



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

6/23/2022

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 FOUNDATION PLACE AT POINT HOPE

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 826 FOUNDATION STREET
Location: CAINHOY
TMS#: 260-00-00-008
Acres: 4.14
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: [TRC-SP2021-000500](#)

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

Owner: VULCAN PROPERTY GROUP
Applicant: BARRIER ISLAND ENGINEERING & CONSULTING
Contact: ANDREW BAJOCZKY 843-697-0411
andy@barrierislandeng.com

Misc notes: Commercial development including 5 buildings totaling 38,000 GFA.

#2 PLUM ISLAND PHASE 4 CAPITAL IMPROVEMENTS

9:15 SITE PLAN

Project Classification: SITE PLAN
Address: 539 HARBORVIEW CIRCLE
Location: JAMES ISLAND
TMS#: 424-00-00-007
Acres: 83.4
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: C

City Project ID: [TRC-SP2022-000521](#)

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-SD, BZA-Z

Owner: CHARLESTON WATER SYSTEM
Applicant: HAZEN AND SAWYER 843-414-1402
Contact: JARED HARTWIG jhartwig@hazenandsawyer.com

Misc notes: New disinfection and solids handling infrastructure along with primary treatment facilities.

#3 3527 MEEKS FARM DEVELOPMENT

9:30 SITE PLAN

Project Classification: SITE PLAN
Address: 3527 MEEKS FARM ROAD
Location: JOHNS ISLAND
TMS#: 313-00-00-299
Acres: 0.29
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: BP

City Project ID: [TRC-SP2021-000484](#)

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: HOOLEY WORLD WIDE, INC
Applicant: CLINE ENGINEERING, INC. 843-991-7239
Contact: MATT CLINE matt@clineeng.com

Misc notes: Construction of a new commercial structure with limited site improvements.

#4 1013 PHYSICIANS DR COMMERCIAL**9:45 SITE PLAN**

Project Classification: SITE PLAN
Address: 1013 PHYSICIANS DRIVE
Location: WEST ASHLEY
TMS#: 309-00-00-067, -068
Acres: 0.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GO

City Project ID: [TRC-SP2021-000390](#)

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: C LEVEL INVESTMENTS, LLC
Applicant: C. BAKER ENGINEERING, LLC 843-270-3185
Contact: BRET JAROTSKI bret@cbakerengineering.com

Misc notes: Construction of new 4,300 sqft office building and associated site improvements.

#5 CUMBERLAND RESIDENTIAL**10:00 SITE PLAN**

Project Classification: SITE PLAN
Address: 26 CUMBERLAND STREET
Location: PENINSULA
TMS#: 458-05-03-087, -089, -090, -091
Acres: 0.8
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 21
Zoning: GB

City Project ID: [TRC-SP2022-000503](#)

Submittal Review #: 1ST REVIEW
Board Approval Required: BZA-Z

Owner: CUMBERLAND LLC
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New mixed-use commercial and multi-family building with associated infrastructure.

#6 ST. ANDREWS MIXED USE DEVELOPMENT**10:15 SITE PLAN**

Project Classification: SITE PLAN
Address: 65 SYCAMORE AVE
Location: WEST ASHLEY
TMS#: 418-10-00-033, -038
Acres: 9.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 234
Zoning: GB

City Project ID: [TRC-SP2020-000374](#)

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

Owner: GH SAINT ANDREWS, LLC
Applicant: THOMAS & HUTTON 843-725-5258
Contact: DOMONIC JONES jones.d@tandh.com

Misc notes: Construction of a multi-family mixed use wrap with parking deck.

#7 MIKASA APARTMENTS**10:30 SITE PLAN**

Project Classification: SITE PLAN
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 268-00-00-133
Acres: 19.55
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 320
Zoning: LI

City Project ID: [TRC-SP2022-000501](#)

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

Owner: AVENTON COMPANIES
Applicant: THOMAS & HUTTON 843-725-5279
Contact: CORY BALENGER balenger.c@tandh.com

Misc notes: Construction of a multi-family residential buildings and parking lot.

#8 RHODES CROSSING MULTI-FAMILY

10:45 SITE PLAN

Project Classification: SITE PLAN
Address: BEES FERRY ROAD & SANDERS ROAD
Location: WEST ASHLEY
TMS#: 286-00-00-001
Acres: 52.14
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 358
Zoning: LB, DR-1F

City Project ID: [TRC-SP2021-000412](#)

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

Owner: DD BEES FERRY 2, LLC
Applicant: THOMAS & HUTTON
Contact: BRIAN RILEY

843-849-0200
riley.b@tandh.com

Misc notes: Multi-family development with 8 buildings, parking, and amenities.

#9 CAROLINA BAY SCHOOL SITE - PLAT

11:00 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
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

City Project ID: [TRC-SUB2022-000195](#)

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: KIAWAH RACCOON RUN, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES
Contact: DAVID PROHASKA dprohaska@seamonwhiteside.com

843-884-1667

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

#10 CAROLINA BAY SCHOOL SITE - ROADS

11:15 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
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

City Project ID: [TRC-SUB2022-000195](#)

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: KIAWAH RACCOON RUN, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES
Contact: DAVID PROHASKA dprohaska@seamonwhiteside.com

843-884-1667

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

#11 PARCEL K OFFICE & PARKING

11:30 SITE PLAN

Project Classification: SITE PLAN
Address: 2000 DANIEL ISLAND DRIVE
Location: DANIEL ISLAND
TMS#: 275-00-00-185, -086, -160
Acres: 36.9
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: DI-PD ; DI-GO

City Project ID: [TRC-SP2021-000473](#)

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB, BZA-SD

Owner: HOLDER PROPERTIES 2000 DI, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

843-884-1667

Misc notes: Demolition of existing parking lot and infrastructure. Upfit of existing office building, new parking, and parking infrastructure.

12 NOWELL CREEK MULTIFAMILY

11:45 SITE PLAN

Project Classification: SITE PLAN

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 275-00-00-185, -086, -160

Acres: 9.02

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 320

Zoning: DI-GO

Misc notes: 320-unit multifamily development.

City Project ID: [TRC-SP2021-000427](#)

Submission Review #: 2ND REVIEW

Board Approval Required: DRB, DI-ARB

Owner: ATLANTIC DANIEL ISLAND MF LP

Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667

Contact: YORK DILDAY ydilday@seamonwhiteside.com

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.