



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/14/2021

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 93 SPRING STREET

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000443

Address: 93 SPRING STREET

Location: PENINSULA

TMS#: 460-08-03-067, -188

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 0.385

Lots (for subdiv): -

Owner: 91 SPRING LLC

Units (multi-fam./Concept Plans): 7

Applicant: CLINE ENGINEERING, INC

843-991-7239

Zoning: LB

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Residential development resulting in 7 units. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#2 529 KING HOTEL

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000099

Address: 529 KING STREET

Location: PENINSULA

TMS#: 460-12-02-081

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-Z

Acres: 0.35

Lots (for subdiv): -

Owner: 529 KING STREET OZ, LLC

Units (multi-fam./Concept Plans): 50 ROOMS

Applicant: CYPRESS ENGINEERING

843-225-5151

Zoning: GB

Contact: WILL ROGAN

willr@cypresseng.com

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

RESULTS: Revise and resubmit to TRC.

#3 POINT HOPE COMMERCIAL BUILDING

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000432

Address: 112 RENAISSANCE LANE

Location: CAINHOY

TMS#: 262-00-00-050

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 0.41

Lots (for subdiv): -

Owner: RENAISSANCE LANE, LLC

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

Applicant: LOWCOUNTRY LAND DEVELOPMENT

843-375-2200

CONSULTANTS

Zoning: PUD

Contact: KEVIN COFFEY

kevin@lowcountryldc.com

Misc notes: New construction for commercial retail space. [Project CSS Page](#)

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

#4 102 PRESIDENT STREET**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000365

Address: 102 PRESIDENT STREET

Location: PENINSULA

TMS#: 460-11-04-023

Acres: .62

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 101

Zoning: MU-2/WH

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: 96 PRESIDENT ST, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Contact: WILLIAM O'NEAL

woneal@seamonwhiteside.com

Misc notes: Mixed use development on currently undeveloped lot. [Project CSS Page](#)**RESULTS:** Revise and resubmit to TRC.

#5 SOUTHERN EAGLE EXPANSION**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000469

Address: 1600 CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 267-00-00-123

Acres: 4.2

Lots (for subdiv): -

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

Zoning: LI

Submittal Review #: PRE-APP

Board Approval Required:

Owner: SOUTHERN EAGLE DISTRIBUTING

Applicant: SOUTHERN EAGLE DISTRIBUTING

843-388-6800

Contact: JIM HENDERSON

jhenderson@soeagle.net

Misc notes: Warehouse expansion and construction of expanded truck court, trailer parking areas, and existing utility relocation.[Project CSS Page](#)**RESULTS:** Revise and submit to TRC.

#6 WANDO VILLAGE - POCKET PARK**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000387

Address: 335 BLOWING FRESH DR.

Location: CAINHOY

TMS#: 263-00-04-001

Acres: 1.3

Lots (for subdiv): -

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

Zoning: PUD

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: PULTE HOMES

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5274

Contact: WILL COX

cox.w@tandh.com

Misc notes: Site plan for amenity pavilion, boardwalk, paths/sidewalk, and parking. [Project CSS Page](#)**RESULTS:** Pending final documentation. Once approved, submit to Zoning for stamping.

#7 THE WATERFONT, PHASE 1 - REVISIONS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2018-000162

Address: RIVER LANDING DRIVE

Location: DANIEL ISLAND

TMS#: 275-00-00-114, -148, -150

Acres: 11.2

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 58

Zoning: DI-TC (VC)

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: PARCEL R PHASE 1 DEVELOPMENT CO., LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

Misc notes: Review of revisions to previously approved project. Construction plans for a mixed-use development and associated improvements. [Project CSS Page](#)**RESULTS:** Pending delivery of Engineering comments.

#8 SOUTH STATION, PHASE 1 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000165

Address: MAYBANK HWY

Location: JOHNS ISLAND

TMS#: 313-00-00-031, -306, -307, -043

Acres: 5.4

Lots (for subdiv): 7

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

Zoning: PUD

Submittal Review #: 4TH REVIEW

Board Approval Required:

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

Applicant: HLA, INC.

843-763-1166

Contact: ADRIANA CARSON

acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development. [Project CSS Page](#)

RESULTS: Approved. Submit to Planning for stamping.

#9 SOUTH STATION, PHASE 1 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000165

Address: MAYBANK HWY

Location: JOHNS ISLAND

TMS#: 313-00-00-031, -306, -307, -043

Acres: 5.4

Lots (for subdiv): 7

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

Zoning: PUD

Submittal Review #: 4TH REVIEW

Board Approval Required:

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

Applicant: HLA, INC.

843-763-1166

Contact: ADRIANA CARSON

acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development. [Project CSS Page](#)

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

#10 JUNIPER STREET RESIDENCES**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000177

Address: 1555 JUNIPER STREET

Location: WEST ASHLEY

TMS#: 350-03-00-185

Acres: 0.6

Lots (for subdiv): 11

Units (multi-fam./Concept Plans): 11

Zoning: DR-1

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-Z, PC

Owner: CITY OF CHARLESTON

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-591-2662

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: New affordable housing residences. [Project CSS Page](#)

RESULTS: Pending final documentation. Once approved, proceed to Planning Commission.

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.