



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

8/19/2021

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 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - PLAT

#### 9:00 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION	City Project ID: TRC-SUB2020-000166
Address: BROAD STREET AND BARRE STREET	
Location: PENINSULA	Submittal Review #: 3RD REVIEW
TMS#: 457-07-01-030	Board Approval Required: BAR
Acres: 2.25	
# Lots (for subdiv): 21	Owner: THE BEACH COMPANY
# Units (multi-fam./Concept Plans): 19	Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Zoning: PUD	Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Preliminary plat for a new 0.75 acre park and 19 residential units. [Project CSS Page](#)

### #2 BAKER MOTORS AMR SALES CENTER

#### 9:15 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2020-000375
Address: 1521 SAVANNAH HWY	
Location: WEST ASHLEY	Submittal Review #: 1ST REVIEW
TMS#: 349-01-00-016	Board Approval Required: DRB
Acres: 1.14	
# Lots (for subdiv): -	Owner: VCKHS MAGNOLIA, LLC
# Units (multi-fam./Concept Plans): -	Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Zoning: GB	Contact: ERIC LADSON ladsone@earthsourceeng.com

Misc notes: Auto dealership with associated parking. [Project CSS Page](#)

### #3 POINT HOPE COMMERCIAL

#### 9:30 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2021-000432
Address: 112 RENAISSANCE LANE	
Location: CAINHOY	Submittal Review #: 1ST REVIEW
TMS#: 262-00-00-050	Board Approval Required:
Acres: 0.41	
# Lots (for subdiv): -	Owner: RENAISSANCE LANE, LLC
# Units (multi-fam./Concept Plans): -	Applicant: LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS 843-375-2200
Zoning: PUD	Contact: KEVIN COFFEY kevin@lowcountryldc.com

Misc notes: New construction for commercial retail space. [Project CSS Page](#)

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**#4 WANDO VILLAGE - POCKET PARK****9:45 SITE PLAN**

Project Classification: SITE PLAN  
Address: 335 BLOWING FRESH DR.  
Location: CAINHOY  
TMS#: 263-00-04-001  
Acres: 1.3  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

City Project ID: TRC-SP2020-000387

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: PULTE HOMES  
Applicant: THOMAS & HUTTON  
Contact: WILL COX

843-725-5274  
cox.w@tandh.com

Misc notes: Site plan for amenity pavilion, boardwalk, paths/sidewalk, and parking. [Project CSS Page](#)

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**#5 MUSC COGENERATION PLANT****10:00 SITE PLAN**

Project Classification: SITE PLAN  
Address: 20 EHRHARDT STREET  
Location: PENINSULA  
TMS#: 460-15-01-023, -024, -025, -026, -027  
Acres: 0.70  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: LB

City Project ID: TRC-SP2021-000454

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: MEDICAL UNIVERSITY OF SOUTH CAROLINA  
Applicant: C BAKER ENGINEERING, LLC  
Contact: CAMERON BAKER  
cameron@cbakerengineering.com

843-270-3185

Misc notes: Construction of a new power facility on MUSC campus with associated site improvements. [Project CSS Page](#)

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**#6 DOWDEN COURT WASTEWATER IMPROVEMENTS****10:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: DOWDEN COURT & MILES DRIVE  
Location: WEST ASHLEY  
TMS#: 352-12-00-060, -061, -062, -145  
Acres: 0.81  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-1

City Project ID: TRC-SP2021-000455

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: -  
Applicant: CHARLESTON WATER SYSTEM  
Contact: DAVID CHRISTOPHER  
david.christopher@hdrinc.com

843-727-6876

Misc notes: New gravity sewer line, pump station, and force main between Dowden Ct. and Miles Dr. [Project CSS Page](#)

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**#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 #: PRE-APP  
Board Approval Required:

Owner: LANDAM LIBERTY OFFICE NO. 1, LLC  
Applicant: SEAMONWHITESIDE+ASSOCIATES  
Contact: PATTERSON FARMER  
pfarmer@seamonwhiteside.com

843-884-1667

Misc notes: Renovations to the existing office building to incorporate a ground floor restaurant use. [Project CSS Page](#)

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**#8 VOLVO CAR STADIUM MODIFICATIONS REVISIONS****10:45 SITE PLAN**

Project Classification: SITE PLAN  
Address: 161 SEVEN FARMS DRIVE  
Location: DANIEL ISLAND  
TMS#: 275-00-00-078, -183  
Acres: 33.81  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: DI-TC

City Project ID: TRC-SP2020-000351

Submittal Review #: 6TH REVIEW  
Board Approval Required: BZA-SD, DRB

Owner: CITY OF CHARLESTON LEASEE: BEEMOK SPORTS LLC  
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667  
Contact: PAUL PEEPLES ppeeples@seamonwhiteside.com

Misc notes: Review of revisions to previously approved Site Plan. Site and building modification. [Project CSS Page](#)

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**#9 SOUTH STATION, PHASE 1 (PLAT)****11:00 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: SC 700 - 1.5 MILES WEST OF RIVER RD./MAYB  
Location: JOHNS ISLAND  
TMS#: 313-00-00-031, -306, -307, -043  
Acres: 5.4  
# Lots (for subdiv): 7  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

City Project ID: TRC-SUB2020-000165

Submittal Review #: 3RD REVIEW  
Board Approval Required:

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC  
Applicant: HLA, INC. 843-763-1166  
Contact: ADRIANA CARSON acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with stormwater, sanitary sewer, and potable water to serve future development. [Project CSS Page](#)

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**#10 SOUTH STATION, PHASE 1 (ROADS)****11:15 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: SC 700 - 1.5 MILES WEST OF RIVER RD./MAYB  
Location: JOHNS ISLAND  
TMS#: 313-00-00-031, -306, -307, -043  
Acres: 5.4  
# Lots (for subdiv): 7  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

City Project ID: TRC-SUB2020-000165

Submittal Review #: 3RD REVIEW  
Board Approval Required:

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC  
Applicant: HLA, INC. 843-763-1166  
Contact: ADRIANA CARSON acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with stormwater, sanitary sewer, and potable water to serve future development. [Project CSS Page](#)

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.