



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

8/18/2022

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 REFUEL - FOLLY ROAD

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 334/336 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 424-05-00-028
Acres: 1.48
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB/LB

City Project ID: [TRC-SP2020-000385](#)

Submittal Review #: 5TH REVIEW
Board Approval Required: DRB

Owner: REFUEL OPERATING COMPANY, LLC
Applicant: CLINE ENGINEERING
Contact: MATT CLINE

843-791-3646
matt@clineeng.com

Misc notes: Site plan for proposed convenience store and car wash.

#2 FOLLY ROAD & COUNTRY CLUB DRIVE PEDESTRIAN IMPROVEMENTS

9:15 LINEAR CONSTRUCTION

Project Classification: LINEAR ROW
Address: 325 COUNTRY CLUB DRIVE
Location: JAMES ISLAND
TMS#: 424-00-00-003
Acres: 31.6
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID: [TRC-SUB2021-000178](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: CHARLESTON COUNTY
Applicant: REVEER GROUP, LLC
Contact: PAUL FORD

843-297-4103
pford@reveergroup.com

Misc notes: New 8' and 5' concrete sidewalk with pedestrian improvements.

#3 GOVERNOR'S CAY - THE POINT AMENITY

9:30 SITE PLAN

Project Classification: SITE PLAN
Address: 808 KINGS OAK COURT
Location: CAINHOY
TMS#: 271-00-02-130
Acres: 8.06
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: [TRC-SP2020-000388](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: LENNAR CAROLINAS, LLC
Applicant: THOMAS & HUTTON
Contact: JASON HUTCHINSON

843-725-5269
hutchinson.j@tandh.com

Misc notes: Amenity with pool, bathrooms, pavillion to serve existing townhome community.

#4 DANIEL ISLAND - HASWELL (ROADS)

9:45 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: SEVEN FARMS DRIVE / HASWELL STREET
Location: DANIEL ISLAND
TMS#: 275-00-00-182
Acres: 7.88
Lots (for subdiv): 20
Units (multi-fam./Concept Plans): 20
Zoning: DI-R

City Project ID: [TRC-SUB2022-000209](#)

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: DAVID WEEKLEY HOMES
Applicant: THOMAS & HUTTON
Contact: BRYCE LEMON

724-561-3517
lemon.b@tandh.com

Misc notes: Road construction plan for 20 lot single family residential development.

#5 DANIEL ISLAND NORTHERN PARCEL FF PHASE 2 - ROADS

10:00 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: SHIP BUILDER STREET
Location: DANIEL ISLAND
TMS#: 272-00-00-001
Acres: 40.90
Lots (for subdiv): 31
Units (multi-fam./Concept Plans): 31
Zoning: DI-RI

City Project ID: [TRC-SUB2022-000197](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: DANIEL ISLAND COMPANY, INC
Applicant: THOMAS & HUTTON
Contact: BRYCE LEMON

724-561-3517
lemon.b@tandh.com

Misc notes: 31-lot single family residential development.

#6 CAINHOY EARLY SITE PACKAGE

10:15 SITE PLAN

Project Classification: SITE PLAN
Address: MULTIPLE
Location: CAINHOY
TMS#: 262-00-00-008, -028
Acres: 11.3
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: [TRC-SP2022-000559](#)

Submittal Review #: PRE-APP
Board Approval Required:

Owner: CAINHOY LAND AND TIMBER, LLC
Applicant: THOMAS & HUTTON
Contact: STEVEN ROACH

843-971-3500
roach.s@tandh.com

Misc notes: Early site work to include tree removal, clearing of vegetation, and rough grading.

#7 151 MEETING STREET RENOVATIONS

10:30 SITE PLAN

Project Classification: SITE PLAN
Address: 151 MEETING STREET
Location: PENINSULA
TMS#: 457-08-04-002, -099
Acres: 1.02
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: [TRC-SP2021-000456](#)

Submittal Review #: 3RD REVIEW
Board Approval Required: BAR

Owner: LANDAM LIBERTY OFFICE NO. 1, LLC
Applicant: SEAMONWHITESIDE+ASSOCIATES
Contact: ROBERT JETER

843-884-1667
rjeter@seamonwhiteside.com

Misc notes: Renovations to the existing office building to incorporate a ground floor restaurant use.

#8 WOODFIELD POINT HOPE 4

10:45 SITE PLAN

Project Classification: SITE PLAN
Address: CLEMENTS FERRY RD AT BEACH HILL DRIVE
Location: CAINHOY
TMS#: 262-00-00-028
Acres: 21.9
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 384
Zoning: PUD

City Project ID: [TRC-SP2022-000560](#)

Submittal Review #: PRE-APP
Board Approval Required:

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

Misc notes: New development consisting of 384 multifamily units and a 25,000 SF retail building.

#9 HOME DEPOT TOOL CENTER

11:00 SITE PLAN

Project Classification: SITE PLAN
Address: 2008 MAGWOOD DRIVE
Location: WEST ASHLEY
TMS#: 309-00-00-018
Acres: 0.15
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: [TRC-SP2022-000562](#)

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: THE HOME DEPOT
Applicant: KIMLEY-HORN 984-275-3559
Contact: KATIE WITT katie.witt@kimley-horn.com

Misc notes: Building addition for a Tool Rental Center, and re-striping of parking spaces for compact power equipment.

#10 MCLAURA BLUFF PHASE 2 (PLAT)

11:15 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: 3066 HIGH TIDE DRIVE
Location: WEST ASHLEY
TMS#: 358-00-00-008
Acres: 3.45
Lots (for subdiv): 14
Units (multi-fam./Concept Plans): 14
Zoning: PUD

City Project ID: [TRC-SUB2022-000210](#)

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

Owner: CHANDLER ASSOCIATION, LLC
Applicant: HLA, INC 843-763-1166
Contact: KYLE NEFF kneff@hlainc.com

Misc notes: Preliminary Plat for a new 14 lot single family residential development.

#11 MCLAURA BLUFF PHASE 2 (ROADS)

11:30 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: 3066 HIGH TIDE DRIVE
Location: WEST ASHLEY
TMS#: 358-00-00-008
Acres: 3.45
Lots (for subdiv): 14
Units (multi-fam./Concept Plans): 14
Zoning: PUD

City Project ID: [TRC-SUB2022-000210](#)

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

Owner: CHANDLER ASSOCIATION, LLC
Applicant: HLA, INC 843-763-1166
Contact: KYLE NEFF kneff@hlainc.com

Misc notes: Road construction plan for a new 14 lot single family residential development.

12 MAE'S SWEETS WITH SOUL

11:45 SITE PLAN

Project Classification: SITE PLAN
Address: 3919 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 285-00-00-205
Acres: 1.83
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: [TRC-SP2022-000558](#)

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

Owner: LILLIE M. SMALLS
Applicant: ATLANTIC SOUTH, LLC
Contact: KENDRA SMITH

843-823-3753
ksmith@atlantic-south.com

Misc notes: A bakery building with a parking lot and drive-thru.

13 2815 CLEMENTS FERRY

12:00 SITE PLAN

Project Classification: SITE PLAN
Address: 2815 CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 271-00-02-169
Acres: 7.28
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 260
Zoning: GP

City Project ID: [TRC-SP2022-000517](#)

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

Owner: YOM TOV, LLC
Applicant: GLENN MADDUX
Contact: MIDDLE STREET PARTNERS

918-273-8113
gmaddux@middlestreet.com

Misc notes: Multi-family residential development.

14 1888 CLEMENTS FERRY

12:15 SITE PLAN

Project Classification: SITE PLAN
Address: 1888 CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 268-00-00-092
Acres: 2.41
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: LI

City Project ID: [TRC-SP2022-000561](#)

Submittal Review #: PRE-APP
Board Approval Required:

Owner: PAT MARR
Applicant: FORSBERG ENGINEERING & SURVEYING
Contact: TREY LINTON

843-571-2622
tlinton@forsberg-engineering.com

Misc notes: New commercial warehouse use with associated infrastructure.

15 HARBOR VIEW TOWNS

12:30 SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: THERESA DRIVE
Location: JAMES ISLAND
TMS#: 424-10-00-030
Acres: 2.63
Lots (for subdiv): 8
Units (multi-fam./Concept Plans): 16
Zoning: STR/DR-1

City Project ID: [TRC-SUB2022-000202](#)

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

Owner: FMM THERESA HOLDINGS, LLC
Applicant: ESP ASSOCIATES, INC.
Contact: TAYLOR REEVES

843-560-4942
treeves@espassociates.com

Misc notes: Major subdivision resulting in 8 new lots and 16 townhome units.

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.