A meeting of the City of Charleston Technical Review Committee will be held at 9:00 A.M. on the above date via Zoom. To access online use the following Zoom Link. To access via telephone, dial 1 (301) 715-8592, then Webinar ID# 859 6475 0850, followed by password 682487. The agenda order may be subject to change at the discretion of the TRC Administrator. Guests are encouraged to join the meeting 20 minutes prior to the published start time of a specific agenda item. The following applications will be reviewed:

**# 1 SPINX - MAYBANK HIGHWAY**

**SITE PLAN**

9:00

Project Classification: SITE PLAN
Address: 3285 TIMBERLINE DRIVE
Location: JOHNS ISLAND
TMS#: 313-00-00-530, -292, -293
Acres: 2.34

# Lots (for subdiv): -

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

Zoning: G8, LB, BP

City Project ID: TRC-SP2021-000434
Owner: THE SPINX COMPANY
Applicant: HLA, INC.
Contact: rfelkel@hlainc.com
Board Approval Required: DRB

Misc notes: Gas station, convenience store, and small office. [Project CSS Page](#)

**# 2 CORE - JOHNS ISLAND**

**SITE PLAN**

9:15

Project Classification: SITE PLAN
Address: MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 312-00-00-254, -959

Acres: 5.35

# Lots (for subdiv): -

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

Zoning: OD-MHC

City Project ID: TRC-SP2021-000467
Owner: CONH LAND, LLC
Applicant: EARTHSOURCE ENGINEERING
Contact: VINCENT SOTTILE
sottilev@earthsourceeng.com
Board Approval Required:

Misc notes: Proposed office building with parking and drainage. [Project CSS Page](#)

**# 3 CAINHOY DEL WEBB PHASE 1 - PLAT**

**PRELIMINARY SUBDIVISION PLAT**

9:30

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD & CAINHOY ROAD
Location: CAINHOY
TMS#: 262-00-00-028

Acres: 160.9

# Lots (for subdiv): 164

# Units (multi-fam./Concept Plans): 164

Zoning: PUD

City Project ID: TRC-SUB2021-000187
Owner: PULTHE HOME COMPANY, LLC
Applicant: THOMAS & HUTTON
Contact: WILL COX
cox.w@tandh.com
Board Approval Required:

Misc notes: Preliminary plat for 164 Single Family Residential development. [Project CSS Page](#)
# 4  CAINHOY DEL WEBB PHASE 1 - ROADS

**ROAD CONSTRUCTION PLANS**

- **Project Classification:** MAJOR SUBDIVISION
- **City Project ID:** TRC-SUB2021-000187
- **Address:** CLEMENTS FERRY ROAD & CAINHOY ROAD
- **Location:** CAINHOY
- **TMS#:** 262-00-00-028
- **Acres:** 160.9
- **Lots (for subdiv):** 164
- **Units (multi-fam./Concept Plans):** 164
- **Zoning:** PUD
- **Owner:** PULTE HOME COMPANY, LLC
- **Applicant:** THOMAS & HUTTON
- **Board Approval Required:**
- **Referee:** W.E. Cox, 843-860-8485

Misc notes: Road construction plans for 164 Single Family Residential development. [Project CSS Page]

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# 5  NAT'S COURT

**SITE PLAN**

- **Project Classification:** SITE PLAN
- **City Project ID:** TRC-SP2021-000429
- **Address:** 8 NUNAN STREET
- **Location:** PENINSULA
- **TMS#:** 460-07-02-223, -224, -225, -226, -227, -228, 229
- **Acres:** 0.65
- **Lots (for subdiv):** -
- **Units (multi-fam./Concept Plans):** 16
- **Zoning:** DR-2F
- **Owner:** MANX HOLDINGS, LLC
- **Applicant:** SYNCHRONICITY, LLC
- **Contact:** TODD RICHARDSON, todd@synchronicity.design

Misc notes: 16-unit downtown neighborhood. [Project CSS Page]

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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
- **Acres:** 55.2
- **Lots (for subdiv):** -
- **Units (multi-fam./Concept Plans):** -
- **Zoning:** SR-1, SR-7
- **Owner:** PULTE HOME COMPANY, LLC
- **Applicant:** SEAMONWHITESIDE + ASSOCIATES, INC.
- **Contact:** DAVID PROHASKA, dprohaska@seamonwhiteside.com

Misc notes: New amenity site and site work in Grace Landing subdivision. [Project CSS Page]

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# 7  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
- **Acres:** 16.78
- **Lots (for subdiv):** 56
- **Units (multi-fam./Concept Plans):** 56
- **Zoning:** DI-GO
- **Owner:** SM CHARLESTON, LLC
- **Applicant:** SEAMONWHITESIDE + ASSOCIATES, INC.
- **Contact:** ZIM FANT, zfant@seamonwhiteside.com

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

**SITE PLAN**  
**10:45**

- **Project Classification:** SITE PLAN  
- **Address:** ENTERPRISE BOULEVARD  
- **Location:** CAINHOY  
- **TMS#:** 271-00-01-035  
- **Acres:** 2.7  
- **# Lots (for subdiv):** -  
- **# Units (multi-fam./Concept Plans):** 71  
- **Zoning:** GB  
- **Owner:** WOODFIELD ACQUISITIONS  
- **Applicant:** SEAMONWHITESIDE + ASSOCIATES, INC.  
- **Board Approval Required:** 
- **Contact:** HAMPTON YOUNG  
- **City Project ID:** TRC-SP2021-000495  
- **Submittal Review #:** PRE-APP  
- **Board Approval Required:** 
- **Project CSS Page:** [Link](#)  
- **Misc notes:** 71 Unit multifamily development.
#12  CANNON ROW

CANNON ROW
89/95 CANNON STREET

Address: 89/95 CANNON STREET
Location: PENINSULA
TMS#: 460-15-02-008
Acres: 0.4
# Lots (for subdiv): 5
# Units (multi-fam./Concept Plans): 8
Zoning: LB

Misc notes: Subdivision of 1 lot into 5 lots; 4 single family residential and 1 mixed-use. Project CSS Page

Site plans and subdivisions are reviewed by the following: Dept. of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Dept. of Stormwater Management, Dept. of Parks, Dept. of Traffic Transportation, Fire Dept. and ADA/Legal Division.

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.