



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

8/11/2022

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:

#1 114 CANNON

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 114 CANNON STREET
Location: PENINSULA
TMS#: 460-11-04-165
Acres: 0.16
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 3
Zoning: LB

City Project ID: [TRC-SP2022-000514](#)

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

Owner: TIFT MITCHELL
Applicant: KIMLEY HORN 843-779-1592
Contact: THOMAS PURCELL thomas.purcell@kimley-horn.com

Misc notes: Construction of 2 residential units on the property in addition to the existing commercial and residential unit on site.

#2 WOODFIELD DANIEL ISLAND III EARLY SITE PACKAGE

9:15 SITE PLAN

Project Classification: SITE PLAN
Address: 225 BENEFITFOCUS WAY
Location: DANIEL ISLAND
TMS#: 275-00-00-260, -292
Acres: 5.4
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: DI-GO

City Project ID: [TRC-SP2022-000516](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: DIEC III LLC, DIEC IV LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Contact: MALCOLM GLENN mglenn@seamonwhiteside.com

Misc notes: Early site work to include tree/vegetation clearing, demolition of existing building/hardscape, and rough grading and surcharge.

#3 1890 BUILDING

9:30 SITE PLAN

Project Classification: SITE PLAN
Address: 1890 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 351-07-00-027, -028, -048
Acres: 0.34
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 6
Zoning: CT

City Project ID: [TRC-SP2022-000557](#)

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

Owner: CHARLESTON REDEVELOPMENT CORPORATION
Applicant: JOHNSON, LASCHOB, & ASSOCIATES 803-665-5562
Contact: JILLIAN READY jready@thejlagroup.com

Misc notes: Mixed use - office space and 6 residential units. New construction on vacant property.

#4 STONOVIEV 4 - RECREATION & BOAT PARKING

9:45 SITE PLAN

Project Classification: SITE PLAN

Address: HATCH DRIVE

Location: JOHNS ISLAND

TMS#: 345-00-00-073

Acres: 3.39

Lots (for subdiv): -

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

Zoning: PUD

City Project ID: [TRC-SP2021-000494](#)

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: LENNAR CAROLINAS

Applicant: CIVIL SITE ENVIRONMENTAL

Contact: RYAN BROWN

843-849-8945

rbrown@civilsiteenv.com

Misc notes: Stonoview 4 HOA area development for tennis courts and boat parking.

#5 FOLLY SELF STORAGE

10:00 SITE PLAN

Project Classification: SITE PLAN

Address: FOLLY ROAD

Location: JAMES ISLAND

TMS#: 334-00-00-066

Acres: 5.005

Lots (for subdiv): -

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

Zoning: LI

City Project ID: [TRC-SP2021-000472](#)

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB, BZA-SD

Owner: INDUSTRIAL VENTURES, LLC

Applicant: BARANOFF HOLDINGS

Contact: NOLAN BORDEN

972-402-5716

nborden@baranoffholdings.com

Misc notes: Self storage facility.

#6 CANNON ROW

10:15 SITE PLAN

Project Classification: SITE PLAN

Address: 89/95 CANNON STREET

Location: PENINSULA

TMS#: 460-15-02-008

Acres: 0.3

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 4

Zoning: LB

City Project ID: [TRC-SP2022-000525](#)

Submittal Review #: 4TH REVIEW

Board Approval Required: BAR-L

Owner: CANNON ROW LLC

Applicant: FORSBERG ENGINEERING & SURVEYING

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

Misc notes: New 3-story mixed use residential building over commercial.

#7 186 ST. PHILIP MIXED USE

10:30 SITE PLAN

Project Classification: SITE PLAN

Address: 186 ST. PHILIP STREET

Location: PENINSULA

TMS#: 460-12-02-064

Acres: 0.07

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 2

Zoning: GB

City Project ID: [TRC-SP2022-000523](#)

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR-S

Owner: OTTOMAN INVESTMENTS

Applicant: AJ ARCHITECTS

Contact: ASHLEY JENNINGS

843-810-0029

ashley@ajarch.net

Misc notes: Proposed mixed use development; new construction on site of existing building slated for demolition.

#8 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (PLAT)

10:45 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID: [TRC-SUB2021-000173](#)

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Submittal Review #: 5TH REVIEW

Board Approval Required:

Acres: 22.377

Lots (for subdiv): 57

Owner: BEAR ISLAND LLC 2

Units (multi-fam./Concept Plans): 57

Applicant: THOMAS & HUTTON

843-725-5251

Zoning: DR-9

Contact: JAMES THOMAS

thomas.j@tandh.com

Misc notes: Preliminary plat for a 57-unit townhome subdivision.

#9 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (ROADS)

11:00 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID: [TRC-SUB2021-000173](#)

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Submittal Review #: 5TH REVIEW

Board Approval Required:

Acres: 22.377

Lots (for subdiv): 57

Owner: BEAR ISLAND LLC 2

Units (multi-fam./Concept Plans): 57

Applicant: THOMAS & HUTTON

843-725-5251

Zoning: DR-9

Contact: JAMES THOMAS

thomas.j@tandh.com

Misc notes: Road construction plans for a 57-unit townhome subdivision.

#10 WOODDALE RESIDENTIAL - PHASE 1 (PLAT)

11:15 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID: [TRC-SUB2022-000208](#)

Address: RIVER ROAD / PLOWGOUND ROAD

Location: JOHNS ISLAND

TMS#: 316-00-00-057, -042

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Acres: 77.3

Lots (for subdiv): 139

Owner: LENNAR CARLOLINAS, LLC

Units (multi-fam./Concept Plans): 139

Applicant: THOMAS & HUTTON

843-725-5239

Zoning: PUD

Contact: TOM CARLIN

carlin.t@tandh.com

Misc notes: Plat for a 139 Single Family Residential development.

#11 WOODDALE RESIDENTIAL - PHASE 1 (ROADS)

11:30 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID: [TRC-SUB2022-000208](#)

Address: RIVER ROAD / PLOWGOUND ROAD

Location: JOHNS ISLAND

TMS#: 316-00-00-057, -042

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Acres: 77.3

Lots (for subdiv): 139

Owner: LENNAR CARLOLINAS, LLC

Units (multi-fam./Concept Plans): 139

Applicant: THOMAS & HUTTON

843-725-5239

Zoning: PUD

Contact: TOM CARLIN

carlin.t@tandh.com

Misc notes: Road plans for a 139 Single Family Residential development.

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 three business days prior to the meeting.