



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

4/8/2021

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 ADDITIONAL MOBILE CLASSROOMS AT ANGEL OAK ELEMENTARY

#### 9:00 SITE PLAN

Project Classification: SITE PLAN  
Address: 6134 CHISOLM ROAD  
Location: JOHNS ISLAND  
TMS#: 253-00-00-073  
Acres: 18.28  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID: TRC-SP2021-000391

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT  
Applicant: ADC ENGINEERING 843-566-0161  
Contact: SEBASTIAN DAVIS sebastiand@adcengineering.com

Misc notes: Two new mobile classrooms and new concrete walkway. [Project Citizen Access Portal \(CAP\) Page](#)

### # 2 STILES POINT ELEMENTARY SCHOOL PORTABLES

#### 9:15 SITE PLAN

Project Classification: SITE PLAN  
Address: 883 MIKELL DRIVE  
Location: JAMES ISLAND  
TMS#: 454-09-00-001  
Acres: 18.08  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID: TRC-SP2021-000392

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT  
Applicant: ADC ENGINEERING 843-566-0161  
Contact: SEBASTIAN DAVIS sebastiand@adcengineering.com

Misc notes: New mobile classrooms and new concrete walkway. [Project CAP Page](#)

### # 3 52 COOPER STREET RESIDENCES

#### 9:30 SITE PLAN

Project Classification: SITE PLAN  
Address: 52 COOPER STREET  
Location: PENINSULA  
TMS#: 459-05-04-003  
Acres: 0.34  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 6  
Zoning: DR-2F

City Project ID: TRC-SP2021-000415

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: STYX DEVELOPMENT, LLC  
Applicant: ADC ENGINEERING 843-566-0161  
Contact: JEFF WEBB jeffw@adcengineering.com

Misc notes: Convert existing building to multi-family residential and add 2 new residential units. [Project CAP Page](#)

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**#4 FOUNDERS YARD (FORMERLY GLENN MCCONNELL MULTI-FAMILY)****9:45 SITE PLAN**

Project Classification: SITE PLAN  
Address: WILLIAM MURRAY BOULEVARD  
Location: WEST ASHLEY  
TMS#: 306-00-00-934  
Acres: 13.09  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 341  
Zoning: GB

City Project ID: TRC-SP2019-000210

Submittal Review #: 4TH REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: WHITFIELD CONSTRUCTION COMPANY  
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Contact: TAYLOR HART thart@seamonwhiteside.com

Misc notes: Construction plans for a new 341 unit multi-family development and associated improvements. [Project CAP Page](#)

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**#5 FENWICK MULTI-FAMILY****10:00 SITE PLAN**

Project Classification: SITE PLAN  
Address: MAYBANK HIGHWAY  
Location: JOHNS ISLAND  
TMS#: 346-00-00-076, -796  
Acres: 24.35  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 240  
Zoning: PUD

City Project ID: TRC-SP2019-000249

Submittal Review #: 4TH REVIEW  
Board Approval Required: BZA, DRB

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

Misc notes: Site plan for 240-unit multi-family development. [Project CAP Page](#)

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**#6 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - ROADS****10:15 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: BROAD STREET AND BARRE STREET  
Location: PENINSULA  
TMS#: 457-07-01-030  
Acres: 2.25  
# Lots (for subdiv): 21  
# Units (multi-fam./Concept Plans): 19  
Zoning: PUD

City Project ID: TRC-SUB2020-000166

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

Owner: THE BEACH COMPANY  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622  
Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Road construction plans for a new 0.75 acre park and 19 residential units. [Project CAP Page](#)

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**#7 PROJECT THROUGHPUT****10:30 SITE PLAN**

Project Classification: SITE PLAN  
Address: GREEN FAMILY LANE  
Location: CAINHOY  
TMS#: 267-00-00-095  
Acres: 172  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: LI

City Project ID: TRC-SP2021-000414

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: SC PORTS AUTHORITY  
Applicant: THOMAS & HUTTON ENGINEERING CO. 912-547-8476  
Contact: SCOTT GREENE greene.s@tandh.com

Misc notes: Transload warehouse to support port related activities. [Project CAP Page](#)

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**#8 NORTHERN PARCELS FF PHASE 1 (PLAT)**

**10:45 PRELIMINARY SUBDIVISION PLAT**

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): 31

# Units (multi-fam./Concept Plans): 31

Zoning: DI-RI

City Project ID: TRC-SUB2020-000154

Submittal Review #: 3RD 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: Preliminary plat for a 31 lot single family residential subdivision. [Project CAP Page](#)

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**#9 NORTHERN PARCELS FF PHASE 1 (ROADS)**

**11:00 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): 31

# Units (multi-fam./Concept Plans): 31

Zoning: DI-RI

City Project ID: TRC-SUB2020-000154

Submittal Review #: 3RD 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 31 lot single family residential subdivision. [Project CAP Page](#)

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**#10 RHODES CROSSING - BEAZER HOMES**

**11:15 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): 57

Zoning: DR-9

City Project ID: TRC-SUB2020-000156

Submittal Review #: 4TH 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. [Project CAP Page](#)

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.