: THOMAS & HUTTON

843-725-5239

Zoning: PUD

Contact: TOM CARLIN

carlin.t@tandh.com

Misc notes: Plat for a 139 Single Family Residential development.

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

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**#11 WOODDALE RESIDENTIAL - PHASE 1 (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000208](#)

Address: RIVER ROAD / PLOWGOUND ROAD

Location: JOHNS ISLAND

TMS#: 316-00-00-057, -042

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Acres: 77.3

# Lots (for subdiv): 139

Owner: LENNAR CARLOLINAS, LLC

# Units (multi-fam./Concept Plans): 139

Applicant: THOMAS & HUTTON

843-725-5239

Zoning: PUD

Contact: TOM CARLIN

carlin.t@tandh.com

Misc notes: Road plans for a 139 Single Family Residential development.

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

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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.