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 . 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 CITADEL EAST CAMPUS STEAM LINE REPLACEMENT**

**SITE PLAN**

- **9:00 AM**
- **Project Classification:** SITE PLAN
- **Address:** 171 MOULTRIE STREET
- **Location:** PENINSULA
- **TMS#:** 460-00-00-004
- **Acres:** 0.5
- **# Lots:** -
- **# Units:** -
- **Zoning:** DR-1F
- **Owner:** THE CITADEL
- **Applicant:** ADC ENGINEERING, INC.
- **Contact:** CHRIS COOK
- **City Project ID:** TRC-SP2021-000488
- **Board Approval Required:** 2ND REVIEW
- **Address:** 843-735-5141
- **Email:** chrisc@adcengineering.com
- **Misc notes:** Replacement and relocation of 750 LF of steam and condensate piping. [Project CSS Page](#)

**# 2 HUGER STREET PUMP STATION**

**SITE PLAN**

- **9:15 AM**
- **Project Classification:** SITE PLAN
- **Address:** HOUSING AUTHORITY PROPERTY AT HUGER/
- **Location:** PENINSULA
- **TMS#:** 463-16-01-001
- **Acres:** 10.05
- **# Lots:** -
- **# Units:** -
- **Zoning:** DR-1
- **Owner:** CITY OF CHARLESTON
- **Applicant:** JMT, INC.
- **Contact:** RYAN MATTIE
- **City Project ID:** TRC-SP2022-000520
- **Board Approval Required:** PRE-APP
- **Email:** rmattie@jmt.com
- **Misc notes:** Pump Station & Force Main Outfall for draining the Huger & King St. Intersection & Surrounding Areas. [Project CSS Page](#)

**# 3 MAYBANK MEDICAL OFFICES**

**SITE PLAN**

- **9:30 AM**
- **Project Classification:** SITE PLAN
- **Address:** 2947 MAYBANK HIGHWAY
- **Location:** JOHNS ISLAND
- **TMS#:** 313-00-00-088
- **Acres:** 2.972
- **# Lots:** -
- **# Units:** -
- **Zoning:** RO
- **Owner:** OAK FAMILY PROPERTIES, LLC
- **Applicant:** PETER SCIARRINO
- **Contact:** PETER SCIARRINO
- **City Project ID:** TRC-SP2019-000301
- **Board Approval Required:** 5TH REVIEW
- **Email:** oakdentistry@gmail.com
- **Misc notes:** Construction plans for two commercial buildings and associated improvements. [Project CSS Page](#)
# 4  WOODDALE CONCEPT PLAN

**SUBDIVISION CONCEPT PLAN**

**Project Classification:** MAJOR SUBDIVISION  
**City Project ID:** TRC-SUB2020-000155

**Address:** RIVER RD. & PLOWGROUND RD.  
**Location:** JOHNS ISLAND  
**TMS#:** 316-00-00-034, -036, -037, et al.  
**Acres:** 310.2

**# Lots (for subdiv):** 430  
**Owner:** LENNAR CAROLINAS, LLC  
**Applicant:** THOMAS & HUTTON  
**Contact:** JASON HUTCHINSON  
**Board Approval Required:** BZA

**Misc notes:** 430 lot single family residential development.  
**Project CSS Page**

# 5  RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (PLAT)

**PRELIMINARY SUBDIVISION PLAT**

**Project Classification:** MAJOR SUBDIVISION  
**City Project ID:** TRC-SUB2021-000173

**Address:** SANDERS ROAD  
**Location:** WEST ASHLEY  
**TMS#:** 286-00-00-001  
**Acres:** 22.377

**# Lots (for subdiv):** 57  
**Owner:** BEAR ISLAND LLC 2  
**Applicant:** THOMAS & HUTTON  
**Contact:** JAMES THOMAS

**Misc notes:** Preliminary plat for a 57-unit townhome subdivision.  
**Project CSS Page**

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

**ROAD CONSTRUCTION PLANS**

**Project Classification:** MAJOR SUBDIVISION  
**City Project ID:** TRC-SUB2021-000173

**Address:** SANDERS ROAD  
**Location:** WEST ASHLEY  
**TMS#:** 286-00-00-001  
**Acres:** 22.377

**# Lots (for subdiv):** 57  
**Owner:** BEAR ISLAND LLC 2  
**Applicant:** THOMAS & HUTTON  
**Contact:** JAMES THOMAS

**Misc notes:** Road construction plans for a 57-unit townhome subdivision.  
**Project CSS Page**

# 7  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  
**Owner:** PULTE HOME COMPANY, LLC  
**Applicant:** THOMAS & HUTTON  
**Contact:** WILL COX

**Misc notes:** Road construction plans for 164 Single Family Residential development.  
**Project CSS Page**
# 8  DAVIS DANIEL ISLAND APARTMENTS  
## SITE PLAN  
### 10:45  
**Project Classification:** SITE PLAN  
**City Project ID:** TRC-SP2021-000411  
**Address:** PARKLINE AVENUE  
**Location:** DANIEL ISLAND  
**Submittal Review #:** 2ND REVIEW  
**TMS#:** 275-00-00-181  
**Board Approval Required:** DI-ARB  
**Acres:** 5.05  
**Owner:** DAVIS DEVELOPMENT  
**# Lots (for subdiv):** -  
**Applicant:** THOMAS & HUTTON  
**# Units (multi-fam./Concept Plans):** 242  
**Contact:** BRIAN RILEY  
**Zoning:** DI-BP  
**TMS#:** 459-01-03-045  
**Contact:** riley.b@tandh.com  
**Board Approval Required:** -  
**Misc notes:** Multi-family development. 4-story apartment building wrapped around parking deck.  
**Project CSS Page**

# 9  BOULEVARD APARTMENTS  
## SITE PLAN  
### 11:00  
**Project Classification:** SITE PLAN  
**City Project ID:** TRC-SP2021-000421  
**Address:** 584 MEETING STREET  
**Location:** PENINSULA  
**Submittal Review #:** 1ST REVIEW  
**TMS#:** 459-01-03-045  
**Board Approval Required:** BZA-SD, BAR  
**Acres:** 1.6  
**Owner:** MCZ CAPITAL VENTURES  
**# Lots (for subdiv):** -  
**Applicant:** FORSBERG ENGINEERING & SURVEYING, INC  
**# Units (multi-fam./Concept Plans):** 250  
**Contact:** TREY LINTON  
**Zoning:** GB  
**TMS#:** 345-00-00-007, -023  
**Contact:** tlinton@forsberg-engineering.com  
**Board Approval Required:** -  
**Misc notes:** New 250 unit multi-family building with associated infrastructure.  
**Project CSS Page**

# 10  CANE SLASH EARLY SITE PACKAGE  
## SITE PLAN  
### 11:15  
**Project Classification:** SITE PLAN  
**City Project ID:** TRC-SP2021-000426  
**Address:** CANE SLASH ROAD  
**Location:** JOHNS ISLAND  
**Submittal Review #:** 3RD REVIEW  
**TMS#:** 345-00-00-007, -023  
**Board Approval Required:** -  
**Acres:** -  
**Owner:** CHRYSLIS INVESTMENTS, LLC  
**# Lots (for subdiv):** -  
**Applicant:** FORSBERG ENGINEERING & SURVEYING, INC  
**# Units (multi-fam./Concept Plans):** -  
**Contact:** TREY LINTON  
**Zoning:** SR-1  
**TMS#:** 355-16-00-025, -026, -027, -083  
**Contact:** tlinton@forsberg-engineering.com  
**Board Approval Required:** -  
**Misc notes:** Review of early site package for rough grading work on the referenced parcels.  
**Project CSS Page**

# 11  HOMES OF HOPE  
## SITE PLAN  
### 11:30  
**Project Classification:** SITE PLAN  
**City Project ID:** TRC-SP2020-000350  
**Address:** ASHLEY RIVER RD AND DOGWOOD RD  
**Location:** WEST ASHLEY  
**Submittal Review #:** 1ST REVIEW  
**TMS#:** 355-16-00-025, -026, -027, -083  
**Board Approval Required:** -  
**Acres:** 9.3  
**Owner:** HOMES OF HOPE, INC.  
**# Lots (for subdiv):** -  
**Applicant:** SEAMONWHITESIDE+ASSOCIATES, INC.  
**# Units (multi-fam./Concept Plans):** -  
**Contact:** RIVERS CAPE  
**Zoning:** GB / DR-1F  
**Contact:** rcape@seamonwhiteside.com  
**Board Approval Required:** -  
**Misc notes:** 78-unit affordable housing townhome development.  
**Project CSS Page**

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Thursday, April 7, 2022  
Page 3 of 5
CAROLINA BAY SCHOOL SITE - PLAT

Preliminary Subdivision Plat

Project Classification: Major Subdivision
City Project ID: TRC-SUB2022-000195

Address: Parklawn Drive
Location: West Ashley
TMS#: 307-00-00-099, 307-05-00-501
Acres: 12.42

Lots (for subdiv): 43
Units (multi-fam./Concept Plans): 43
Zoning: PUD

Owner: Kiawah Raccoon Run, LLC
Applicant: SeamonWhitides+Associates, Inc. 843-884-1667
Contact: David Prohaska dprohaska@seamonwhiteside.com

Misc notes: Preliminary plat for a 43 lot subdivision and associated improvements. Project CSS Page

CAROLINA BAY SCHOOL SITE - ROADS

Road Construction Plans

Project Classification: Major Subdivision
City Project ID: TRC-SUB2022-000195

Address: Parklawn Drive
Location: West Ashley
TMS#: 307-00-00-099, 307-05-00-501
Acres: 12.42

Lots (for subdiv): 43
Units (multi-fam./Concept Plans): 43
Zoning: PUD

Owner: Kiawah Raccoon Run, LLC
Applicant: SeamonWhitides+Associates, Inc. 843-884-1667
Contact: David Prohaska dprohaska@seamonwhiteside.com

Misc notes: Road construction plans for a 43 lot subdivision and associated improvements. Project CSS Page

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: SeamonWhitides+Associates, Inc. 843-884-1667
Contact: David Prohaska dprohaska@seamonwhiteside.com

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

PARCEL K INFRASTRUCTURE - PLAT

Preliminary Subdivision Plat

Project Classification: Major Subdivision
City Project ID: TRC-SUB2021-000184

Address: 2000 Daniel Island Drive
Location: Daniel Island
TMS#: 250-00-00-185, -086, -160
Acres: 36.9

Lots (for subdiv): 8
Units (multi-fam./Concept Plans): -
Zoning: Di-GO

Owner: Holder Properties 1990DI, LLC
Applicant: SeamonWhitides+Associates, Inc. 843-884-1667
Contact: Abigail Richardson arichardson@seamonwhiteside.com

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development. Project CSS Page
**#16 PARCEL K INFRASTRUCTURE - ROADS**

12:45

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2021-000184

Address: 2000 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 250-00-00-185, -086, -160

Acres: 3.69

# Lots (for subdiv): 8

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

Zoning: DI-GO

Owner: HOLDER PROPERTIES 1990DI, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC. 843-884-1667

Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development. Project CSS Page

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**#17 1590 MEETING STREET ROAD MULTI-FAMILY**

1:00

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2021-000475

Address: 1505 MEETING STREET

Location: PENINSULA

TMS#: 464-10-00-061, -006, -120, -121-124

Acres: 3.32

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 329

Zoning: UP

Owner: COOPER RIVER CORPORATION, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC. 843-884-1667

Contact: HAMPTON YOUNG hyoung@seamonwhiteside.com

Misc notes: Mixed-use development consisting of approximately 329 multi-family units. Project CSS Page

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**#18 860 MORRISON DRIVE MIXED-USE**

1:15

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2022-000522

Address: 860 MORRISON DRIVE

Location: PENINSULA

TMS#: 459-02-00-002, -005

Acres: 1.82

# Lots (for subdiv): -

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

Zoning: UP

Owner: ORIGIN DEVELOPMENT PARTNERS

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC. 843-884-1667

Contact: HAMPTON YOUNG hyoung@seamonwhiteside.com

Misc notes: 150 room hotel, 175 multi-family development. Project CSS 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, 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.

Thursday, April 7, 2022