



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/16/2021

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 CHARLOTTE STREET MULTI-FAMILY - REVISIONS

SITE PLAN

Project Classification: SITE PLAN
Address: 21 CHARLOTTE STREET
Location: PENINSULA
TMS#: 459-13-03-033
Acres: 0.338
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 6
Zoning: DR-1F

City Project ID #: TRC-SP2021-000464

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

Owner: MICHELLE SEAY
Applicant: CLINE ENGINEERING, INC.
Contact: MATT CLINE

843-991-7239
matt@clineeng.com

Misc notes: Review of revisions to a previously approved project. Construction plans to construct 4 residential units. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#2 1230 FOLLY ROAD

SITE PLAN

Project Classification: SITE PLAN
Address: 1230 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 425-13-00-007
Acres: .494
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: CT

City Project ID #: TRC-SP2020-000361

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

Owner: 1230 FOLLY ROAD LLC
Applicant: SOUTHEASTERN BUILDING GROUP
Contact: CANNON WIER

843-737-1264
cannon@sbgbuilder.com

Misc notes: New construction of detached garage for vehicles. [Project CSS Page](#)

RESULTS: Pending final documentation. Once resolved, submit Site Plan to Zoning for stamping.

SHILOH AME CHURCH

SITE PLAN

Project Classification: SITE PLAN
Address: 2324 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 353-05-00-004
Acres: 2.78
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SP2018-000117

Submittal Review #: 5TH REVIEW
Board Approval Required: DRB, BZA-SD

Owner: SHILOH AME TRUSTEES
Applicant: ATLANTIC SOUTH CONSULTING
Contact: ADRIAN WILLIAMS

843-580-9010
awilliams@atlantic-south.com

Misc notes: Construction plans for a new Shiloh AME Church building and associated improvements. [Project CSS Page](#)

RESULTS: Deferred to 9/23 meeting agenda

#3 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 #: 2ND 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. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#4 INDIGO GROVE PHASE 1 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000149

Address: MAYBANK HIGHWAY OPPOSITE FENWICK AL

Location: JOHNS ISLAND

TMS#: 345-00-00-217

Submittal Review #: 5TH REVIEW

Board Approval Required: BZA-SD

Acres: 32.83

Lots (for subdiv): 72

Owner: STANLEY MARTIN COMPANIES, LLC

Units (multi-fam./Concept Plans): 72

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: PUD

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Preliminary Plat for planned unit development of Kerr Tract. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#5 INDIGO GROVE PHASE 1 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000149

Address: MAYBANK HIGHWAY OPPOSITE FENWICK AL

Location: JOHNS ISLAND

TMS#: 345-00-00-217

Submittal Review #: 5TH REVIEW

Board Approval Required: BZA-SD

Acres: 32.83

Lots (for subdiv): 72

Owner: STANLEY MARTIN COMPANIES, LLC

Units (multi-fam./Concept Plans): 72

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: PUD

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Road construction plans for planned unit development of Kerr Tract. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#6 CAINHOY - DEL WEBB

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000176

Address: CLEMENTS FERRY ROAD / CAINHOY ROAD

Location: CAINHOY

TMS#: 262-00-00-028

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Acres: 585.3

Lots (for subdiv): 1094

Owner: CAINHOY LAND & TIMBER, LLC

Units (multi-fam./Concept Plans): 1094

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5274

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: 1000+ lot subdivision concept plan. [Project CSS Page](#)

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.