



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

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 was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

#1 PROJECT THROUGHPUT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000414

Address: CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 267-00-00-095

Submittal Review #: 1ST REVIEW

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](#)

RESULTS: Revise and resubmit to TRC.

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

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000166

Address: BROAD STREET AND BARRE STREET

Location: PENINSULA

TMS#: 457-07-01-030

Submittal Review #: 3RD REVIEW

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

RESULTS: Revise and resubmit to TRC.

#3 PROJECT ROSE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000419

Address: FORT TRENHOLM ROAD

Location: JOHNS ISLAND

TMS#: 319-00-00-014

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 10.10

Lots (for subdiv): -

Owner: CHARLESTON AVIATION AUTHORITY

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

Applicant: LOWCOUNTRY LAND DEVELOPMENT

843-296-6364

Zoning: LI

CONSULTANTS

Contact: KEVIN COFFEY

kevin@lowcountryldc.com

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

RESULTS: Revise and resubmit to TRC.

#4 KINDER MORGAN TRANSLOAD FACILITY**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000386

Address: 1805 MILFORD STREET

Location: PENINSULA

TMS#: 464-00-00-009, 466-00-00-001, -003, -053

Submittal Review #: 4TH REVIEW

Acres: 41.7

Board Approval Required:

Lots (for subdiv): -

Owner: KINDER MORGAN TERMINALS, INC

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

Applicant: GEL ENGINEERING

843-769-7378

Zoning: HI

Contact: EDWARD GUINN

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](#)**RESULTS:** Item deferred.

#5 VOYAGER CHARTER SCHOOL**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000457

Address: HENRY TECKLENBURG DR.

Location: WEST ASHLEY

TMS#: 309-00-00-055

Submittal Review #: PRE-APP

Acres: 13.8

Board Approval Required: BZA. DRB

Lots (for subdiv): -

Owner: ESSEX FARMS, A PARTNERSHIP

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

Applicant: HLA, INC.

843-763-1166

Zoning: PUD

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: New charter school with parking. [Project CSS Page](#)**RESULTS:** Revise and resubmit to TRC.

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

Project Classification: PUD AMENDMENT

City Project ID #: PUD2021-000019

Address: RIVER ROAD

Location: JOHNS ISLAND

TMS#: 312-00-00-064, -208, -085

Submittal Review #: 1ST REVIEW

Acres: 28.70

Board Approval Required:

Lots (for subdiv): 67

Owner: MG RIVERVIEW FARMS, LLC

Units (multi-fam./Concept Plans): 67

Applicant: HLA, INC.

843-763-1166

Zoning: RR-1

Contact: ANDREW TODD-BURKE

atoddburke@hlainc.com

Misc notes: PUD Amendment for future Phase 2 development. [Project CSS Page](#)**RESULTS:** Revise and resubmit to TRC.

#7 THE OAKS AT ST. JOHNS**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000364

Address: 1708 CAYLA STREET

Location: JOHNS ISLAND

TMS#: 313-14-00-158

Submittal Review #: 3RD REVIEW

Acres: 0.45

Board Approval Required:

Lots (for subdiv): -

Owner: SUP RIVER, LLC

Units (multi-fam./Concept Plans): 6

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: SR-1

Contact: PATTERSON FARMER

pfarmer@seamonwhiteside.com

Misc notes: Six new live/work units with associated parking, drive and sidewalk access. [Project CSS Page](#)**RESULTS:** Pending delivery of Zoning and Fire Comments.

**#8 CAROLINA BAY SCHOOL SITE
SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000146

Address: PARKLAWN DRIVE

Location: WEST ASHLEY

Submittal Review #: 3RD REVIEW

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

Board Approval Required: PC

Acres: 12.42

Lots (for subdiv): 49

Owner: KIAWAH RACCOON RUN, LLC

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

Applicant: SEAMON WHITESIDE + ASSOCIATES

843-884-1667

Zoning: PUD

Contact: DAVID PROHASKA

dprohaska@seamonwhiteside.com

Misc notes: Concept Plan for a 49 lot subdivision and associated improvements. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

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.