



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

10/21/2021

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 CHURCH CREEK FLOOD & RESILIENCE PROJECT: MOWLER COURT

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000449

Address: 21 MOWLER COURT

Location: WEST ASHLEY

TMS#: 358-00-00-077, -078, -079

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 0.82

# Lots (for subdiv): -

Owner: CITY OF CHARLESTON

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

Applicant: BIOHABITATS, INC

410-554-0156

Zoning: DR-2F

Contact: CHRISTOPHER STREB

cstreb@biohabitats.com

Misc notes: Creation of a depressed wetland area to capture and treat stormwater runoff on (3) City of Charleston purchased parcels. [Project CSS page](#)

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

### #2 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

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

# Lots (for subdiv): -

Owner: ROB MALLARD

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

Applicant: BARANOFF HOLDINGS

972-402-5716

Zoning: LI

Contact: TROY PARKER

tparker@baranoffholdings.com

Misc notes: Self storage facility. [Project CSS page](#)

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

### #3 1176 SAM RITTENBERG OFFICE

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000352

Address: 1176 SAM RITTENBERG BLVD

Location: WEST ASHLEY

TMS#: 352-08-00-012, -016

Acres: 3.23

Submittal Review #: 2ND REVIEW

Board Approval Required:

# Lots (for subdiv): -

Owner: 1180 SAM RITTENBERG, LLC

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

Applicant: DANGERFIELD ENGINEERING & SURVEYING, LLC

843-509-3337

Zoning: GB

Contact: JOHN DANGERFIELD II

john@dangerfieldengr.com

Misc notes: Construction of a new two story 16,000 SF Office Building (8,000 SF Footprint). [Project CSS page](#)

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

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**#4 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - PLAT****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000166

Address: BROAD STREET AND BARRE STREET

Location: PENINSULA

TMS#: 457-07-01-030

Submittal Review #: 4TH REVIEW

Acres: 2.25

Board Approval Required: BAR

# Lots (for subdiv): 21

Owner: THE BEACH COMPANY

# Units (multi-fam./Concept Plans): 19

Applicant: FORSBERG ENGINEERING &amp; SURVEYING, INC 843-571-2622

Zoning: PUD

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

*Misc notes: Preliminary plat for a new 0.75 acre park and 19 residential units. [Project CSS page](#)***RESULTS: Approved. Submit Preliminary Plat to Planning for stamping.**

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**#5 THE DARBY****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000475

Address: 1505 GREENLEAF STREET

Location: PENINSULA

TMS#: 464-10-00-061, -006, -120, -121-124

Submittal Review #: PRE-APP

Acres: 3.32

Board Approval Required: DRB, BZA-SD, DRC

# Lots (for subdiv): -

Owner: COOPER RIVER CORPORATION, LLC

# Units (multi-fam./Concept Plans): 365

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

Zoning: UP

Contact: ZIM FANT zfant@seamonwhiteside.com

*Misc notes: Mixed-use development consisting of approximately 365 multi-family units. [Project CSS page](#)***RESULTS: Revise and submit to TRC.**

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**#6 GRACE LANDING - AMENITY SITE & 68-76 LOT GRADING****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000463

Address: MAIN ROAD

Location: JOHNS ISLAND

TMS#: 253-00-00-199, -285, -334

Submittal Review #: 1ST REVIEW

Acres: 55.2

Board Approval Required:

# Lots (for subdiv): -

Owner: PULTE HOME COMPANY, LLC

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

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

Zoning: SR-1, SR-7

Contact: DAVID PROHASKA dprohaska@seamonwhiteside.com

*Misc notes: New amenity site and site work in Grace Landing subdivision. [Project CSS page](#)***RESULTS: Revise and resubmit to TRC.**

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**#7 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 #: 6TH REVIEW

Acres: 32.83

Board Approval Required: BZA-SD

# Lots (for subdiv): 72

Owner: STANLEY MARTIN COMPANIES, LLC

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

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC. 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: Pending final documentation. Once approved, submit Preliminary Plat to Planning for stamping.**

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## #8 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

Submittal Review #: 6TH REVIEW

TMS#: 345-00-00-217

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, INC.

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: Pending final documentation. Once approved, submit Road Plans to Engineering for stamping.**

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## #9 PARCEL K OFFICE & PARKING

### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000473

Address: 2000 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

Submittal Review #: PRE-APP

TMS#: 275-00-00-185, -086, -160

Board Approval Required: DRB, BZA-SD

Acres: 36.9

# Lots (for subdiv): -

Owner: HOLDER PROPERTIES 2000 DI, LLC

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

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

843-884-1667

Zoning: DI-PD ; DI-GO

Contact: ABIGAIL RICHARDSON

arichardson@seamonwhiteside.com

Misc notes: Demolition of existing parking lot and infrastructure. Up-fit of existing office building, new parking, and parking infrastructure. [Project CSS page](#)

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

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## #10 THE WONDERER VENUE REVISIONS

### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000428

Address: 1705 & 1709 MEETING STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 464-06-00-008, -009

Board Approval Required:

Acres: 1.02

# Lots (for subdiv): -

Owner: WONDERER VENUE, LLC

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

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Zoning: UP

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Revisions to private amenity and recreation center (outdoor bar and deck revisions). [Project CSS page](#)

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

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## #11 62 BRIGADE STREET SELF STORAGE

### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000474

Address: 62 BRIGADE STREET

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 461-09-01-001

Board Approval Required: BAR

Acres: 5.86

# Lots (for subdiv): -

Owner: HOPE REAL ESTATE, LTD.

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

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Zoning: HI

Contact: VINCENT SOTILLE

sotfilev@earthsourceeng.com

Misc notes: New 3-story indoor storage facility. [Project CSS page](#)

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

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**# 12 CAINHOY - DEL WEBB**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000176

Address: CLEMENTS FERRY ROAD / CAINHOY ROAD

Location: CAINHOY

Submittal Review #: 3RD REVIEW

TMS#: 262-00-00-028

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.**

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**# 13 FENWICK HALL ALLEE - REVISIONS**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000134

Address: FENWICK HALL ALLEE

Location: JOHNS ISLAND

Submittal Review #: 1ST REVIEW

TMS#: 346-00-00-260

Board Approval Required: PC

Acres: 12.25

# Lots (for subdiv): 79

Owner: FAISON - FENWICK HALL LLC

# Units (multi-fam./Concept Plans): 79

Applicant: BOWMAN CONSULTING GROUP

843-990-3413

Zoning: PUD-VFMR

Contact: RICHARD WATERS

rwaters@bowmanconsulting.com

Misc notes: Review of revisions to previously approved Concept Plan. Proposed mixed-use residential and commercial development with 79 single family detached units. [Project CSS page](#)

**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..