



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

5/13/2021

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 REFUEL POINT HOPE REVISIONS

#### 9:00 SITE PLAN

Project Classification: SITE PLAN  
Address: POINT HOPE PARKWAY  
Location: DANIEL ISLAND  
TMS#: 2620000043 & 044  
Acres: 2.18  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -

City Project ID: TRC-SP2019-000262

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

Owner: REFUEL OPERATING  
COMPANY, LLC  
Applicant: CLINE ENGINEERING  
Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Review of revisions to a previously approved site plan for a convenience store. [Project Citizen Access Portal \(CAP\) Page](#)

### #2 SAVAGE ROAD DEVELOPMENT

#### 9:15 SITE PLAN

Project Classification: SITE PLAN  
Address: SAVAGE ROAD  
Location: WEST ASHLEY  
TMS#: 309-00-00-481  
Acres: 3.463  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GO

City Project ID: TRC-SP2019-000268

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

Owner: ESSEX FARMS A PARTNERSHIP  
Applicant: CLINE ENGINEERING, INC.  
Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Site plan for 1 multi-tenant building, parking and associated improvements. [Project CAP Page](#)

### #3 BERMUDA POINTE (PLAT)

#### 9:30 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: ASHLEY RIVER ROAD  
Location: WEST ASHLEY  
TMS#: 355-07-00-006 & -012  
Acres: 4.62  
# Lots (for subdiv): 3  
# Units (multi-fam./Concept Plans): -  
Zoning: GB, LB, DR-12

City Project ID: TRC-SUB2018-000066

Submittal Review #: 5TH REVIEW  
Board Approval Required:

Owner: SUP BERMUDA POINT, LLC  
Applicant: STANTEC  
Contact: JOSH LILY

843-693-4477

josh.lily@stantec.com

Misc notes: Review of revisions to previously approved development plans. Preliminary plat for a townhome development. [Project CAP Page](#)

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**#4 BERMUDA POINTE (ROADS)****9:45 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2018-000066

Address: ASHLEY RIVER ROAD

Location: WEST ASHLEY

Submittal Review #: 6TH REVIEW

TMS#: 355-07-00-006 &amp; -012

Board Approval Required:

Acres: 4.62

# Lots (for subdiv): 3

Owner: SUP BERMUDA POINT, LLC

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

Applicant: STANTEC

843-693-4477

Zoning: GB, LB, DR-12

Contact: JOSH LILY

josh.lily@stantec.com

Misc notes: Review of revisions to previously approved development plans. Road construction plans for townhome development. [Project CAP Page](#)

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**#5 KINDER MORGAN TRANSLOAD FACILITY****10:00 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000386

Address: 1805 MILFORD STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 464-00-00-009, 466-00-00-001, -003, -053

Board Approval Required:

Acres: 41.7

# Lots (for subdiv): -

Owner: KINDER MORGAN TERMINALS, INC

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

Applicant: GEL ENGINEERING

843-769-7378

Zoning: HI

Contact: EDWARD GUINN

edward.guinn@gel.com

Misc notes: Site plan review of new transload facility to move grain from rail cars into shipping containers. [Project CAP Page](#)

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**#6 LIBERTY SENIOR LIVING - KING STREET****10:15 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): 208

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: GB

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

Misc notes: Condo style senior living building with health care units. [Project CAP Page](#)

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**#7 MIKASA TRACT SUBDIVISION (PLAT)****10:30 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2020-000161

Address: JACK PRIMUS RD

Location: CAINHOY

Submittal Review #: 2ND REVIEW

TMS#: 268-00-00-091, -133, -134

Board Approval Required:

Acres: 229.38

# Lots (for subdiv): 134

Owner: MCALISTER TOGANT CLEMENTS, LLC

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

Applicant: THOMAS &amp; HUTTON

843-725-5241

Zoning: DR-1

Contact: DAVID WILLIAMS

williams.david@tandh.com

Misc notes: Preliminary plat for 134 single family lot subdivision. [Project CAP Page](#)

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**#8 MIKASA TRACT SUBDIVISION (ROADS)**

**10:45 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: JACK PRIMUS RD

Location: CAINHOY

TMS#: 268-00-00-091, -133, -134

Acres: 229.38

# Lots (for subdiv): 134

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

Zoning: DR-1

City Project ID: TRC-SUB2020-000161

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: MCALISTER TOGANT CLEMENTS, LLC

Applicant: THOMAS & HUTTON

Contact: DAVID WILLIAMS

843-725-5241

williams.david@tandh.com

Misc notes: Road construction plans for 134 single family lot subdivision. [Project CAP Page](#)

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**#9 RHODES CROSSING - BEAZER HOMES**

**11:00 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 #: 5TH REVIEW

Board Approval Required: BZA-SD

Owner: BEAR ISLAND, LLC 2

Applicant: THOMAS & HUTTON

Contact: JAMES THOMAS

843-725-5268

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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.