



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

3/25/2021

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-SP2018-000153

Address: 2 LEE AVENUE

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 460-00-00-004

Board Approval Required: BZA-Z, BZA-SD

Acres: 191.2

# Lots (for subdiv): -

Owner: THE CITADEL

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

Applicant: ADC ENGINEERING, INC.

843-566-0161

Zoning: DR-1F

Contact: CHRIS COOK

chris@adcengineering.com

Misc notes: Construction plans to demolish and replace an academic building and associated improvements. [Project Citizen Access Portal \(CAP\) Page](#)

### #2 235 EAST BAY STREET HOTEL

#### 9:15 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2017-000063

Address: 235 EAST BAY STREET

Location: PENINSULA

Submittal Review #: 4TH REVIEW

TMS#: 458-05-03-036, -138, -041

Board Approval Required: BAR, BZA-Z

Acres: 0.9

# Lots (for subdiv): -

Owner: PEARCE DEVELOPMENT

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

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

Zoning: GB-A

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Construction plans for new 50 room hotel and associated improvements. [Project CAP Page](#)

### #3 WEST ASHLEY STORAGE

#### 9:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000332

Address: 3065 BEES FERRY ROAD

Location: WEST ASHLEY

Submittal Review #: 3RD REVIEW

TMS#: 356-00-00-045

Board Approval Required:

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: Plans for new 78,000 SQFT Self-storage facility. [Project CAP Page](#)

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**#4 56 CANNON ST DEVELOPMENT**

**9:45 SITE PLAN**

Project Classification: SITE PLAN  
Address: 56 CANNON STREET  
Location: PENINSULA  
TMS#: 460-08-03-040  
Acres: 0.205  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 4  
Zoning: LB

City Project ID: TRC-SP2019-000305

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

Owner: CHARLESTON STR 56, LLC  
Applicant: CLINE ENGINEERING, INC 843-720-1955  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for two new structures and a total of four residential units and associated improvements.  
[Project CAP Page](#)

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**#5 66 CANNON ST DEVELOPMENT**

**10:00 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 #: 3RD REVIEW  
Board Approval Required: BAR

Owner: CHARLESTON STR, LLC  
Applicant: CLINE ENGINEERING 843-720-1955  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for two new structures and a total of four residential units and associated improvements.  
[Project CAP Page](#)

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**#6 COUNTRY CLUB OF CHARLESTON HOLE #4, 7, 10, & 13 IMPROVEMENTS**

**10:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: 1 COUNTRY CLUB DR.  
Location: JAMES ISLAND  
TMS#: 424-00-00-004  
Acres: 158  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1 & C

City Project ID: TRC-SP2020-000325

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: COUNTRY CLUB OF CHARLESTON GOLF CLUB  
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Contact: R.PATTERSON pfarmer@seamonwhiteside.com  
FARMER, PE

Misc notes: Golf course improvements. [Project CAP Page](#)

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**#7 INDIGO GROVE (PLAT)**

**10:30 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: MAYBANK HIGHWAY OPPOSITE FENWICK AL  
Location: JOHNS ISLAND  
TMS#: 345-00-00-217  
Acres: 32.83  
# Lots (for subdiv): 72  
# Units (multi-fam./Concept Plans): 72  
Zoning: PUD

City Project ID: TRC-SUB2020-000149

Submittal Review #: 3RD REVIEW  
Board Approval Required: BZA-SD

Owner: RHK, LLC  
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Preliminary Plat for planned unit development of Kerr Tract. [Project CAP Page](#)

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**#8 INDIGO GROVE (ROADS)**

**10:45 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION City Project ID: TRC-SUB2020-000149  
Address: MAYBANK HIGHWAY OPPOSITE FENWICK AL  
Location: JOHNS ISLAND Submittal Review #: 3RD REVIEW  
TMS#: 345-00-00-217 Board Approval Required: BZA-SD  
Acres: 32.83  
# Lots (for subdiv): 72 Owner: RHK, LLC  
# Units (multi-fam./Concept Plans): 72 Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Zoning: PUD Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com  
Misc notes: Road construction plans for planned unit development of Kerr Tract. [Project CAP Page](#)

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**#9 COURIER SQUARE II**

**11:00 SITE PLAN**

Project Classification: SITE PLAN City Project ID: TRC-SP2021-000409  
Address: LINE / KING STREET  
Location: PENINSULA Submittal Review #: PRE-APP  
TMS#: 460-08-02-007, -010, -011, etc. Board Approval Required:  
Acres: 3.3  
# Lots (for subdiv): - Owner: EVENING POST PUBLISHING CO.  
# Units (multi-fam./Concept Plans): 315 Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Zoning: GB Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com  
Misc notes: 4 buildings (2 Multifamily, 1 office, 1 mixed-use) totaling 315 MF units, 56000 SQFT Office, and 6400 SQFT commercial. [Project CAP Page](#)

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**#10 LIBERTY SENIOR LIVING - KING STREET**

**11:15 SITE PLAN**

Project Classification: SITE PLAN City Project ID: TRC-SP2021-000408  
Address: 609 KING STREET  
Location: PENINSULA Submittal Review #: PRE-APP  
TMS#: 460-08-02-015, -016, -101, -102, -103, -104, -098, -021 Board Approval Required:  
Acres: 2.51  
# Lots (for subdiv): - Owner: EVENING POST PUBLISHING CO.  
# Units (multi-fam./Concept Plans): 214 Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Zoning: GB Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com  
Misc notes: Condo style senior living building with health care units. [Project CAP Page](#)

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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 online on the city's 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.