



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

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 was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

#1 FOUNDATION PLACE AT POINT HOPE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000500

Address: 826 FOUNDATION STREET

Location: CAINHOY

Submittal Review #: 3RD REVIEW

TMS#: 260-00-00-008

Board Approval Required: DRB

Acres: 4.14

Owner: VULCAN PROPERTY GROUP

Lots (for subdiv): -

Applicant: BARRIER ISLAND ENGINEERING & CONSULTING 843-697-0411

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

Contact: ANDREW BAJOCZKY andy@barrierislandeng.com

Zoning: PUD

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

RESULTS: Revise and resubmit to TRC.

#2 PLUM ISLAND PHASE 4 CAPITAL IMPROVEMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000521

Address: 539 HARBORVIEW CIRCLE

Location: JAMES ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 424-00-00-007

Board Approval Required: BZA-SD, BZA-Z

Acres: 83.4

Owner: CHARLESTON WATER SYSTEM

Lots (for subdiv): -

Applicant: HAZEN AND SAWYER 843-414-1402

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

Contact: JARED HARTWIG jhartwig@hazenandsawyer.com

Zoning: C

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

RESULTS: Revise and resubmit to TRC.

#3 3527 MEEKS FARM DEVELOPMENT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000484

Address: 3527 MEEKS FARM ROAD

Location: JOHNS ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 313-00-00-299

Board Approval Required:

Acres: 0.29

Owner: HOOLEY WORLD WIDE, INC

Lots (for subdiv): -

Applicant: CLINE ENGINEERING, INC. 843-991-7239

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

Contact: MATT CLINE matt@clineeng.com

Zoning: BP

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

RESULTS: Revise and resubmit to TRC.

#4 1013 PHYSICIANS DR COMMERCIAL**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000390

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

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.***RESULTS: Revise and resubmit to TRC.**

#5 CUMBERLAND RESIDENTIAL**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000503

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

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.***RESULTS: Revise and resubmit to TRC.**

#6 ST. ANDREWS MIXED USE DEVELOPMENT**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000374

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

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.***RESULTS: Revise and resubmit to TRC.**

#7 MIKASA APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000501

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

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.***RESULTS: Revise and resubmit to TRC.**

#8 RHODES CROSSING MULTI-FAMILY**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000412

Address: BEES FERRY ROAD & SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Acres: 52.14

Lots (for subdiv): -

Owner: DD BEES FERRY 2, LLC

Units (multi-fam./Concept Plans): 358

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: LB, DR-1F

Contact: BRIAN RILEY

riley.b@tandh.com

*Misc notes: Multi-family development with 8 buildings, parking, and amenities.***RESULTS: Revise and resubmit to TRC.**

#9 CAROLINA BAY SCHOOL SITE - PLAT**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2022-000195

Address: PARKLAWN DRIVE

Location: WEST ASHLEY

TMS#: 307-00-00-099, 307-05-00-501

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 12.42

Lots (for subdiv): 43

Owner: KIAWAH RACCOON RUN, LLC

Units (multi-fam./Concept Plans): 43

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: PUD

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

*Misc notes: Preliminary plat for a 43 lot subdivision and associated improvements.***RESULTS: Revise and resubmit to TRC.**

#10 CAROLINA BAY SCHOOL SITE - ROADS**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2022-000195

Address: PARKLAWN DRIVE

Location: WEST ASHLEY

TMS#: 307-00-00-099, 307-05-00-501

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 12.42

Lots (for subdiv): 43

Owner: KIAWAH RACCOON RUN, LLC

Units (multi-fam./Concept Plans): 43

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: PUD

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

*Misc notes: Road construction plans for a 43 lot subdivision and associated improvements.***RESULTS: Revise and resubmit to TRC.**

#11 PARCEL K OFFICE & PARKING**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000473

Address: 2000 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

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

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, BZA-SD

Acres: 36.9

Lots (for subdiv): -

Owner: HOLDER PROPERTIES 2000 DI, LLC

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

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: DI-PD ; DI-GO

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

*Misc notes: Demolition of existing parking lot and infrastructure. Upfit of existing office building, new parking, and parking infrastructure.***RESULTS: Revise and resubmit to TRC.**

12 NOWELL CREEK MULTIFAMILY

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

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, DI-ARB

Owner: ATLANTIC DANIEL ISLAND MF LP

Applicant: SEAMONWHITESIDE + ASSOCIATES

Contact: YORK DILDAY

843-884-1667

ydilday@seamonwhiteside.com

RESULTS: Revise and resubmit to TRC.

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.