



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

9/16/2021

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 CHARLOTTE STREET MULTI-FAMILY - REVISIONS

#### 9:00 SITE PLAN

Project Classification: SITE PLAN  
Address: 21 CHARLOTTE STREET  
Location: PENINSULA  
TMS#: 459-13-03-033  
Acres: 0.338  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 6  
Zoning: DR-1F

City Project ID: TRC-SP2021-000464

Submittal Review #: 1ST REVIEW  
Board Approval Required: BAR

Owner: MICHELLE SEAY  
Applicant: CLINE ENGINEERING, INC. 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: **Review of revisions to a previously approved project. Construction plans to construct 4 new residential units.** [Project CSS Page](#)

### #2 SHILOH AME CHURCH

#### 9:15 SITE PLAN

Project Classification: SITE PLAN  
Address: 2324 ASHLEY RIVER ROAD  
Location: WEST ASHLEY  
TMS#: 353-05-00-004  
Acres: 2.78  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID: TRC-SP2018-000117

Submittal Review #: 5TH REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: SHILOH AME TRUSTEES  
Applicant: ATLANTIC SOUTH CONSULTING 843-580-9010  
Contact: ADRIAN WILLIAMS awilliams@atlantic-south.com

Misc notes: **Construction plans for a new Shiloh AME Church building and associated improvements.** [Project CSS Page](#)

### #3 1230 FOLLY ROAD

#### 9:30 SITE PLAN

Project Classification: SITE PLAN  
Address: 1230 FOLLY ROAD  
Location: JAMES ISLAND  
TMS#: 425-13-00-007  
Acres: .494  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: CT

City Project ID: TRC-SP2020-000361

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

Owner: 1230 FOLLY ROAD LLC  
Applicant: SOUTHEASTERN BUILDING GROUP 843-737-1264  
Contact: CANNON WIER cannon@sbgbuilder.com

Misc notes: **New construction of detached garage for vehicles.** [Project CSS Page](#)

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**#4 NAT'S COURT****9:45 SITE PLAN**

Project Classification: SITE PLAN

Address: 8 NUNAN STREET

Location: PENINSULA

TMS#: 460-07-02-223, -224, -225, -226, -227, -228, 229

Acres: 0.65

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 16

Zoning: DR-2F

City Project ID: TRC-SP2021-000429

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD

Owner: MANX HOLDINGS, LLC

Applicant: SYNCHRONICITY, LLC

Contact: TODD RICHARDSON

843-203-4766

todd@synchronicity.design

**Misc notes:** 16-unit downtown neighborhood. [Project CSS Page](#)

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**#5 INDIGO GROVE PHASE 1 (PLAT)****10:00 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: MAYBANK HIGHWAY OPPOSITE FENWICK AL

Location: JOHNS ISLAND

TMS#: 345-00-00-217

Acres: 32.83

# Lots (for subdiv): 72

# Units (multi-fam./Concept Plans): 72

Zoning: PUD

City Project ID: TRC-SUB2020-000149

Submittal Review #: 5TH REVIEW

Board Approval Required: BZA-SD

Owner: STANLEY MARTIN COMPANIES, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES

Contact: PATTERSON FARMER

843-884-1667

pfarmer@seamonwhiteside.com

**Misc notes:** Preliminary Plat for planned unit development of Kerr Tract. [Project CSS Page](#)

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**#6 INDIGO GROVE PHASE 1 (ROADS)****10:15 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: MAYBANK HIGHWAY OPPOSITE FENWICK AL

Location: JOHNS ISLAND

TMS#: 345-00-00-217

Acres: 32.83

# Lots (for subdiv): 72

# Units (multi-fam./Concept Plans): 72

Zoning: PUD

City Project ID: TRC-SUB2020-000149

Submittal Review #: 5TH REVIEW

Board Approval Required: BZA-SD

Owner: STANLEY MARTIN COMPANIES, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES

Contact: PATTERSON FARMER

843-884-1667

pfarmer@seamonwhiteside.com

**Misc notes:** Road construction plans for planned unit development of Kerr Tract. [Project CSS Page](#)

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**#7 CAINHOY - DEL WEBB****10:30 SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD / CAINHOY ROAD

Location: CAINHOY

TMS#: 262-00-00-028

Acres: 585.3

# Lots (for subdiv): 1094

# Units (multi-fam./Concept Plans): 1094

Zoning: PUD

City Project ID: TRC-SUB2021-000176

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND &amp; TIMBER, LLC

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

Contact: WILL COX

843-725-5274

cox.w@tandh.com

**Misc notes:** 1000+ lot subdivision concept plan. [Project CSS Page](#)

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.