



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC) **RESULTS**

Site Plans and Subdivisions

1/12/2023

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 89 FISHBURNE INFILL HOUSING

SITE PLAN **eReview**

Project Classification: SITE PLAN
Address: 89 FISHBURNE STREET
Location: PENINSULA
TMS#: Pending
Acres: 0.12
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 4
Zoning: DR-1F

City Project ID: [TRC-SP2022-000592](#)

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: CHARLESTON REDEVELOPMENT CORP.
Applicant: JLA
Contact: JILLIAN READY

706-724-5756
jready@thejlagroup.com

Misc notes: New construction to include four affordable housing units at the corner of Coming St. and Fishburne St.

RESULTS: Revise and resubmit to TRC.

2 774 RUTLEDGE

SITE PLAN

Project Classification: SITE PLAN
Address: 774 RUTLEDGE AVENUE
Location: PENINSULA
TMS#: 463-15-02-012
Acres: 0.21
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 4
Zoning: DR-1F

City Project ID: [TRC-SP2021-000452](#)

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: C & M, LLC
Applicant: CLINE ENGINEERING
Contact: MATT CLINE

843-991-7239
matt@cclineeng.com

Misc notes: Demolition of one existing building. Development of 3 additional single family style dwellings.

RESULTS: Revise and resubmit to TRC.

3 THOMPSON HOTEL (THE MONTFORD HOTEL)

SITE PLAN

Project Classification: SITE PLAN
Address: 1145 MORRISON DRIVE
Location: PENINSULA
TMS#: 461-10-09-010
Acres: 0.46
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 191 ROOMS
Zoning: UP

City Project ID: [TRC-SP2019-000227](#)

Submittal Review #: 6TH REVIEW
Board Approval Required: BAR-L, BZA-SD

Owner: TMG 810 MEETING STREET LLC
Applicant: EARTHSOURCE ENGINEERING
Contact: VINCE SOTTILE

843-881-0525
sottilev@earthsourceeng.com

Misc notes: Construction plans for a new 9-story hotel, associated parking and improvements.

RESULTS: Pending coordination with the Fire Marshal Division.

4 **HAWTHORNE AT CLEMENTS FERRY ROAD - REVISIONS**

SITE PLAN

Project Classification: SITE PLAN
Address: 2800 CLEMENTS FERRY ROAD
Location: DANIEL ISLAND
TMS#: 271-00-02-080, 081, 082, 147
Acres: 11.31
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 210
Zoning: GP

City Project ID: [TRC-SP2018-000100](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: HAWTHORNE OF DANIEL ISLAND, LLC

Applicant: SEAMONWHITESIDE & ASSOCIATES 843-884-1667

Contact: EMILY HANCOCK ehancock@seamonwhiteside.com

Misc notes: Revisions to previously approved construction plans for a multi-family development and associated improvements.

RESULTS: Revise and resubmit to TRC.

5 **BAKER 1601 SAVANNAH HIGHWAY**

SITE PLAN

Project Classification: SITE PLAN
Address: 1601/1611 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 349-01-00-024, -032
Acres: 1.08
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: [TRC-SP2022-000529](#)

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: VCKHS MAGNOLIA

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Contact: MIKE JOHNSON mjohanson@forsberg-engineering.com

Misc notes: Baker motors parking lot expansion.

RESULTS: Pending delivery of MS4 comments.

6 **NEW DISTRICT 9 ELEMENTARY SCHOOL - EARLY SITE PACKAGE**

SITE PLAN

Project Classification: SITE PLAN
Address: RIVER ROAD
Location: JOHNS ISLAND
TMS#: 312-00-00-050
Acres: 11.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: C

City Project ID: [TRC-SP2022-000590](#)

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: CCSD

Applicant: ADC ENGINEERING 843-735-5159

Contact: SEBASTIAN DAVIS sebastiand@adcengineering.com

Misc notes: Early site work to include tree/vegetation removal, rough grading, and earthwork.

RESULTS: Open pending coordination with MS4.

7 **WEST ASHLEY HIGH SCHOOL ATHLETIC FACILITY**

SITE PLAN

Project Classification: SITE PLAN
Address: 4060 W. WILDCAT BLVD
Location: WEST ASHLEY
TMS#: 306-00-00-011
Acres: 0.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID: [TRC-SP2022-000596](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CCSD

Applicant: ADC ENGINEERING 843-566-0161

Contact: JEFF WEBB jeffw@adcengineering.com

Misc notes: Construction of a 5,000 sf Building Addition that includes weight room and training space for West Ashley High School.

RESULTS: Revise and resubmit to TRC.

8 **SOUTH STATION COMMERCIAL PHASE 2**

SITE PLAN eReview

Project Classification: SITE PLAN
Address: MAYBANK HIGHWAY
Location: JOHNS ISLAND
TMS#: 313-00-00-306, -307, -031
Acres: 5.186
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: [TRC-SP2022-000598](#)

Submission Review #: PRE-APP
Board Approval Required: DRB, BZA-SD
Owner: JI SOUTH STATION, LLC
Applicant: HLA, INC
Contact: AMY CHICO

843-763-1166
achico@hlainc.com

Misc notes: Commercial development within the South Station PUD consisting of 8 buildings with associated parking.

RESULTS: Revise and resubmit to TRC.

9 **DEL WEBB ENTRANCE ROAD - PLAT**

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 262-00-00-028
Acres: 11.4
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: [TRC-SUB2022-000211](#)

Submission Review #: 2ND REVIEW
Board Approval Required:
Owner: PULTE HOME COMPANY, LLC
Applicant: THOMAS & HUTTON
Contact: STEVEN ROACH

843-725-5274
roach.s@tandh.com

Misc notes: New public road.

RESULTS: Approval pending final documentation to MS4 and Planning.

10 **DEL WEBB ENTRANCE ROAD - ROADS**

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 262-00-00-028
Acres: 11.4
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: PUD

City Project ID: [TRC-SUB2022-000211](#)

Submission Review #: 2ND REVIEW
Board Approval Required:
Owner: PULTE HOME COMPANY, LLC
Applicant: THOMAS & HUTTON
Contact: STEVEN ROACH

843-725-5274
roach.s@tandh.com

Misc notes: New public road.

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