



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

4/21/2022

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 FORT JOHNSON AND SECESSIONVILLE INTERSECTION IMPROVEMENTS

9:00 ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION	City Project ID: TRC-SUB2022-000193
Address: FORT JOHNSON ROAD / SECESSIONVILLE R	
Location: JAMES ISLAND	
TMS#: -	Submittal Review #: 3RD REVIEW
Acres: 3.3	Board Approval Required:
# Lots (for subdiv): -	Owner: SCDOT
# Units (multi-fam./Concept Plans): -	Applicant: PARRISH AND PARTNERS, LLC 843-779-7728
Zoning: -	Contact: CHRISTOPHER ULMER culmer@parrishandpartners.com

Misc notes: Intersection improvements at Fort Johnson and Secessionville Road on James Island. [Project CSS Page](#)

#2 SPINX - MAYBANK HIGHWAY

9:15 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2021-000434
Address: 3285 TIMBERLINE DRIVE	
Location: JOHNS ISLAND	
TMS#: 313-00-00-530, -292, -293	Submittal Review #: 3RD REVIEW
Acres: 2.34	Board Approval Required: DRB
# Lots (for subdiv): -	Owner: THE SPINX COMPANY
# Units (multi-fam./Concept Plans): -	Applicant: HLA, INC. 843-763-1166
Zoning: GB, LB, BP	Contact: RON FELKEL rfelkel@hlainc.com

Misc notes: Gas station, convenience store, and small office. [Project CSS Page](#)

#3 CHURCH CREEK FLOOD RESILIENCE PROJECT - WOLK DR.

9:30 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2022-000526
Address: WOLK DRIVE	
Location: WEST ASHLEY	
TMS#: 358-00-00-070, -071, -072, -077, -099	Submittal Review #: PRE-APP
Acres: 1.03	Board Approval Required:
# Lots (for subdiv): -	Owner: CITY OF CHARLESTON
# Units (multi-fam./Concept Plans): -	Applicant: BIOHABITATS, INC 667-401-8485
Zoning: SR-3, LB	Contact: CHRIS STREB cstreb@biohabitats.com

Misc notes: Creation of depressional wetland area to capture and treat stormwater runoff. [Project CSS Page](#)

#4 REFUEL - FOLLY ROAD**9:45 SITE PLAN**

Project Classification: SITE PLAN

Address: 334 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 424-05-00-028

Acres: 1.48

Lots (for subdiv): -

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

Zoning: GB/LB

City Project ID: TRC-SP2020-000385

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: EDMUND WATKINS

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-791-3646

matt@clineeng.com

Misc notes: Site plan for proposed convenience store and car wash. [Project CSS Page](#)

#5 BAKER MOTORS AMR SALES CENTER**10:00 SITE PLAN**

Project Classification: SITE PLAN

Address: 1521 SAVANNAH HIGHWAY

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 #: 3RD REVIEW

Board Approval Required: DRB

Owner: VCKHS MAGNOLIA, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: ERIC LADSON

843-881-0525

ladsone@earthsourceeng.com

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

#6 ESSEX FARMS VILLAGE CENTER PUD AMENDMENT**10:15 PUD AMENDMENT**

Project Classification: PUD AMENDMENT

Address: 2310 HENRY TECKLENBURG

Location: WEST ASHLEY

TMS#: 309-00-00262, -002

Acres: 11.269

Lots (for subdiv): -

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

Zoning: LB

City Project ID: PUD2022-000023

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: DOMINION ENERGY SOUTH CAROLINA, INC

Applicant: FORSBERG ENGINEERING & SURVEYING

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

Misc notes: PUD Amendment to include the reference parcels in the Essex Farms Village Center PUD. [Project CSS Page](#)

#7 STONO SHORES SUBDIVISION**10:30 SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: 541 - 565 RIVERLAND DR.

Location: JAMES ISLAND

TMS#: 343-16-00-018, -019, -021, -063, -064

Acres: 7.862

Lots (for subdiv): 16

Units (multi-fam./Concept Plans): 16

Zoning: SR-1

City Project ID: TRC-SUB2020-000159

Submittal Review #: 4TH REVIEW

Board Approval Required: PC, BZA-SD

Owner: SHEFFIELD REVOCABLE TRUST

Applicant: FORSBERG ENGINEERING & SURVEYING

Contact: GRAY LEWIS

843-571-2622

gmlewis@forsberg-engineering.com

Misc notes: Subdivision of 5 existing lots into 16 new single family lots with a new road. [Project CSS Page](#)

#8 CROSS CREEK TOWNHOMES
10:45 SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: 14 CROSS CREEK DRIVE
Location: JAMES ISLAND
TMS#: 424-00-00-013
Acres: 4.48
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 51
Zoning: GB

City Project ID: TRC-SUB2021-000171

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: CROSS CREEK SHOPPING CENTER TWO, LLC
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667
Contact: RIVERS CAPE rcape@seamonwhiteside.com

Misc notes: Concept plan for 51 townhome unit subdivision with associated roadway, parking, and infrastructure. [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.