



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

1/5/2023

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 ONE 80 PLACE - APPROVAL EXTENSION

SITE PLAN

Project Classification: SITE PLAN

Address: 573 MEETING STREET

Location: PENINSULA

TMS#: 463-16-04-022

Acres: 1.5

Lots (for subdiv):

Units (multi-fam./Concept Plans): 86

Zoning: MU-2/WH

City Project ID: [TRC-SP2018-000175](#)

Submittal Review #: 1ST 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 a 86 unit, 81,391 square foot family life center and associated improvements. Applicant seeks extension of TRC approval from 2021.

RESULTS: Approved.

2 DOMINION SC WEST ASHLEY OPERATIONS - EARLY SITE PACKAGE

SITE PLAN

Project Classification: SITE PLAN

Address: 2310 HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

TMS#: 309-00-00-262

Acres: 11.27

Lots (for subdiv): -

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

Zoning: PUD

City Project ID: [TRC-SP2022-000589](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: DOMINION SC

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Early site work to include tree removal and clearing of vegetation.

RESULTS: Revise and resubmit to TRC.

3 MAYBANK HIGHWAY SIDEWALK AND MEDIAN ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION

Address: MAYBANK HIGHWAY

Location: JAMES ISLAND

TMS#: SCDOT R/W

Acres: 0.1

Lots (for subdiv): -

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

Zoning: N/A

City Project ID: [TRC-SUB2022-000220](#)

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: SCDOT

Applicant: DAVIS & FLOYD 843-554-8602

Contact: DAVIS MIXON dmixon@davisfloyd.com

Misc notes: Sidewalk improvements on Maybank Hwy from Woodland Shores Rd. to Stefan Dr. Addition of raised concrete median along left-turn lane at Woodland Shores, with new raised median and pedestrian crossing.

RESULTS: Revise and resubmit to TRC.

4 **WOODFIELD DANIEL ISLAND 3**

SITE PLAN

Project Classification: SITE PLAN
Address: 2058 BENEFITFOCUS WAY
Location: DANIEL ISLAND
TMS#: 275-00-00-260, -292, -293
Acres: 6
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 163
Zoning: DI-GO

City Project ID: [TRC-SP2021-000477](#)

Submittal Review #: 4TH REVIEW
Board Approval Required: BZA-SD, DRB
Owner: DIEC III LLC,
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667
Contact: MALCOLM GLENN mglen@seamonwhiteside.com

Misc notes: New 163-unit multifamily development.

RESULTS: Pending final documentation to Zoning, T&T, and MS4. Once approved, submit Site Plan to Zoning for stamping.

5 **228 PRESIDENT**

SITE PLAN

Project Classification: SITE PLAN
Address: 228 PRESIDENT STREET
Location: PENINSULA
TMS#: 460-07-01-037
Acres: 0.58
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 14
Zoning: DR-2F

City Project ID: [TRC-SP2022-000547](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:
Owner: NEST COASTAL
Applicant: SYNCHRONICITY LLC 843-203-4766
Contact: TODD RICHARDSON todd@synchronicity.design

Misc notes: Urban infill residential neighborhood.

RESULTS: Revise and resubmit to TRC.

6 **WEST ASHLEY TOYOTA**

SITE PLAN

Project Classification: SITE PLAN
Address: CITADEL HAVEN DRIVE
Location: WEST ASHLEY
TMS#: 310-03-00-075, 310-08-00-035
Acres: 3.7
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: [TRC-SP2021-000420](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:
Owner: 70 NC REAL ESTATE, LLC
Applicant: HOYT+BERENYI, 828-989-2672
Contact: LLC ALEX HORNER ahorner@hoytberenyi.com

Misc notes: Approx. 120 additional parking spots to serve West Ashley Toyota dealership, dumpster relocation, and stormwater detention relocated underground.

RESULTS: Revise and resubmit to TRC.

7 **BISHOP GADSDEN - THE MEADE INDEPENDENT LIVING FACILITY**

SITE PLAN

Project Classification: SITE PLAN
Address: NOBLE OAK WAY
Location: JAMES ISLAND
TMS#: 337- 00-00-104, -107, -124, -133, -135, -136
Acres: 3.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 15
Zoning: DR-4

City Project ID: [TRC-SP2022-000540](#)

Submittal Review #: 3RD REVIEW
Board Approval Required:
Owner: BISHOP GADSDEN
Applicant: HUSSEY, GAY, BELL 843-849-7500
Contact: JUSTIN ROBINETTE jrobinette@husseygaybell.com

Misc notes: Three multi-family unit buildings with associated infrastructure improvements.

RESULTS: Pending completion of MS4 review.

8 **LOWCOUNTRY LAND TRUST ASHEM OFFICE**

SITE PLAN

Project Classification: SITE PLAN
Address: 1362 OLD TOWNE ROAD
Location: WEST ASHLEY
TMS#: 415-00-00-054
Acres: 4
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GO

City Project ID: [TRC-SP2019-000278](#)

Submission Review #: 4TH REVIEW
Board Approval Required: BZA-SD, DRB
Owner: LOWCOUNTRY LAND TRUST
Applicant: GEL ENGINEERING
Contact: EDWARD GUINN

843-769-7378
edward.guinn@gel.com

Misc notes: Site plan for a Lowcountry Land Trust office.

RESULTS: Revise and resubmit to TRC.

9 **BLUEWATER WAY ROAD IMPROVEMENTS**

Project Classification: LINEAR CONSTRUCTION
Address: BLUEWATER WAY
Location: WEST ASHLEY
TMS#: CITY R/W
Acres: 0.24
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: N/A

City Project ID: [TRC-SUB2022-000221](#)

Submission Review #: 2ND REVIEW
Board Approval Required:
Owner: BFP, LLC
Applicant: HLA, INC.
Contact: KYLE NEFF

843-763-1166
kneff@hlainc.com

Misc notes: Addition of a right turn lane along Bluewater Way.

RESULTS: Pending final documentation to Parks, Engineering, and MS4. Once approved, submit plans to Engineering for stamping.

10 **LOW TIDE BREWERY**

SITE PLAN eReview

Project Classification: SITE PLAN
Address: MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 313-00-00-043, -031
Acres: 10.126
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: [TRC-SP2022-000597](#)

Submission Review #: PRE-APP
Board Approval Required: BZA-SD
Owner: BEER BARON, LLC
Applicant: HLA, INC.
Contact: AMY CHICO

843-763-1166
achico@hlainc.com

Misc notes: Low Tide brewery with restaurant and bar.

RESULTS: Submit to TRC for 1st review.

11 **GRIMBALL ROAD ASSEMBLAGE**

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: 1588 GRIMBALL ROAD EXT.
Location: JAMES ISLAND
TMS#: 427-00-00-020, -039, -106, -110, -111
Acres: 9.962
Lots (for subdiv): 68
Units (multi-fam./Concept Plans): 68
Zoning: LB

City Project ID: [TRC-SUB2021-000190](#)

Submission Review #: 3RD REVIEW
Board Approval Required: PC
Owner: LEVI GRANTHAM, LLC
Applicant: BOWMAN CONSULTING
Contact: RICHARD WATERS

843-501-0333
rwaters@bowman.com

Misc notes: Mixed Use including both commercial and SFA residential development.

RESULTS: Revise and resubmit to TRC.

**# 12 COOPER JUDGE LANE SUBDIVISION
SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: COOPER JUDGE LANE

Location: JAMES ISLAND

TMS#: 427-00-00-078, -079

Acres: 3.97

Lots (for subdiv): 9

Units (multi-fam./Concept Plans): 9

Zoning: SR-1

City Project ID: [TRC-SUB2021-000169](#)

Submittal Review #: 4TH REVIEW

Board Approval Required: PC

Owner: JOACHIM ROSALIND

Applicant: BOWMAN CONSULTING

Contact: JIM DUCKER

843-990-3413

jducker@bowman.com

Misc notes: **Concept plan review for a single-family development with 9 detached units.**

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.