



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

8/4/2022

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:

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### #1 BAKER MOTORS AMR SALES CENTER

#### 9:00 SITE PLAN

Project Classification: SITE PLAN  
Address: 1521 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 349-01-00-016  
Acres: 1.14  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID: [TRC-SP2020-000375](#)

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

Owner: VCKHS MAGNOLIA, LLC  
Applicant: EARTHSOURCE ENGINEERING 843-881-0525  
Contact: ERIC LADSON ladsone@earthsourceeng.com

Misc notes: Auto dealership with associated parking.

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### #2 774 RUTLEDGE

#### 9:15 SITE PLAN

Project Classification: SITE PLAN  
Address: 774 RUTLEDGE AVENUE  
Location: PENINSULA  
TMS#: 463-15-02-012  
Acres: 0.21  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 4  
Zoning: DR-1F

City Project ID: [TRC-SP2021-000452](#)

Submittal Review #: 3RD REVIEW  
Board Approval Required:

Owner: C & M, LLC  
Applicant: CLINE ENGINEERING 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Demolition of one existing building. Development of 3 additional single family style dwellings.

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### #3 CHRISTIAN BROTHERS - CHARLESTON, SC

#### 9:30 SITE PLAN

Project Classification: SITE PLAN  
Address: 1475 FOLLY ROAD  
Location: JAMES ISLAND  
TMS#: 334-00-00-048  
Acres: 1.22  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID: [TRC-SP2021-000442](#)

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

Owner: 1475 FOLLY ROAD, LLC  
Applicant: LECRAW ENGINEERING, INC 678-257-1918  
Contact: THOMAS DUGAN thomas.dugan@lecraweng.com

Misc notes: Construction of new 9-bay automotive repair facility.

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**#4 MURRAY LASAINE ELEMENTARY SCHOOL TRAFFIC LOOP****9:45 SITE PLAN**

Project Classification: SITE PLAN  
Address: 691 RIVERLAND DRIVE  
Location: JAMES ISLAND  
TMS#: 341-00-00-013  
Acres: 1.3  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID: [TRC-SP2018-000089](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: GRAY LEWIS gmlewis@forsberg-engineering.com

Misc notes: Construction plans for new traffic loop and associated improvements.

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**#5 THE WATERFRONT PHASE 3****10:00 SITE PLAN**

Project Classification: SITE PLAN  
Address: LONGSHORE STREET  
Location: DANIEL ISLAND  
TMS#: 275-00-00-114, -148  
Acres: 3.38  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 41  
Zoning: DI-TC

City Project ID: [TRC-SP2022-000553](#)

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: PARCEL R PHASE 33 DEVELOPMENT COMPANY, LLC  
Applicant: THOMAS & HUTTON 843-725-5276  
Contact: BRIAN RILEY riley.b@tandh.com

Misc notes: Construction of 3 multi-family buildings.

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**#6 WOODFIELD POINT HOPE 3****10:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: CLEMENTS FERRY & CAINHOY VILLAGE ROA  
Location: CAINHOY  
TMS#: 262-00-00-028  
Acres: 44.6  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 312  
Zoning: PUD

City Project ID: [TRC-SP2022-000554](#)

Submittal Review #: PRE-APP  
Board Approval Required: BZA-SD, DRB

Owner: SEVEN STICKS, LLC  
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667  
Contact: MALCOLM GLENN mglenn@seamonwhiteside.com

Misc notes: 288 multi-family units, 24 townhomes, and 34,000 sqft of retail buildings.

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**#7 ST. MARY'S COURTYARD RENOVATIONS****10:30 SITE PLAN**

Project Classification: SITE PLAN  
Address: 95 HASELL STREET  
Location: PENINSULA  
TMS#: 457-08-01-007, -008, -009  
Acres: 0.54  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID: [TRC-SP2022-000537](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: BISHOP OF CHARLESTON  
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667  
Contact: LEE GASTLEY lgastley@seamonwhiteside.com

Misc notes: Renovation of the existing rear courtyard of the St. Mary's Catholic Church parish hall.

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**#8 LIVE OAK SQUARE BUILDING 7**

**10:45 SITE PLAN**

Project Classification: SITE PLAN  
Address: CROWNE COMMONS WAY  
Location: JOHNS ISLAND  
TMS#: 313-00-00-407  
Acres: 3.64  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

City Project ID: [TRC-SP2021-000491](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required: BZA-SD, DRB

Owner: CROWNE MAYBANK HOLDINGS LP  
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667  
Contact: RIVERS CAPE rcape@seamonwhiteside.com

Misc notes: 5,000 Sqft commercial building with associated parking and infrastructure.

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**#9 SUMAR STREET REDEVELOPMENT**

**11:00 SITE PLAN**

Project Classification: SITE PLAN  
Address: 43 SUMAR STREET  
Location: WEST ASHLEY  
TMS#: 352-08-00-006  
Acres: 4.0  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID: [TRC-SP2022-000550](#)

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

Owner: 43 SUMAR, LLC  
Applicant: STANTEC 843-740-6326  
Contact: MARSHALL WYNNE marshall.wynne@stantec.com

Misc notes: 4 new structures, surface and underground parking, outdoor gathering/event space, landscape features, trash enclosures, and connected sidewalks.

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**#10 ASHLEY LANDING PLAZA**

**11:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: 1401 SAM RITTENBURG BLVD  
Location: WEST ASHLEY  
TMS#: 352-11-00-101, -103  
Acres: 28.421  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GC

City Project ID: [TRC-SP2022-000555](#)

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: FAISON  
Applicant: HLA, INC 843-763-1166  
Contact: NICK ALLPORT nallport@hlainc.com

Misc notes: Shopping center redevelopment and Publix relocation.

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.