



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

4/15/2021

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 STONEY FIELD RENOVATIONS, PHASE 3

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 318 FISHBURNE STREET
Location: PENINSULA
TMS#: 460-00-00-007
Acres: 1.4
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2020-000357

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: CITY OF CHARLESTON
Applicant: JOHNSON LASCHOBER & ASSOC. 843-709-7575
Contact: LAURA CABINESS lcabiness@thejlagroup.com

Misc notes: Site renovations to improve parking and pedestrian access to the stadium. [Project Citizen Access Portal \(CAP\) Page](#)

#2 DCI WEST ASHLEY FACILITY

9:15 SITE PLAN

Project Classification: SITE PLAN
Address: HENRY TECKLENBURG BLVD
Location: WEST ASHLEY
TMS#: 309-00-00-262
Acres: 2.0
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: TRC-SP2020-000348

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

Owner: DIALYSIS CORPORATION, INC
Applicant: JOHNSON LASCHOBER & ASSOC. 843-619-4656
Contact: HERBERT GILLIAM hgilliam@thejlagroup.com

Misc notes: Plans to construct a 14000 SF Dialysis Clinic with associated parking. [Project CAP Page](#)

#3 ZELASKO DRIVE COMMERCIAL

9:30 SITE PLAN

Project Classification: SITE PLAN
Address: ZELASKO DRIVE
Location: JOHNS ISLAND
TMS#: 313-00-00-355
Acres: 1.2
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: BP

City Project ID: TRC-SP2020-000349

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: BRIEN BETHARDS
Applicant: C. BAKER ENGINEERING, INC 843-270-3185
Contact: CAMERON BAKER cameron@cbakerengineering.com

Misc notes: Construction of new 4,000 SF office/warehouse building. [Project CAP Page](#)

#4 JOHNS ISLAND RETAIL**9:45 SITE PLAN**

Project Classification: SITE PLAN
Address: 1800 PRODUCE LANE
Location: JOHNS ISLAND
TMS#: TBD
Acres: 1.00
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2020-000367

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

Owner: AMH PRODUCE LANE DEVELOPMENT TRS, LLC
Applicant: HOYT+BERENYI, LLC 843-870-7001
Contact: KYLE TAYLOR ktaylor@hoytberenyi.com

Misc notes: Appx. 8,880 SF office/retail building, patio, and associated parking along Maybank HWY and new and improved Produce Lane on Johns Island. [Project CAP Page](#)

#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 #: 4TH 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 4 residential units & associated improvements. [Project CAP Page](#)

#6 73 SPRING ST MIXED USE**10:15 SITE PLAN**

Project Classification: SITE PLAN
Address: 73 SPRING STREET
Location: PENINSULA
TMS#: 460-08-03-057
Acres: 0.24
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 4
Zoning: LB

City Project ID: TRC-SP2019-000223

Submittal Review #: 4TH REVIEW
Board Approval Required: BAR

Owner: MARK A STEPHENSON
Applicant: CLINE ENGINEERING 843-303-1594
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction plans for 1 office building, 3 residential buildings, and 1 accessory building behind existing building. [Project CAP Page](#)

#7 195 ROMNEY STREET QUADRAPLEX**10:30 SITE PLAN**

Project Classification: SITE PLAN
Address: 195 ROMNEY STREET
Location: PENINSULA
TMS#: 463-15-02-064, -065, -066, -068
Acres: 0.18
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 4
Zoning: DR-2F

City Project ID: TRC-SP2021-000417

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: NEW ISRAEL REFORMED EPISCOPAL CHURCH
Applicant: P.A.S.T.O.R.S. INC. 803-665-5562
Contact: FA JOHNSON II, ESQ fajohnson@fajc.com

Misc notes: 4-unit affordable townhome development. [Project CAP Page](#)

#8 THERESA DRIVE TOWNHOMES

10:45 SITE PLAN

Project Classification: SITE PLAN
Address: LOT 1A THERESA DRIVE
Location: JAMES ISLAND
TMS#: 424-10-00-081
Acres: 2.27
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 22
Zoning: STR / DR-1

City Project ID: TRC-SP2021-000416

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

Owner: THERESA DRIVE DEVELOPMENT
Applicant: SGA NARMOUR WRIGHT 843-224-8804
Contact: BILL EUBANKS beubanks@sganwdesign.com

Misc notes: Construction of 22 townhomes in 6 buildings with associated parking. [Project CAP Page](#)

#9 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - PLAT

11:00 PRELIMINARY SUBDIVISION PLAT

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: Preliminary plat for a new 0.75 acre park and 19 residential units. [Project CAP Page](#)

#10 ESAU JENKINS MULT-FAMILY

11:15 SITE PLAN

Project Classification: SITE PLAN
Address: 3647 MAYBANK HWY
Location: JOHNS ISLAND
TMS#: 279-00-00-309
Acres: 1.8
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 72
Zoning: PUD

City Project ID: TRC-SP2020-000322

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

Owner: SEA ISLAND COMPREHENSIVE HEALTH CARE
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New 72 unit multi-family affordable housing unit. [Project CAP Page](#)

#11 SPINX #368 - WEST WILDCAT VILLAGE

11:30 SITE PLAN

Project Classification: SITE PLAN
Address: 4000 WEST WILDCAT BLVD
Location: WEST ASHLEY
TMS#: 306-00-00-012
Acres: 5.66
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2020-000317

Submittal Review #: 3RD REVIEW
Board Approval Required: DRB, DRC

Owner: THE SPINX COMPANY
Applicant: HLA, INC. 843-763-1166
Contact: RON FELKEL rfelkel@hlainc.com

Misc notes: Construction of Spinx Gas Station with convenience store and car wash. [Project CAP Page](#)

12 SOUTH STATION, PHASE 1 (PLAT)

11:45 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 #: 2ND REVIEW

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

Board Approval Required:

Acres: 5.4

Lots (for subdiv): 7

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

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

Applicant: HLA, INC.

843-763-1166

Zoning: PUD

Contact: ADRIANACARSON

acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development. [Project CAP Page](#)

13 SOUTH STATION, PHASE 1 (ROADS)

12:00 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 #: 2ND REVIEW

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

Board Approval Required:

Acres: 5.4

Lots (for subdiv): 7

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC

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

Applicant: HLA, INC.

843-763-1166

Zoning: PUD

Contact: ADRIANACARSON

acarson@hlainc.com

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