



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

10/14/2021

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 93 SPRING STREET

9:00 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2021-000443

Address: 93 SPRING STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 460-08-03-067, -188

Board Approval Required:

Acres: 0.385

Lots (for subdiv): -

Owner: 91 SPRING LLC

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

Applicant: CLINE ENGINEERING, INC

843-991-7239

Zoning: LB

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Residential development resulting in 7 units. [Project CSS Page](#)

#2 529 KING HOTEL

9:15 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2018-000099

Address: 529 KING STREET

Location: PENINSULA

Submittal Review #: 3RD REVIEW

TMS#: 460-12-02-081

Board Approval Required: BAR, BZA-Z

Acres: 0.35

Lots (for subdiv): -

Owner: 529 KING STREET OZ, LLC

Units (multi-fam./Concept Plans): 50 ROOMS

Applicant: CYPRESS ENGINEERING

843-225-5151

Zoning: GB

Contact: WILL ROGAN

willr@cypresseng.com

Misc notes: Construction plans for a new hotel and associated improvements. [Project CSS Page](#)

#3 POINT HOPE COMMERCIAL BUILDING

9:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2021-000432

Address: 112 RENAISSANCE LANE

Location: CAINHOY

Submittal Review #: 2ND REVIEW

TMS#: 262-00-00-050

Board Approval Required:

Acres: 0.41

Lots (for subdiv): -

Owner: RENAISSANCE LANE, LLC

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

Applicant: LOWCOUNTRY LAND DEVELOPMENT
CONSULTANTS

843-375-2200

Zoning: PUD

Contact: KEVIN COFFEY

kevin@lowcountryldc.com

Misc notes: New construction for commercial retail space. [Project CSS Page](#)

#4 102 PRESIDENT STREET**9:45 SITE PLAN**

Project Classification: SITE PLAN

Address: 102 PRESIDENT STREET

Location: PENINSULA

TMS#: 460-11-04-023

Acres: .62

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 101

Zoning: MU-2/WH

City Project ID: TRC-SP2020-000365

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: 96 PRESIDENT ST, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667

Contact: WILLIAM O'NEAL woneal@seamonwhiteside.com

Misc notes: Mixed use development on currently undeveloped lot. [Project CSS Page](#)

#5 SOUTHERN EAGLE EXPANSION**10:00 SITE PLAN**

Project Classification: SITE PLAN

Address: 1600 CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 267-00-00-123

Acres: 4.2

Lots (for subdiv): -

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

Zoning: LI

City Project ID: TRC-SP2021-000469

Submittal Review #: PRE-APP

Board Approval Required:

Owner: SOUTHERN EAGLE DISTRIBUTING

Applicant: SOUTHERN EAGLE DISTRIBUTING 843-388-6800

Contact: JIM HENDERSON jhenderson@soeagle.net

Misc notes: Warehouse expansion and construction of expanded truck court, trailer parking areas, and existing utility relocation. [Project CSS Page](#)

#6 WANDO VILLAGE - POCKET PARK**10:15 SITE PLAN**

Project Classification: SITE PLAN

Address: 335 BLOWING FRESH DR.

Location: CAINHOY

TMS#: 263-00-04-001

Acres: 1.3

Lots (for subdiv): -

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

Zoning: PUD

City Project ID: TRC-SP2020-000387

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: PULTE HOMES

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5274

Contact: WILL COX cox.w@tandh.com

Misc notes: Site plan for amenity pavilion, boardwalk, paths/sidewalk, and parking. [Project CSS Page](#)

#7 RIVER LANDING VILLAGE, PHASE 1 - REVISIONS**10:30 SITE PLAN**

Project Classification: SITE PLAN

Address: RIVER LANDING DRIVE

Location: DANIEL ISLAND

TMS#: 275-00-00-114, -148, -150

Acres: 11.2

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 58

Zoning: DI-TC (VC)

City Project ID: TRC-SP2018-000162

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: PARCEL R PHASE 1 DEVELOPMENT CO., LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229

Contact: BRIAN RILEY riley.b@tandh.com

Misc notes: Review of revisions to previously approved project. Construction plans for a mixed-use development and associated improvements. [Project CSS Page](#)

#8 SOUTH STATION, PHASE 1 (PLAT)

10:45 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: MAYBANK HWY
Location: JOHNS ISLAND
TMS#: 313-00-00-031, -306, -307, -043
Acres: 5.4
Lots (for subdiv): 7
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: TRC-SUB2020-000165

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC
Applicant: HLA, INC. 843-763-1166
Contact: ADRIANA CARSON acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with stormwater, sanitary sewer and potable water to serve future development. [Project CSS Page](#)

#9 SOUTH STATION, PHASE 1 (ROADS)

11:00 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: MAYBANK HWY
Location: JOHNS ISLAND
TMS#: 313-00-00-031, -306, -307, -043
Acres: 5.4
Lots (for subdiv): 7
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: TRC-SUB2020-000165

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: MARK GOLDBERG OF JI SOUTH STATION, LLC
Applicant: HLA, INC. 843-763-1166
Contact: ADRIANA CARSON acarson@hlainc.com

Misc notes: Proposed commercial development. Phase 1: two public roads with Stormwater, Sanitary sewer and potable water to serve future development. [Project CSS Page](#)

#10 JUNIPER STREET RESIDENCES

11:15 SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: 1555 JUNIPER STREET
Location: WEST ASHLEY
TMS#: 350-03-00-185
Acres: 0.6
Lots (for subdiv): 11
Units (multi-fam./Concept Plans): 11
Zoning: DR-1

City Project ID: TRC-SUB2021-000177

Submittal Review #: 2ND REVIEW
Board Approval Required: BZA-Z, PC

Owner: CITY OF CHARLESTON
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-591-2662
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New affordable housing residences. [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.