



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
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 843-697-0411
Contact: ANDREW BAJOCZKY andy@barrierislandeng.com

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
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.

RESULTS: Revise and resubmit to TRC.

#3 3527 MEEKS FARM DEVELOPMENT

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.

RESULTS: Revise and resubmit to TRC.

#4 1013 PHYSICIANS DR COMMERCIAL**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
Contact: BRET JAROTSKI

843-270-3185
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
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
Contact: TREY LINTON

843-571-2622
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
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
Contact: DOMONIC JONES

843-725-5258
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
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
Contact: CORY BALENGER

843-725-5279
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

843-884-1667

Contact: YORK DILDAY

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 [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 schumacherj@charleston-sc.gov three business days prior to the meeting.