



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

9/23/2021

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 ANGEL OAK ELEMENTARY SCHOOL MOBILE CLASSROOMS RELOCATION 2022

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 6134 CHISOLM ROAD
Location: JOHNS ISLAND
TMS#: 253-00-00-073
Acres: 18.28
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID: TRC-SP2021-000461

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT
Applicant: ADC ENGINEERING 843-566-0161
Contact: SEBASTIAN DAVIS sebastiand@adcengineering.com

Misc notes: Two new mobile classrooms and sidewalk. [Project CSS Page](#)

2 THE WATERFRONT - PHASE 2

9:15 SITE PLAN

Project Classification: SITE PLAN
Address: LONGSHORE STREET
Location: DANIEL ISLAND
TMS#: 275-00-00-114, -148
Acres: 3.38
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 41
Zoning: DI-TC

City Project ID: TRC-SP2021-000446

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: PARCEL R PHASE 2 DEVELOPMENT COMPANY, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 724-461-3517
Contact: BRYCE LEMON lemon.b@tandh.com

Misc notes: Construction of (3) Multi-family buildings. [Project CSS Page](#)

3 1964 MAYBANK HIGHWAY (FORMERLY 2040 MAYBANK HIGHWAY)

9:30 SITE PLAN

Project Classification: SITE PLAN
Address: 1964 MAYBANK HIGHWAY
Location: JAMES ISLAND
TMS#: 343-04-00-028
Acres: 1.76
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2021-000406

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-SD, DRB

Owner: MONTEREY, LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: VINCE SOTTILE sottilev@earthsourceeng.com

Misc notes: New building and parking improvements. [Project CSS Page](#)

#4 HARBOR VIEW ELEMENTARY SCHOOL CAR STACKING LOOP**9:45 SITE PLAN**

Project Classification: SITE PLAN
Address: 1587 HARBOR VIEW ROAD
Location: JAMES ISLAND
TMS#: 424-06-00-007
Acres: 6.10
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID: TRC-SP2021-000445

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT
Applicant: HUSSEY GAY BELL 843-849-7500
Contact: JUSTIN ROBINETTE jrobinette@husseygaybell.com

Misc notes: Modifications to car stacking loop. [Project CSS Page](#)

#5 BAKER COLLECTION SAVANNAH HIGHWAY**10:00 SITE PLAN**

Project Classification: SITE PLAN
Address: 1545 SAVANNAH HWY
Location: WEST ASHLEY
TMS#: 349-01-00-022
Acres: .69
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2020-000342

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

Owner: VCKHS MAGNOLIA LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New Baker Motors dealership. [Project CSS Page](#)

#6 200-210 SPRING STREET ACCOMMODATIONS**10:15 SITE PLAN**

Project Classification: SITE PLAN
Address: 200-210 SPRING STREET
Location: PENINSULA
TMS#: 460-11-01-011, -013
Acres: 0.9
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: MU-2/WH

City Project ID: TRC-SP2021-000466

Submittal Review #: PRE-APP
Board Approval Required: BAR, BZA-SD

Owner: 200 SPRING STREET DEVELOPMENT LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Proposed 152 room hotel with interior parking and associated utility infrastructure. [Project CSS Page](#)

#7 JAMES ISLAND BUSINESS PARK IMPROVEMENTS**10:30 SITE PLAN**

Project Classification: SITE PLAN
Address: 1750 & 1738 SIGNAL POINT ROAD
Location: WEST ASHLEY
TMS#: 334-00-00-173, -014
Acres: 15.32
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: HI

City Project ID: TRC-SP2021-000465

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

Owner: JAMES ISLAND BUSINESS PARK, LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Proposing 2 new buildings with new parking and utility/stormwater infrastructure. [Project CSS Page](#)

#8 MARSHES AT DANIEL ISLAND PHASES 1A & 1B (PLAT)

10:45 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: 144 FAIRBANKS DRIVE
Location: DANIEL ISLAND
TMS#: 271-00-00-010
Acres: 16.78
Lots (for subdiv): 56
Units (multi-fam./Concept Plans): 56
Zoning: DI-GO

City Project ID: TRC-SUB2019-000114

Submittal Review #: 6TH REVIEW
Board Approval Required:

Owner: SM CHARLESTON, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Preliminary plat for a 56 lot (Phase 1A & 1B) subdivision. [Project CSS Page](#)

#9 MARSHES AT DANIEL ISLAND PHASES 1A & 1B (ROADS)

11:00 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: 144 FAIRBANKS DRIVE
Location: DANIEL ISLAND
TMS#: 271-00-00-010
Acres: 16.78
Lots (for subdiv): 56
Units (multi-fam./Concept Plans): 56
Zoning: DI-GO

City Project ID: TRC-SUB2019-000114

Submittal Review #: 6TH REVIEW
Board Approval Required:

Owner: SM CHARLESTON, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Road construction plans for a 56 lot (Phase 1A & 1B) subdivision. [Project CSS Page](#)

#10 SHILOH AME CHURCH

11:15 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](#)

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.