



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

10/1/2020

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 OAKFIELD SUB., PHASES 5C & 5D (PLAT)

#### 9:00 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2019-000121

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 2780000128

Board Approval Required:

Acres: 8.19

# Lots (for subdiv): 7

Owner: PULTE HOME COMPANY

# Units (multi-fam./Concept Plans): 7

Applicant: HLA, INC.

843-763-1166

Zoning: PUD

Contact: ADRIANA CARSON

acarson@hlainc.com

Misc notes: Preliminary plat for a 7 lot subdivision and associated improvements.

#### RESULTS:

### #2 OAKFIELD SUB., PHASES 5C & 5D (ROAD)

#### 9:15 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2019-000121

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 2780000128

Board Approval Required:

Acres: 8.28

# Lots (for subdiv): 7

Owner: PULTE HOME COMPANY

# Units (multi-fam./Concept Plans): 7

Applicant: HLA, INC.

843-763-1166

Zoning: PUD

Contact: ADRIANA CARSON

acarson@hlainc.com

Misc notes: Road construction plans for a 7 lot subdivision and associated improvements.

#### RESULTS:

### #3 73 SPRING ST MIXED USE

#### 9:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000223

Address: 73 SPRING STREET

Location: PENINSULA

Submittal Review #: 3RD REVIEW

TMS#: 4600803057

Board Approval Required: BAR

Acres: 0.24

# Lots (for subdiv):

Owner: MARK A STEPHENSON

# Units (multi-fam./Concept Plans): 4

Applicant: CLINE ENGINEERING

843-991-7239

Zoning: LB

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Construction plans for 1 office building, 3 residential buildings, and 1 accessory building behind existing building.

#### RESULTS:

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**#4 MEETING & ROMNEY STREETS REVISIONS****9:45 SITE PLAN**

Project Classification: SITE PLAN  
Address: MEETING & ROMNEY STREETS  
Location: PENINSULA  
TMS#: 4631202054  
Acres: 0.52  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 34  
Zoning: MU-1/WH

City Project ID: TRC-SP2017-000046

Submittal Review #: 5TH REVIEW  
Board Approval Required:

Owner: MADISON CAPITAL GROUP  
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667  
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Review of revisions to previously approved project. Site Plan for mixed-use development and associated improvements.

**RESULTS:**

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

Project Classification: MAJOR SUBDIVISION  
Address: MAYBANK HWY OPPOSITE FENWICK ALLEE  
Location: ISLAND  
TMS#: MULTIPLE  
Acres: 32.83  
# Lots (for subdiv): 114  
# Units (multi-fam./Concept Plans):  
Zoning: PUD

City Project ID: TRC-SUB2020-000149

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

Owner: RHK, LLC  
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC 843-884-1667  
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Preliminary Plat of residential portion of the planned unit development for Kerr Tract.

**RESULTS:**

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**#6 INDIGO GROVE (ROADS)****10:15 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: MAYBANK HWY OPPOSITE FENWICK ALLEE  
Location: JOHNS ISLAND  
TMS#: MULTIPLE  
Acres: 32.83  
# Lots (for subdiv): 114  
# Units (multi-fam./Concept Plans):  
Zoning: PUD

City Project ID: TRC-SUB2020-000149

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

Owner: RHK, LLC  
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC 843-884-1667  
Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Road construction plans of residential portion of the planned unit development for Kerr Tract.

**RESULTS:**

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**#7 ONE 80 PLACE****10:30 SITE PLAN**

Project Classification: SITE PLAN  
Address: 573 MEETING STREET  
Location: PENINSULA  
TMS#: 4631604022  
Acres: 0.41  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 86 UNITS  
Zoning: MU-2/WH

City Project ID: TRC-SP2018-000175

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

Owner: One80 Place  
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622  
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for an 86 unit, 81,391 square foot family life center and associated improvements.

**RESULTS:**

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**#8 HAYES PARK COMMERCIAL DEVELOPMENT**

**10:45 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2019-000244

Address: 3530 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 2790000235, 067

Acres: 3.3

# Lots (for subdiv): -

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

Zoning: CT

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB

Owner: NEW LEAF BUILDERS LLC

Applicant: FORSBERG ENGINEERING

843-571-2622

Contact: MIKE JOHNSON mjohanson@forsberg-engineering.com

Misc notes: Site plan for a new commercial development with multiple buildings and parking.

**RESULTS:**

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**#9 ST. ANDREWS MIXED USE DEVELOPMENT**

**11:00 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000374

Address: 65 SYCAMORE AVE

Location: WEST ASHLEY

TMS#: 4181000033, 038

Acres: 9.5

# Lots (for subdiv): -

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

Zoning: GB

Submittal Review #: PRE-APP

Board Approval Required: BZA, DRB

Owner: GH SAINT ANDREWS, LLC

Applicant: THOMAS & HUTTON

843-725-5258

Contact: DOMONIC JONES

jones.d@tandh.com

Misc notes: Construction of a multi-family mixed use wrap with parking deck.

**RESULTS:**

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, 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 at the City of Charleston Zoning Office, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. 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.