



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/28/2022

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 HARBOR VIEW ELEMENTARY SCHOOL CAR STACKING LOOP

SITE PLAN

Project Classification: SITE PLAN
Address: 1587 HARBOR VIEW ROAD
Location: JAMES ISLAND

City Project ID #: [TRC-SP2021-000445](#)

TMS#: 424-06-00-007

Submittal Review #: 3RD REVIEW

Acres: 6.10
Lots (for subdiv): -

Board Approval Required: BZA, DRB

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

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Zoning: SR-1

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: JUSTIN ROBINETTE

jrobinette@husseygaybell.com

Misc notes: Modifications to car stacking loop.

RESULTS: Pending Final Documentation. Once approved, submit site plan to Zoning for stamping.

#2 114 CANNON

SITE PLAN

Project Classification: SITE PLAN
Address: 114 CANNON STREET
Location: PENINSULA

City Project ID #: [TRC-SP2022-000514](#)

TMS#: 460-11-04-165

Submittal Review #: 1ST REVIEW

Acres: 0.16

Board Approval Required: BAR-S, BZA-Z

Lots (for subdiv): -

Owner: TIFT MITCHELL

Units (multi-fam./Concept Plans): 3

Applicant: KIMLEY HORN

843-779-1592

Zoning: LB

Contact: THOMAS PURCELL

thomas.purcell@kimley-horn.com

Misc notes: Construction of 2 residential units on the property in addition to the existing commercial and residential unit on site.

RESULTS: Revise and resubmit to TRC.

#3 THOMPSON HOTEL (THE MONTFORD HOTEL)

SITE PLAN

Project Classification: SITE PLAN
Address: 810 MEETING STREET
Location: PENINSULA

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

TMS#: 4611009010

Submittal Review #: 3RD REVIEW

Acres: 0.46

Board Approval Required: BAR-L, BZA-SD

Lots (for subdiv): -

Owner: TMG 810 MEETING STREET LLC

Units (multi-fam./Concept Plans): 191 Rooms

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Zoning: UP

Contact: VINCE SOTTILE

sottilev@earthsourceeng.com

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

RESULTS: Revise and resubmit to TRC.

#4 TIME TO SHINE WEST ASHLEY

SITE PLAN

Project Classification: SITE PLAN

Address: 1000 FLOYD DRIVE

Location: WEST ASHLEY

TMS#: 301-00-00-805

Acres: 2.37

Lots (for subdiv): -

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

Zoning: GB

City Project ID #: [TRC-SP2022-000531](#)

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: T&M INVESTMENTS, LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: THOMAS MARTIN

843-881-0525

martint@earthsourceeng.com

Misc notes: Automatic car wash, mixed-use building with associated parking and utility infrastructure.

RESULTS: Submit to TRC for 1st review.

#5 PLUM ISLAND PHASE 4 CAPITAL IMPROVEMENTS

SITE PLAN

Project Classification: SITE PLAN

Address: 539 HARBORVIEW CIRCLE

Location: JAMES ISLAND

TMS#: 424-00-00-007

Acres: 83.4

Lots (for subdiv): -

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

Zoning: C

City Project ID #: [TRC-SP2022-000521](#)

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD, BZA-Z

Owner: CHARLESTON WATER SYSTEM

Applicant: HAZEN AND SAWYER

Contact: JARED HARTWIG

843-414-1402

jhartwig@hazenandsawyer.com

Misc notes: New disinfection and solids handling infrastructure along with primary treatment facilities.

RESULTS: Revise and resubmit to TRC.

#6 102 PRESIDENT STREET

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 #: 5TH REVIEW

Board Approval Required: BAR

Owner: 96 PRESIDENT ST, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

Contact: PRESTON BUSBEE

843-884-1667

pbusbee@seamonwhiteside.com

Misc notes: Mixed use development on currently undeveloped lot.

RESULTS: Pending Final Documentation. Once approved, submit site plan to Zoning for stamping.

#7 THOMAS ISLAND MARINA

SITE PLAN

Project Classification: SITE PLAN

Address: CLEMENTS FERRY ROAD

Location: DANIEL ISLAND

TMS#: 275-00-00-005

Acres: 1.5

Lots (for subdiv): -

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

Zoning: CONSERVATION

City Project ID #: [TRC-SP2022-000532](#)

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CLOUTER CREEK RESERVE, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

Contact: RUSS SEAMON

843-884-1667

rseamon@seamonwhiteside.com

Misc notes: +/- 110 slip marina and associated parking.

RESULTS: Submit to TRC for 1st review.

#8 PARCEL K RESIDENTIAL**SITE PLAN**

Project Classification: SITE PLAN

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 275-00-00-086

Acres: 5.58

Lots (for subdiv): -

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

Zoning: DI-GO

City Project ID #: [TRC-SP2022-000533](#)

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: BLAZE CAPITAL PARTNERS

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

843-884-1667

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

*Misc notes: Private townhome development with 50 units, pond, private roads, open space, and associated infrastructure.***RESULTS: Submit to TRC for 1st review.**

#9 MCLERNON TRACE FUEL STATION**SITE PLAN**

Project Classification: SITE PLAN

Address: MAIN ROAD

Location: JOHNS ISLAND

TMS#: 285-07-00-042

Acres: 0.9

Lots (for subdiv): -

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

Zoning: GB

City Project ID #: [TRC-SP2022-000512](#)

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: OM SUITE OM, LLC

Applicant: C BAKER ENGINEERING, LLC

843-270-3185

Contact: CAMERON BAKER

cameron@cbakerengineering.com

*Misc notes: Construction of 4,725 sqft convenience store/retail building, 4 MPD fuel canopy, and site improvements.***RESULTS: Submit to TRC for 1st review.**

#10 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 #: PRE-APP

Board Approval Required:

Owner: VCKHS MAGNOLIA

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

*Misc notes: Baker motors parking lot expansion.***RESULTS: Submit to TRC for 1st review.**

#11 56 STATE STREET HOTEL**SITE PLAN**

Project Classification: SITE PLAN

Address: 22-26 CUMBERLAND STREET

Location: PENINSULA

TMS#: 458-05-03-108

Acres: 0.22

Lots (for subdiv): -

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

Zoning: GB

City Project ID #: [TRC-SP2022-000530](#)

Submittal Review #: PRE-APP

Board Approval Required: BAR, BZA-Z

Owner: SSI FUND ACQUISITIONS, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

*Misc notes: New 50-room hotel.***RESULTS: Submit to TRC for 1st review.**

12 DANIEL ISLAND NORTHERN PARCEL FF PHASE 2 - PLAT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000197](#)

Address: SHIP BUILDER STREET

Location: DANIEL ISLAND

TMS#: 272-00-00-001

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 40.90

Lots (for subdiv): 31

Owner: DANIEL ISLAND COMPANY, INC

Units (multi-fam./Concept Plans): 31

Applicant: THOMAS & HUTTON

724-561-3517

Zoning: DI-RI

Contact: BRYCE LEMON

lemon.b@tandh.com

Misc notes: 31-lot single family residential development.

RESULTS: Revise and resubmit to TRC.

13 DANIEL ISLAND NORTHERN PARCEL FF PHASE 2 - ROADS

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000197](#)

Address: SHIP BUILDER STREET

Location: DANIEL ISLAND

TMS#: 272-00-00-001

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 40.90

Lots (for subdiv): 31

Owner: DANIEL ISLAND COMPANY, INC

Units (multi-fam./Concept Plans): 31

Applicant: THOMAS & HUTTON

724-561-3517

Zoning: DI-RI

Contact: BRYCE LEMON

lemon.b@tandh.com

Misc notes: 31-lot single family residential development.

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.