



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

9/8/2022

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 BERESFORD CREEK BRIDGE REPLACEMENT

#### ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION

City Project ID #: [TRC-SUB2022-000214](#)

Address: DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: N/A

Submittal Review #: 1ST REVIEW

Acres: 0.5

Board Approval Required:

# Lots (for subdiv): -

Owner: CITY OF CHARLESTON

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

Applicant: JMT, INC

843-779-3705

Zoning: N/A

Contact: RYAN MATTIE

rmattie@jmt.com

Misc notes: Bridge replacement over Beresford Creek.

**RESULTS: Revise and resubmit to TRC.**

### #2 WEST ASHLEY TOYOTA

#### SITE PLAN

Project Classification: SITE PLAN

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

Address: CITADEL HAVEN DRIVE

Location: WEST ASHLEY

TMS#: 310-03-00-075, 310-08-00-035

Submittal Review #: 2ND REVIEW

Acres: 3.7

Board Approval Required:

# Lots (for subdiv): -

Owner: 70 NC REAL ESTATE, LLC

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

Applicant: HOYT+BERENYI, LLC

828-989-2672

Zoning: GB

Contact: 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.**

### #3 284 MEETING STREET

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2017-000075](#)

Address: 284 MEETING STREET

Location: PENINSULA

TMS#: 458-01-03-094

Submittal Review #: 3RD REVIEW

Acres: 0.348

Board Approval Required: BAR

# Lots (for subdiv): -

Owner: CITY OF CHARLESTON

# Units (multi-fam./Concept Plans): 6

Applicant: FORSBERG ENGINEERING & SURVEYING

843-723-5495

Zoning: GB

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Construction plans for a mixed use building and associated improvements.

**RESULTS: Pending final documentation. Once resolved, submit plans to Zoning for stamping.**

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#### #4 MORRISON DRIVE SIDEWALK IMPROVEMENTS

##### SITE PLAN

Project Classification: SITE PLAN  
Address: MORRISON DRIVE  
Location: PENINSULA  
TMS#: 459-01-04-023, -024, 459-06-01-072, -073  
Acres: 0.40  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: DR-2, GB

City Project ID #: [TRC-SUB2022-000205](#)

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: WOODFIELD ACQUISITIONS, LLC  
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-4667  
Contact: MALCOLM GLENN mglenn@seamonwhiteside.com

Misc notes: 1,110 linear feet of sidewalk improvements along Morrison Dr. between Stuart Street and Grace Bridge Street.

**RESULTS: Revise and resubmit to TRC.**

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#### #5 PARCEL K INFRASTRUCTURE - PLAT

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: 2000 DANIEL ISLAND DRIVE  
Location: DANIEL ISLAND  
TMS#: 250-00-00-185, -086, -160  
Acres: 36.9  
# Lots (for subdiv): 4  
# Units (multi-fam./Concept Plans): -  
Zoning: DI-GO

City Project ID #: [TRC-SUB2021-000184](#)

Submittal Review #: 4TH REVIEW  
Board Approval Required:

Owner: HOLDER PROPERTIES 1990DI, LLC  
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development

**RESULTS: Open pending delivery of MS4 comments.**

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#### #6 PARCEL K INFRASTRUCTURE - ROADS

##### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: 2000 DANIEL ISLAND DRIVE  
Location: DANIEL ISLAND  
TMS#: 250-00-00-185, -086, -160  
Acres: 36.9  
# Lots (for subdiv): 8  
# Units (multi-fam./Concept Plans): -  
Zoning: DI-GO

City Project ID #: [TRC-SUB2021-000184](#)

Submittal Review #: 4TH REVIEW  
Board Approval Required:

Owner: HOLDER PROPERTIES 1990DI, LLC  
Applicant: SEAMONWHITESIDE+ASSOCIATES 843-884-1667  
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development

**RESULTS: Open pending delivery of MS4 comments.**

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#### #7 PARCEL K OFFICE & PARKING

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 2000 DANIEL ISLAND DRIVE  
Location: DANIEL ISLAND  
TMS#: 275-00-00-185, -086, -160  
Acres: 36.9  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: DI-PD ; DI-GO

City Project ID #: [TRC-SP2021-000473](#)

Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB, BZA-SD

Owner: HOLDER PROPERTIES 2000 DI, LLC  
Applicant: SEAMONWHITESIDE + ASSOCIATES 843-884-1667  
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Demolition of existing parking lot and infrastructure. Upfit of existing office building, new parking, and parking infrastructure.

**RESULTS: Open pending delivery of MS4 comments.**

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**#8 ARTHUR RAVENEL OFFICE/WAREHOUSE**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: CLEMENTS FERRY ROAD  
Location: CAINHOY  
TMS#: 267-00-00-130  
Acres: 2.0  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: LI

City Project ID #: [TRC-SP2022-000567](#)

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: ARTHUR RAVENEL JR. COMPANY  
Applicant: EARTHSOURCE ENGINEERING  
Contact: GILES BRANCH

843-881-0525  
branchgn@earthsourceeng.com

Misc notes: Proposed office-warehouse and associated parking area.

**RESULTS: Submit to TRC for 1st review.**

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**#9 52 COOPER STREET RESIDENCES**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 52 COOPER STREET  
Location: PENINSULA  
TMS#: 459-05-04-003  
Acres: 0.34  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 6  
Zoning: DR-2F

City Project ID #: [TRC-SP2021-000415](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: 52 COOPER LLC  
Applicant: ADC ENGINEERING  
Contact: JEFF WEBB

843-566-0161  
jeffw@adcengineering.com

Misc notes: Convert existing building to multi-family residential and add 2 new residential units.

**RESULTS: Revise and resubmit to TRC.**

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**#10 BATTERY ISLAND PUD**

**PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN  
Address: BATTERY ISLAND DRIVE  
Location: JAMES ISLAND  
TMS#: 334-05-00-022, -023, -055  
Acres: 7.08  
# Lots (for subdiv): 17  
# Units (multi-fam./Concept Plans): 16  
Zoning: RR-1

City Project ID #: [PUD2021-000021](#)

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

Owner: BATTERY ISLAND COMMUNITY, LLC  
Applicant: ROBINSON DESIGN ENGINEERS  
Contact: JOSHUA ROBINSON

843-870-4668  
jr@robinsondesignengineers.com

Misc notes: Planned Unit Development including single family residential and a 20-room inn developed using LID practices.

**RESULTS: Pending final documentation. Once provided, proceed to Planning Commission.**

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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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.