



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

### 9/19/2019

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 in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

#### # 1 TWIN LAKES AMENITY

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000195

Address: 1990 BLUE BAYOU BOULEVARD

Location: JOHNS ISLAND

TMS#: 3450000001

Acres: 0.51

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 0

Zoning: SR-1 (CLUSTER)

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: CANE SLASH ROAD, LLC

Applicant: SITECAST, LLC

Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Construction plans for a amenity center and assoicated improvements.

**RESULTS: Revise and resubmit to TRC: 3 full sets to T & T, Eng. & SW and 1 cd.**

#### # 2 CANE SLASH - TWIN LAKES (PLAT)

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000073

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2450000036

Acres: 61.189

# Lots (for subdiv): 125

# Units (multi-fam./Concept Plans): 125

Zoning: SR-1 (CLUSTER DEV.)

Submittal Review #: 6TH REVIEW

Board Approval Required:

Owner: CANE SLASH RD, LLC

Applicant: SITECAST, LLC

Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Preliminary plat for phase 2 (125 lots of the Twin Lakes subdivision).

**RESULTS: Approved: submit 2 copies of plans and pdf to planning for stamping.**

#### # 3 CANE SLASH - TWIN LAKES (ROADS)

##### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2018-000073

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 2450000036

Acres: 61.189

# Lots (for subdiv): 125

# Units (multi-fam./Concept Plans): 125

Zoning: SR-1 (CLUSTER DEV.)

Submittal Review #: 6TH REVIEW

Board Approval Required:

Owner: CANE SLASH RD, LLC

Applicant: SITECAST, LLC

Contact: CHRIS DONATO

843-224-4264

cdonato@sitecastsc.com

Misc notes: Road construction plans for phase 2 (125 lots) of the Twin Lakes subdivision.

**RESULTS: Revise and resubmit to TRC: 4 full sets to Zoning, Eng., SW, and Fire and 1 cd.**

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**#4 D.I. COURTYARD MARRIOTT****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000145

Address: 56 FAIRCHILD STREET

Location: DANIEL ISLAND

TMS#: 2750000269

Submittal Review #: 1ST REVIEW

Acres: 2.465

Board Approval Required: BAR, BZA-SD

# Lots (for subdiv): 1

Owner: ADE 836, LLC

# Units (multi-fam./Concept Plans): 115 ROOMS

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

828-773-6543

Zoning: DI-TC

Contact: DOMONIC JONES

jones.d@tandh.com

**Misc notes:** Construction plans for new hotel on Daniel Island & proposed right-of-way adjustment.**RESULTS:** Revise and resubmit to TRC.

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**#5 BISHOP GADSDEN HEALTH CENTER****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000127

Address: 1 BISHOP GADSDEN WAY

Location: JAMES ISLAND

TMS#: 3370000107

Submittal Review #: 3RD REVIEW

Acres: 97.69

Board Approval Required: BZA-SD

# Lots (for subdiv): 1

Owner: BISHOP GADSDEN EPISCOPAL

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

Applicant: HUSSY GAY BELL

843-352-4527

Zoning: DR-4

Contact: JASON GEORGIADES

jgeorgiades@husseygaybell.com

**Misc notes:** Construction plans for a new 2 story health center and associated improvements.**RESULTS:** Revise and resubmit to TRC: 5 full sets to Zoning, Parks, T & T, SW, and GIS and 1 cd.

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**#6 SWEETGRASS AT WEST ASHLEY CIRCLE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000203

Address: CORNER OF BEES FERRY ROAD AND WEST A

Location: WEST ASHLEY

TMS#: 3010000027

Submittal Review #: 3RD REVIEW

Acres: 10.79

Board Approval Required: DRB, BZA-SD

# Lots (for subdiv): 1

Owner: MADISON CAPITAL GROUP

# Units (multi-fam./Concept Plans): 186

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

**Misc notes:** Construction plans for a 186 unit apartment development and associated improvements.**RESULTS:** Revise and resubmit to TRC: 5 full sets to Zoning, T & T, Eng. SW, and GIS and 1 cd.

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**#7 THE CROSSING AT VERDIER****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000132

Address: PEPPERBUSH STREET

Location: WEST ASHLEY

TMS#: 3010000028

Submittal Review #: 1ST REVIEW

Acres: 21.275

Board Approval Required:

# Lots (for subdiv):

Owner: HENRY KUZNIK

# Units (multi-fam./Concept Plans): 42

Applicant: HLA, INC.

843-763-1166

Zoning: SFR

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

**Misc notes:** Concept plan for 42 lot single family residential development.**RESULTS:** Revise and resubmit to TRC: 4 full sets to T & T, Eng., SW, and Planning and 1 cd.

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**#8 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - PLAT****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000133

Address: CAINHOY - HOPEWELL DRIVE

Location: CAINHOY

TMS#: 2620000008

Submittal Review #: 1ST REVIEW

Acres: 38.8

Board Approval Required:

# Lots (for subdiv):

Owner: CAINHOY LUMBER AND TIMBER, LLC

# Units (multi-fam./Concept Plans): 63

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5274

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

*Misc notes: Preliminary plat for 63 lot single family residential development.***RESULTS: Revise and resubmit to TRC: 3 full sets to Eng., SW, and Planning and 1 cd.**

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**#9 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - ROADS****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000133

Address: CAINHOY - HOPEWELL DRIVE

Location: CAINHOY

TMS#: 2620000008

Submittal Review #: 1ST REVIEW

Acres: 38.8

Board Approval Required:

# Lots (for subdiv):

Owner: CAINHOY LUMBER AND TIMBER, LLC

# Units (multi-fam./Concept Plans): 63

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5274

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

*Misc notes: Road construction plans for 63 lot single family residential development.***RESULTS: Revise and resubmit to TRC: 5 full sets to Zoning, Parks, T & T, Eng., and SW and 1 cd.**

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**#10 REFUEL POINT HOPE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000262

Address: OFF POINT HOPE PARKWAY

Location: DANIEL ISLAND

TMS#: 2620000043 &amp; 044

Submittal Review #: 1ST REVIEW

Acres: 2.18

Board Approval Required: DRB

# Lots (for subdiv):

Owner:

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

Applicant: CLINE ENGINEERING

843-991-7239

Zoning: PUD

Contact: MATT CLINE

matt@clineeng.com

*Misc notes: Site plan for a convenience store.***RESULTS: Revise and resubmit to TRC.**

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**#11 55 POINSETT STREET****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000279

Address: 55 POINSETT STREET

Location: PENINSULA

TMS#: 463-12-03-016

Submittal Review #: PRE-APP

Acres: .18

Board Approval Required: BZA-SD

# Lots (for subdiv):

Owner: THOMAS MCGRAW

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

Applicant: BILL HUEY AND ASSOCIATES

843-805-6700

Zoning: DR-2F

Contact: NICOLE VIETH

nicole@hueyarchitect.com

*Misc notes: Site plan for proposed two buildings with two units each.***RESULTS: Revise and resubmit to TRC, including CAA, CSWPPP, SW Tech. Report, and SCDHEC d-0451.**

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## # 12 1005 ST. ANDREWS BOULEVARD

### SITE PLAN

Project Classification: SITE PLAN  
Address: 1005 ST. ANDREWS BOULEVARD  
Location: WEST ASHLEY  
TMS#: 418-09-00-140  
Acres: .838  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 0  
Zoning: GB

City Project ID #: TRC-SP2019-000280

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: RICHARD HUSS  
Applicant: GLENN ZUBER, P.E. 843-789-0277  
Contact: GLENN ZUBER glennzuber@hotmail.com

Misc notes: Site plan for the replacement of existing structure with new office building and parking improvements.

**RESULTS: Revise and resubmit to TRC, including CAA, CSWPPP, SW Tech. Report, NPDES cap, OCRM Digital Boundary, and SCDHEC CZC.**

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## # 13 GREEN HEART URBAN FARM

### SITE PLAN

Project Classification: SITE PLAN  
Address: 600 KING STREET  
Location: PENINSULA  
TMS#: 4631601001  
Acres: 10.1  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 0  
Zoning: DR-1

City Project ID #: TRC-SP2019-000281

Submittal Review #: PRE-APP  
Board Approval Required: BAR-S

Owner: CHARLESTON HOUSING AUTHORITY  
Applicant: SEAMON WHITESIDE AND ASSOCIATES 843-884-1667  
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Site plan for raised garden bed urban farm.

**RESULTS: Revise and resubmit to TRC: 6 full sets to Zoning, ADA, Eng. SW, GIS and Fire and 1 cd.**

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## # 14 EPIC CENTER PUD

### PUD MASTER PLAN

Project Classification: PUD MASTER PLAN  
Address: 2070 SAM RITTENBERG BOULEVARD  
Location: WEST ASHLEY  
TMS#: 310-04-00-009, 015, 043, 044  
Acres: 53.029  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

City Project ID #: TRC-SUB2019-000130

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

Owner: TMP SRE I, LLC, TMP SRE II, LLC, TMP SRE III, LLC  
Applicant: ADC ENGINEERING, INC 843-566-0161  
Contact: WARREN PRUITT warrenp@adcengineering.com

Misc notes: Planned unit development for ~ 53 acre area.

**RESULTS: Revise for T & T and SW; documents then to be ratified by City Council.**

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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 at the City of Charleston Zoning Office, 2 George Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. 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.