



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

7/28/2022

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:

### #1 157 WENTWORTH STREET

#### 9:00 SITE PLAN

Project Classification: SITE PLAN  
Address: 157 WENTWORTH STREET  
Location: PENINSULA  
TMS#: 457-03-04-008  
Acres: 0.28  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 5  
Zoning: DR-1F

City Project ID: [TRC-SP2021-000398](#)

Submittal Review #: 3RD REVIEW  
Board Approval Required: BAR, BZA-Z

Owner: 157 WENTWORTH STREET LLC  
Applicant: CLINE ENGINEERING, INC  
Contact: MATT CLINE

843-991-7239  
matt@clineeng.com

Misc notes: *Redevelopment of existing structures, one new structure, parking, and utilities.*

### #2 JAMES ISLAND BUSINESS PARK IMPROVEMENTS

#### 9:15 SITE PLAN

Project Classification: SITE PLAN  
Address: 1750 & 1738 SIGNAL POINT ROAD  
Location: WEST ASHLEY  
TMS#: 334-00-00-173, -014  
Acres: 15.32  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: HI

City Project ID: [TRC-SP2021-000465](#)

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

Owner: JAMES ISLAND BUSINESS PARK, LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622  
Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: *Proposing 2 new buildings with new parking and utility/stormwater infrastructure.*

### #3 OAKFIELD SUB., PHASES 5C & 5D (PLAT)

#### 9:30 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2780000128  
Acres: 8.28  
# Lots (for subdiv): 7  
# Units (multi-fam./Concept Plans): 7  
Zoning: PUD

City Project ID: [TRC-SUB2019-000121](#)

Submittal Review #: 4TH REVIEW  
Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY  
Applicant: HLA, INC.  
Contact: ADRIANA CARSON

843-763-1166  
acarson@hlainc.com

Misc notes: *Preliminary plat for a 8 lot subdivision and associated improvements.*

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**#4 OAKFIELD SUB., PHASES 5C & 5D (ROAD)**

**9:45 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2780000128  
Acres: 8.28  
# Lots (for subdiv): 7  
# Units (multi-fam./Concept Plans): 7  
Zoning: PUD

City Project ID: [TRC-SUB2019-000121](#)

Submittal Review #: 4TH REVIEW  
Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY  
Applicant: HLA, INC.  
Contact: ADRIANA CARSON

843-763-1166  
acarson@hlainc.com

Misc notes: Road construction plans for a 8 lot subdivision and associated improvements.

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**#5 SPINX - MAYBANK HIGHWAY**

**10:00 SITE PLAN**

Project Classification: SITE PLAN  
Address: 3285 TIMBERLINE DRIVE  
Location: JOHNS ISLAND  
TMS#: 313-00-00-530, -292, -293  
Acres: 2.34  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB, LB, BP

City Project ID: [TRC-SP2021-000434](#)

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

Owner: THE SPINX COMPANY  
Applicant: HLA, INC.  
Contact: RON FELKEL

843-763-1166  
rfelkel@hlainc.com

Misc notes: Gas station, convenience store, and small office.

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**#6 PORTER-GAUD PLAYGROUND IMPROVEMENTS**

**10:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: 300 ALBEMARLE ROAD  
Location: JAMES ISLAND  
TMS#: 421-12-00-003  
Acres: 1.5  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID: [TRC-SP2022-000524](#)

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: PORTER-GAUD SCHOOL  
Applicant: ADC ENGINEERING  
Contact: CHRISTOPHER COOK

843-735-5141  
chris@adcengineering.com

Misc notes: New playground.

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