



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

1/7/2021

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee 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 THE CITADEL - CAPERS HALL REPLACEMENT

9:00 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP208-000153

Address: 2 LEE AVENUE

Location: PENINSULA

TMS#: 460-00-00-004

Acres: 191.2

Lots (for subdiv): -

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

Zoning: DR-1F

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-Z, BZA-SD

Owner: THE CITADEL

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chris@adcengineering.com

Misc notes: Construction plans to demolish and replace an academic building and associated improvements.

RESULTS:

2 CHARLESTON FIRE STATION #8

9:15 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000222

Address: 370 HUGER STREET

Location: PENINSULA

TMS#: 460-03-02-099

Acres: 0.31

Lots (for subdiv): -

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

Zoning: DR-2F

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-SD

Owner: CITY OF CHARLESTON

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chris@adcengineering.com

Misc notes: Construction/renovation plans for the existing 3,950 square foot, 2 story fire station.

RESULTS:

3 MAYBANK MEDICAL OFFICES

9:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000301

Address: 2947 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 313-00-00-088

Acres: 2.972

Lots (for subdiv): -

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

Zoning: RO

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: OAK FAMILY PROPERTIES, LLC

Applicant: PETER SCIARRINO

803-238-9505

Contact: PETER SCIARRINO

oakdentistry@gmail.com

Misc notes: Construction plans for two commercial buildings and associated improvements.

RESULTS:

#4 AAA FINS CAR WASH

9:45 SITE PLAN

Project Classification: SITE PLAN
Address: 1325 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 334-00-00-150
Acres: 0.92
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2020-000360

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

Owner: MPV PROPERTIES, LLC
Applicant: EMPIRE ENGINEERING
Contact: THOMAS DURANTE

308-0800 ext. 204
tdurante@empireeng.com

Misc notes: New car wash and parking lot.

RESULTS:

#5 1230 FOLLY ROAD

10:00 SITE PLAN

Project Classification: SITE PLAN
Address: 1230 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 425-13-00-007
Acres: .494
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: CT

City Project ID: TRC-SP2020-000361

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

Owner: 1230 FOLLY ROAD LLC
Applicant: SOUTHEASTERN BUILDING GROUP
Contact: EDWARD CANNON
WIER

843-737-1264

cannon@sbgbuilder.com

Misc notes: New construction of two-story garage accessory structure with garage on first floor and storage on the second.

RESULTS:

#6 116 & 118 CANNON

10:15 SITE PLAN

Project Classification: SITE PLAN
Address: 116/118 CANNON ST.
Location: PENINSULA
TMS#: 460-11-04-164, -163
Acres: .23
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 4
Zoning: LB

City Project ID: TRC-SP2020-000366

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

Owner: 118 CANNON STREET, LLC
Applicant: CLINE ENGINEERING, INC
Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Redevelopment of two existing structures, development of one new residential structure, and re-alignment of parking

RESULTS:

#7 66 CANNON ST

10:30 SITE PLAN

Project Classification: SITE PLAN
Address: 66 CANNON STREET
Location: PENINSULA
TMS#: 460-08-03-034
Acres: 0.223
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 4
Zoning: LB

City Project ID: TRC-SP2019-000306

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR

Owner: CHARLESTON STR, LLC
Applicant: CLINE ENGINEERING
Contact: MATT CLINE

843-720-1955

matt@clineengineering.com

Misc notes: Construction plans for two new structures and a total of 4 residential units & associated improvements.

RESULTS:

#8 741 MEETING STREET

10:45 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000267

Address: 741 MEETING STREET

Location: PENINSULA

Submittal Review #: 5TH REVIEW

TMS#: 463-12-02-020, -021, -022, -026, & Kinloch Court ROW

Board Approval Required: BZA-SD, BZA-Z, BAR

Acres: .597

Owner: OMNI SERVICES, LLC.

Lots (for subdiv): -

Applicant: SITECAST, LLC.

813-810-6960

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

Contact: JACOB CORDRAY

jcordray@sitecastsc.com

Zoning: LB

Misc notes: Site plan for a mixed use commercial/retail/office space with parking.

RESULTS:

#9 SOUTH STATION, PHASE 1 (PLAT)

11:00 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2020-000165

Address: SC 700 - 1.5 MILES WEST OF RIVER RD./MAYB

Location: JOHNS ISLAND

Submittal Review #: 1ST REVIEW

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

Board Approval Required:

Acres: 5.4

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

Lots (for subdiv): 7

Applicant: HLA, INC.

843-763-1166

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

Contact: ADRIANA CARSON

acarson@hlainc.com

Zoning: PUD

Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development.

RESULTS:

#10 SOUTH STATION, PHASE 1 (ROADS)

11:15 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2020-000165

Address: SC 700 - 1.5 MILES WEST OF RIVER RD./MAYB

Location: JOHNS ISLAND

Submittal Review #: 1ST REVIEW

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

Board Approval Required:

Acres: 5.4

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

Lots (for subdiv): 7

Applicant: HLA, INC.

843-763-1166

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

Contact: ADRIANA CARSON

acarson@hlainc.com

Zoning: PUD

Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development.

RESULTS:

#11 NORTHERN PARCELS FF PHASES 1-3 (PLAT)

11:30 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2020-000154

Address: LESSESNE STREET

Location: DANIEL ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 272-00-00-001, 272-05-01-004

Board Approval Required:

Acres: 81.3

Owner: THE DANIEL ISLAND COMPANY

Lots (for subdiv): 62

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5276

Units (multi-fam./Concept Plans):

Contact: BRIAN RILEY

riley.b@tandh.com

Zoning: DI-RI

Misc notes: Preliminary plat for a 62 lot single family residential subdivision.

RESULTS:

12 NORTHERN PARCELS FF PHASES 1-3 (ROADS)**11:45 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: LESSESNE STREET

Location: DANIEL ISLAND

TMS#: 272-00-00-001, 272-05-01-004

Acres: 81.3

Lots (for subdiv): 62

Units (multi-fam./Concept Plans):

Zoning: DI-RI

City Project ID: TRC-SUB2020-000154

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: THE DANIEL ISLAND COMPANY

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5276

Contact: BRIAN RILEY riley.b@tandh.com

*Misc notes: Road construction plans for a 62 lot single family residential subdivision.***RESULTS:**

13 RHODES CROSSING - BEAZER HOMES**12:00 SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Acres: 22.37

Lots (for subdiv): 57

Units (multi-fam./Concept Plans):

Zoning: DR-9

City Project ID: TRC-SUB2020-000156

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: BEAR ISLAND, LLC 2

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5268

Contact: JAMES THOMAS thomas.j@tandh.com

*Misc notes: 57 Townhome lot subdivision concept plan.***RESULTS:**

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, 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 on the City of Charleston [Citizen Access Portal \(CAP\)](#). 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.