



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

10/28/2021

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 COASTAL KIDS DENTAL - POINT HOPE

SITE PLAN

Project Classification: SITE PLAN
Address: 122 RENAISSANCE DRIVE
Location: CAINHOY
TMS#: 262-00-00-059
Acres: 0.531
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID #: TRC-SP2021-000405

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: COASTAL KIDS DENTAL
Applicant: EARTHSOURCE ENGINEERING
Contact: VINCE SOTTILE

843-881-0525
sottilev@earthsourceeng.com

Misc notes: [Construction of dental office on pad-ready site. Project CSS Page](#)

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

#2 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - ROADS

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: BROAD STREET AND BARRE STREET
Location: PENINSULA
TMS#: 457-07-01-030
Acres: 2.25
Lots (for subdiv): 21
Units (multi-fam./Concept Plans): 19
Zoning: PUD

City Project ID #: TRC-SUB2020-000166

Submittal Review #: 4TH REVIEW
Board Approval Required: BAR

Owner: THE BEACH COMPANY
Applicant: FORSBERG ENGINEERING & SURVEYING, INC
Contact: MIKE JOHNSON
843-571-2622
mjohnson@forsberg-engineering.com

Misc notes: [Road construction plans for a new 0.75 acre park and 19 residential units. Project CSS Page](#)

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

#3 363-369 KING STUDENT APARTMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: 363-369 KING STREET
Location: PENINSULA
TMS#: 457-04-02-027, -028, -029
Acres: 0.43
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 51
Zoning: MU-2/WH

City Project ID #: TRC-SP2020-000381

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR, BZA-Z

Owner: 363-369 KING LLC
Applicant: CYPRESS ENGINEERING
Contact: WILL ROGAN

843-571-2622
willr@cypresseng.com

Misc notes: [New 47-unit, 6-story student apartments and 3 new retail units. Project CSS Page](#)

RESULTS: Pending delivery of Engineering comments.

#4 CHARLOTTE STREET MULTI-FAMILY - REVISIONS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000464

Address: 21 CHARLOTTE STREET

Location: PENINSULA

TMS#: 459-13-03-033

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Acres: 0.338

Lots (for subdiv): -

Owner: MICHELLE SEAY

Units (multi-fam./Concept Plans): 6

Applicant: CLINE ENGINEERING, INC.

843-991-7239

Zoning: DR-1F

Contact: MATT CLINE

matt@clineeng.com

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

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

#5 WEST ASHLEY STORAGE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000332

Address: 3065 BEES FERRY ROAD

Location: WEST ASHLEY

TMS#: 356-00-00-045

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB

Acres: 2.89

Lots (for subdiv): -

Owner: BEES FERRY PARTNERS, LLC

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

Applicant: BGE, INC

(980) 206-4871

Zoning: LI

Contact: ERIC HAMPTON

ehampton@bgeinc.com

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

RESULTS: Pending delivery of Engineering comments.

#6 WOODFIELD DANIEL ISLAND 3

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000477

Address: 225 BENEFITFOCUS WAY

Location: DANIEL ISLAND

TMS#: 275-00-00-260, -292

Submittal Review #: PRE-APP

Board Approval Required: BZA-SD, DRB

Acres: 6

Lots (for subdiv): -

Owner: DIEC III LLC, DIEC IV LLC

Units (multi-fam./Concept Plans): 175

Applicant: SEAMONWHITESIDE+ASSOCIATES

843-884-1667

Zoning: DI-GO

Contact: HAMPTON YOUNG

hyoung@seamonwhiteside.com

Misc notes: New 175-unit multifamily development. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#7 GOVERNOR'S CAY AMENITY

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000388

Address: 808 KINGS OAK COURT

Location: CAINHOY

TMS#: 271-00-02-130

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 8.06

Lots (for subdiv): -

Owner: LENNAR CAROLINAS, LLC

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

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5269

Zoning: PUD

Contact: JASON HUTCHINSON

hutchinson.j@tandh.com

Misc notes: Amenity with pool, bathrooms, pavilion to serve existing townhome community. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#8 PROJECT THROUGHPUT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000414

Address: CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 267-00-00-095, -096, -123

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 172

Lots (for subdiv): -

Owner: SC PORTS AUTHORITY

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

Applicant: THOMAS & HUTTON ENGINEERING CO.

912-547-8476

Zoning: LI

Contact: SCOTT GREENE

greene.s@tandh.com

Misc notes: Site plan review for a new container handling and storage facility. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#9 RHODES CROSSING MULTI-FAMILY ACCESS ROAD

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000181

Address: SANDERS RD. / BEES FERRY RD.

Location: WEST ASHLEY

TMS#: 262-00-00-028

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 0.3

Lots (for subdiv): -

Owner: DAVIS DEVELOPMENT

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

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-849-0200

Zoning: LB/DR-1F

Contact: WILL COX

cox.w@tandh.com

Misc notes: New public road. [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.