



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

9/22/2022

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 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 #: 4TH 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: Revise and resubmit to TRC.

#2 PORTER-GAUD PLAYGROUND IMPROVEMENTS

SITE PLAN

Project Classification: SITE PLAN
Address: 300 ALBEMARLE ROAD
Location: JAMES ISLAND
TMS#: 421-12-00-003
Acres: 1.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: SR-1

City Project ID #: [TRC-SP2022-000524](#)
Submittal Review #: 3RD REVIEW
Board Approval Required:
Owner: PORTER-GAUD SCHOOL
Applicant: ADC ENGINEERING
Contact: CHRISTOPHER COOK

843-735-5141
chrisc@adcengineering.com

Misc notes: New playground.

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

#3 BERESFORD CREEK BRIDGE UTILITY RELOCATION ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION
Address: DANIEL ISLAND DRIVE
Location: DANIEL ISLAND
TMS#: City R/W
Acres: 0.6
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: N/A

City Project ID #: [TRC-SUB2022-000216](#)
Submittal Review #: 1ST REVIEW
Board Approval Required:
Owner: CITY OF CHARLESTON
Applicant: DOMINION ENERGY
Contact: CYNTHIA BROWN

843-576-8956
cynthia.l.brown@dominionenergy.com

Misc notes: Installation of gas main and electrical conduit as a result of the Beresfor Creek Bridge replacement project.

RESULTS: Revise and resubmit to TRC.

#4 1013 PHYSICIANS DR COMMERCIAL

SITE PLAN

Project Classification: SITE PLAN
Address: 1013 PHYSICIANS DRIVE
Location: WEST ASHLEY
TMS#: 309-00-00-067, -068
Acres: 0.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GO

City Project ID #: [TRC-SP2021-000390](#)

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: C LEVEL INVESTMENTS, LLC
Applicant: C. BAKER ENGINEERING, LLC
Contact: BRET JAROTSKI

843-270-3185
bret@cbakerengineering.com

Misc notes: Construction of new 4,300 sqft office building and associated site improvements.

RESULTS: Revise and resubmit to TRC.

#5 TOWNE AT COOPER RIVER R/W EXTENSION - PLAT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 271-00-01-035
Acres: 5.3
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: TRC-SUB2022-000207

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: CATO HOLDINGS, LLC
Applicant: SEAMONWHITESIDE+ASSOCIATES, INC
Contact: SPENCER PLOWDEN

843-884-1667

splowden@seamonwhiteside.com

Misc notes: Right-of-way extension, roadway construction, and master infrastructure to serve Towne at Cooper River development.

RESULTS: Revise and resubmit to TRC.

#6 TOWNE AT COOPER RIVER R/W EXTENSION - ROADS

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: CLEMENTS FERRY ROAD
Location: CAINHOY
TMS#: 271-00-01-035
Acres: 5.3
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID #: [TRC-SUB2022-000207](#)

Submittal Review #: 2ND REVIEW
Board Approval Required:

Owner: CATO HOLDINGS, LLC
Applicant: SEAMONWHITESIDE+ASSOCIATES, INC
Contact: SPENCER PLOWDEN

843-884-1667

splowden@seamonwhiteside.com

Misc notes: Right-of-way extension, roadway construction, and master infrastructure to serve Towne at Cooper River development.

RESULTS: Revise and resubmit to TRC.

#7 228 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 #: 2ND REVIEW
Board Approval Required:

Owner: NEST COASTAL
Applicant: SYNCHRONICITY LLC
Contact: TODD RICHARDSON

843-203-4766
todd@synchronicity.design

Misc notes: Urban infill residential neighborhood.

RESULTS: Revise and resubmit to TRC.

#8 JOHNS ISLAND PARK FIELD IMPROVEMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000570](#)

Address: 1761 HAY ROAD

Location: JOHNS ISLAND

TMS#: 279-00-00-062

Acres: 25.39

Lots (for subdiv): -

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

Zoning: SR-2

Submittal Review #: PRE-APP

Board Approval Required:

Owner: CITY OF CHARLESTON

Applicant: REVEER GROUP

Contact: WEST MAUNEY

843-566-8132

wmauney@reveergroup.com

Misc notes: Improvements to the baseball and softball fields for St. John's High School and public use.

RESULTS: Submit to TRC for 1st review.

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.