



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

9/23/2021

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 ANGEL OAK ELEMENTARY SCHOOL MOBILE CLASSROOMS RELOCATION 2022

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 6134 CHISOLM ROAD  
Location: JOHNS ISLAND  
TMS#: 253-00-00-073  
Acres: 18.28  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID #: TRC-SP2021-000461

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING

Contact: SEBASTIAN DAVIS

843-566-0161

sebastiand@adcengineering.com

Misc notes: Two new mobile classrooms and sidewalk. [Project CSS Page](#)

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

### #2 THE WATERFRONT - PHASE 2

#### SITE PLAN

Project Classification: SITE PLAN  
Address: LONGSHORE STREET  
Location: DANIEL ISLAND  
TMS#: 275-00-00-114, -148  
Acres: 3.38  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 41  
Zoning: DI-TC

City Project ID #: TRC-SP2021-000446

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: PARCEL R PHASE 2 DEVELOPMENT COMPANY, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: BRYCE LEMON

724-461-3517

lemon.b@tandh.com

Misc notes: Construction of (3) Multi-family buildings. [Project CSS Page](#)

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

### #3 1964 MAYBANK HIGHWAY (FORMERLY 2040 MAYBANK HIGHWAY)

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 1964 MAYBANK HIGHWAY  
Location: JAMES ISLAND  
TMS#: 343-04-00-028  
Acres: 1.76  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2021-000406

Submittal Review #: 2ND REVIEW  
Board Approval Required: BZA-SD, DRB

Owner: MONTEREY, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: VINCE SOTTILE

843-881-0525

sottilev@earthsourceeng.com

Misc notes: New building and parking improvements. [Project CSS Page](#)

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

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#### #4 HARBOR VIEW ELEMENTARY SCHOOL CAR STACKING LOOP

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1587 HARBOR VIEW ROAD  
Location: JAMES ISLAND  
TMS#: 424-06-00-007  
Acres: 6.10  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID #: TRC-SP2021-000445

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: JUSTIN ROBINETTE

jrobinette@husseygaybell.com

Misc notes: Modifications to car stacking loop. [Project CSS Page](#)

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

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#### #5 BAKER COLLECTION SAVANNAH HIGHWAY

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1545 SAVANNAH HWY  
Location: WEST ASHLEY  
TMS#: 349-01-00-022  
Acres: .69  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2020-000342

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

Owner: VCKHS MAGNOLIA LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: New Baker Motors dealership. [Project CSS Page](#)

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

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#### #6 200-210 SPRING STREET ACCOMMODATIONS

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 200-210 SPRING STREET  
Location: PENINSULA  
TMS#: 460-11-01-011, -014  
Acres: 0.9  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: MU-2/WH

City Project ID #: TRC-SP2021-000466

Submittal Review #: PRE-APP  
Board Approval Required: BAR, BZA-SD

Owner: 200 SPRING STREET DEVELOPMENT LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Proposed 152 room hotel with interior parking and associated utility infrastructure. [Project CSS Page](#)

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

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#### #7 JAMES ISLAND BUSINESS PARK IMPROVEMENTS

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1750 & 1738 SIGNAL POINT ROAD  
Location: WEST ASHLEY  
TMS#: 334-00-00-173, -014  
Acres: 15.32  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: HI

City Project ID #: TRC-SP2021-000465

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: JAMES ISLAND BUSINESS PARK, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Proposing 2 new buildings with new parking and utility/stormwater infrastructure. [Project CSS Page](#)

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

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**#8 MARSHES AT DANIEL ISLAND PHASES 1A & 1B (PLAT)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000114

Address: 144 FAIRBANKS DRIVE

Location: DANIEL ISLAND

TMS#: 271-00-00-010

Submittal Review #: 6TH REVIEW

Acres: 16.78

Board Approval Required:

# Lots (for subdiv): 56

Owner: SM CHARLESTON, LLC

# Units (multi-fam./Concept Plans): 56

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667

Zoning: DI-GO

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Preliminary plat for a 56 lot (Phase 1A & 1B) subdivision. [Project CSS Page](#)

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

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**#9 MARSHES AT DANIEL ISLAND PHASES 1A & 1B (ROADS)**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000114

Address: 144 FAIRBANKS DRIVE

Location: DANIEL ISLAND

TMS#: 271-00-00-010

Submittal Review #: 6TH REVIEW

Acres: 16.78

Board Approval Required:

# Lots (for subdiv): 56

Owner: SM CHARLESTON, LLC

# Units (multi-fam./Concept Plans): 56

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667

Zoning: DI-GO

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Road construction plans for a 56 lot (Phase 1A & 1B) subdivision. [Project CSS Page](#)

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

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**#10 SHILOH AME CHURCH**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000117

Address: 2324 ASHLEY RIVER ROAD

Location: WEST ASHLEY

TMS#: 353-05-00-004

Submittal Review #: 5TH REVIEW

Acres: 2.78

Board Approval Required: DRB, BZA-SD

# Lots (for subdiv): -

Owner: SHILOH AME TRUSTEES

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

Applicant: ATLANTIC SOUTH CONSULTING 843-580-9010

Zoning: GB

Contact: ADRIAN WILLIAMS

awilliams@atlantic-south.com

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

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

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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.