



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

8/26/2021

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# 85964750850, 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 PROJECT THROUGHPUT

9:00 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2021-000414
Address: CHARLESTON REGIONAL PARKWAY	
Location: CAINHOY	Submittal Review #: 1ST REVIEW
TMS#: 267-00-00-095	Board Approval Required:
Acres: 172	
# Lots (for subdiv): -	Owner: SC PORTS AUTHORITY
# Units (multi-fam./Concept Plans): -	Applicant: THOMAS & HUTTON ENGINEERING 912-547-8476
Zoning: LI	Contact: SCOTT GREENE greene.s@tandh.com

Misc notes: Site plan review for a new container handling and storage facility. [Project CSS Page](#)

#2 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - ROADS

9:15 ROAD CONSTRUCTION PLANS

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 mjohanson@forsberg-engineering.com

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

#3 PROJECT ROSE

9:30 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2021-000419
Address: FORT TRENHOLM ROAD	
Location: JOHNS ISLAND	Submittal Review #: 2ND REVIEW
TMS#: 319-00-00-014	Board Approval Required:
Acres: 10.10	
# Lots (for subdiv): -	Owner: CHARLESTON AVIATION AUTHORITY
# Units (multi-fam./Concept Plans): -	Applicant: LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS 843-296-6364
Zoning: LI	Contact: KEVIN COFFEY kevin@lowcountryldc.com

Misc notes: Site plan review of new aircraft manufacturing facility. [Project CSS Page](#)

#4 KINDER MORGAN TRANSLOAD FACILITY**9:45 SITE PLAN**

Project Classification: SITE PLAN
Address: 1805 MILFORD STREET
Location: PENINSULA
TMS#: 464-00-00-009, 466-00-00-001, -003, -053
Acres: 41.7
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: HI

City Project ID: TRC-SP2020-000386

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: KINDER MORGAN TERMINALS, INC

Applicant: GEL ENGINEERING

Contact: EDWARD GUINN

843-769-7378

edward.guinn@gel.com

Misc notes: Site plan review of new transload facility to move grain from rail cars into shipping containers. [Project CSS Page](#)

#5 VOYAGER CHARTER SCHOOL**10:00 SITE PLAN**

Project Classification: SITE PLAN
Address: HENRY TECKLENBURG DR.
Location: WEST ASHLEY
TMS#: 309-00-00-055
Acres: 13.8
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: TRC-SP2021-000457

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

Owner: ESSEX FARMS, A PARTNERSHIP

Applicant: HLA, INC.

Contact: KYLE NEFF

843-763-1166

kneff@hlainc.com

Misc notes: New charter school with parking. [Project CSS Page](#)

#6 THE GARDENS AT RIVERVIEW FARMS PHASE 2**10:15 PUD AMENDMENT**

Project Classification: PUD AMENDMENT
Address: RIVER ROAD
Location: JOHNS ISLAND
TMS#: 312-00-00-064, -208, -085
Acres: 28.70
Lots (for subdiv): 67
Units (multi-fam./Concept Plans): 67
Zoning: RR-1

City Project ID: PUD2021-000019

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: MG RIVERVIEW FARMS, LLC

Applicant: HLA, INC.

Contact: ANDREW TODD-BURKE

843-763-1166

atoddburke@hlainc.com

Misc notes: PUD Amendment for future Phase 2 development. [Project CSS Page](#)

#7 THE OAKS AT ST. JOHNS**10:30 SITE PLAN**

Project Classification: SITE PLAN
Address: 1708 CAYLA STREET
Location: JOHNS ISLAND
TMS#: 313-14-00-158
Acres: 0.45
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 6
Zoning: SR-1

City Project ID: TRC-SP2020-000364

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: SUP RIVER, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES

Contact: PATTERSON FARMER

843-884-1667

pfarmer@seamonwhiteside.com

Misc notes: Six new live/work units with associated parking, drive and sidewalk access. [Project CSS Page](#)

#8 CAROLINA BAY SCHOOL SITE

10:45 SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: PARKLAWN DRIVE

Location: WEST ASHLEY

TMS#: 307-00-00-099, 307-05-00-501

Acres: 12.42

Lots (for subdiv): 49

Units (multi-fam./Concept Plans): 49

Zoning: PUD

City Project ID: TRC-SUB2020-000146

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: KIAWAH RACCOON RUN, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

Misc notes: [Concept Plan for a 49 lot subdivision and associated improvements.](#) [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 three business days prior to the meeting.