



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

2/3/2022

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 O'QUINN SCHOOL ADDITION

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 1567 HARBOR VIEW ROAD
Location: JAMES ISLAND
TMS#: 424-10-00-045, -062
Acres: 3.22
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: CT

City Project ID: TRC-SP2022-000504

Submittal Review #: PRE-APP
Board Approval Required:

Owner: PORTER-GAUD
Applicant: ADC ENGINEERING 843-566-0161
Contact: SEBASTIAN DAVIS sebastian@adcengineering.com

Misc notes: **New building addition and parking lot modifications.** [Project CSS Page](#)

#2 KOTZ MEDICAL

9:15 SITE PLAN

Project Classification: SITE PLAN
Address: SAVAGE ROAD
Location: WEST ASHLEY
TMS#: 351-06-00-075, -076
Acres: 0.53
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: CT

City Project ID: TRC-SP2022-000502

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: KOTZ HOLDINGS, LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: KEVIN BERRY berryk@earthsourceeng.com

Misc notes: **Proposed 5,000 sqft medical office with associated parking.** [Project CSS Page](#)

#3 BAKER MOTORS AMR SALES CENTER

9:30 SITE PLAN

Project Classification: SITE PLAN
Address: 1521 SAVANNAH HWY
Location: WEST ASHLEY
TMS#: 349-01-00-016
Acres: 1.14
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2020-000375

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

Owner: VCKHS MAGNOLIA, LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: ERIC LADSON ladsone@earthsourceeng.com

Misc notes: **Auto dealership with associated parking.** [Project CSS Page](#)

#4 CUMBERLAND RESIDENTIAL**9:45 SITE PLAN**

Project Classification: SITE PLAN
Address: 26 CUMBERLAND STREET
Location: PENINSULA
TMS#: 458-05-03-087, -089, -090, -091
Acres: 0.8
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 21
Zoning: GB

City Project ID: TRC-SP2022-000503

Submittal Review #: PRE-APP
Board Approval Required: BZA-Z

Owner: CUMBERLAND LLC
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: [New mixed-use commercial and multi-family affordable housing building with associated infrastructure. Project CSS Page](#)

#5 MIKASA APARTMENTS**10:00 SITE PLAN**

Project Classification: SITE PLAN
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 268-00-00-133
Acres: 19.55
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 320
Zoning: LI

City Project ID: TRC-SP2022-000501

Submittal Review #: PRE-APP
Board Approval Required:

Owner: AVENTON COMPANIES
Applicant: THOMAS & HUTTON 843-725-5279
Contact: COREY BALENGER balenger.c@tandh.com

Misc notes: [Construction of a multi-family residential buildings and parking lot. Project CSS Page](#)

#6 ST. ANDREWS MIXED USE DEVELOPMENT**10:15 SITE PLAN**

Project Classification: SITE PLAN
Address: 829 ST. ANDREWS BLVD
Location: WEST ASHLEY
TMS#: 4181000033, 038
Acres: 9.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 234
Zoning: GB

City Project ID: TRC-SP2020-000374

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

Owner: GH SAINT ANDREWS, LLC
Applicant: HOMAS & HUTTON 843-725-5258
Contact: DOMONIC JONES jones.d@tandh.com

Misc notes: [Construction of a multi-family mixed use wrap with parking deck. Project CSS Page](#)

#7 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (PLAT)**10:30 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: SANDERS ROAD
Location: WEST ASHLEY
TMS#: 286-00-00-001
Acres: 22.377
Lots (for subdiv): 57
Units (multi-fam./Concept Plans): 57
Zoning: DR-9

City Project ID: TRC-SUB2021-000173

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: BEAR ISLAND LLC 2
Applicant: THOMAS & HUTTON 843-725-5251
Contact: JAMES THOMAS thomas.j@tandh.com

Misc notes: [Preliminary plat for a 57-unit townhome subdivision. Project CSS Page](#)

#8 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (ROADS)

10:45 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION City Project ID: TRC-SUB2021-000173
Address: SANDERS ROAD
Location: WEST ASHLEY Submittal Review #: 2ND REVIEW
TMS#: 286-00-00-001 Board Approval Required:
Acres: 22.377 Owner: BEAR ISLAND LLC 2
Lots (for subdiv): 57 Applicant: THOMAS & HUTTON 843-725-5251
Units (multi-fam./Concept Plans): 57 Contact: JAMES THOMAS thomas.j@tandh.com
Zoning: DR-9
Misc notes: Road construction plans for a 57-unit townhome subdivision. [Project CSS Page](#)

#9 REFUEL - FOLLY ROAD

11:00 SITE PLAN

Project Classification: SITE PLAN City Project ID: TRC-SP2020-000385
Address: 334 FOLLY ROAD Submittal Review #: 2ND REVIEW
Location: JAMES ISLAND Board Approval Required: DRB
TMS#: 424-05-00-028 Owner: EDMUND WATKINS
Acres: 1.48 Applicant: MCCORMICK & ASSOCIATES OF SC, INC 843-791-3646
Lots (for subdiv): - Contact: MICHAEL MCCORMICK mccormickassocia@bellsouth.net
Units (multi-fam./Concept Plans): -
Zoning: GB/LB
Misc notes: Site plan for proposed convenience store and car wash. [Project CSS Page](#)

#10 786 RUTLEDGE AVENUE

11:15 SITE PLAN

Project Classification: SITE PLAN City Project ID: TRC-SP2021-000476
Address: 786 RUTLEDGE AVENUE Submittal Review #: 2ND REVIEW
Location: PENINSULA Board Approval Required: BZA-SD
TMS#: 463-15-02-016 Owner: SOUTH NATIONAL INVESTMENTS, LLC
Acres: 0.16 Applicant: LIVE OAK CONSULTANTS, LLC 843-266-8269
Lots (for subdiv): - Contact: JAKE SERRANO jserrano@liveoakconsultants.com
Units (multi-fam./Concept Plans): 2
Zoning: DR-1F
Misc notes: Two new 3-story infill residential units. [Project CSS Page](#)

#11 RHETT'S COVE TOWNHOMES (PLAT)

11:30 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION City Project ID: TRC-SUB2021-000189
Address: MAYBANK HIGHWAY Submittal Review #: 1ST REVIEW
Location: JOHNS ISLAND Board Approval Required:
TMS#: 279-00-00-029, -030, -031, -035 Owner: STANLEY MARTIN HOMES, LLC
Acres: 10.64 Applicant: HLA, INC 843-763-1166
Lots (for subdiv): 57 Contact: KYLE NEFF kneff@hlainc.com
Units (multi-fam./Concept Plans): 57
Zoning: PUD
Misc notes: Single family attached subdivision. [Project CSS Page](#)

12 RHETT'S COVE TOWNHOMES (ROADS)

11:45 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 279-00-00-029, -030, -031, -035

Acres: 10.64

Lots (for subdiv): 57

Units (multi-fam./Concept Plans): 57

Zoning: PUD

City Project ID: TRC-SUB2021-000189

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: STANLEY MARTIN HOMES, LLC

Applicant: HLA, INC

Contact: KYLE NEFF

843-763-1166

kneff@hlainc.com

Misc notes: Single family attached subdivision. [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 schumacher@charleston-sc.gov three business days prior to the meeting.