



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

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 will be held at 9:00 A.M. on the above date via Zoom. To access online use the following [Zoom Link](#). To access via telephone, dial 1 (301) 715-8592, then Webinar ID# 859 6475 0850, followed by password 682487. The agenda order may be subject to change at the discretion of the TRC Administrator. Guests are encouraged to join the meeting 20 minutes prior to the published start time of a specific agenda item. The following applications will be reviewed:

1 ONE 80 PLACE - APPROVAL EXTENSION

9:00 SITE PLAN

Project Classification: SITE PLAN

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

Address: 573 MEETING STREET

Location: PENINSULA

Submission Review #: 1ST REVIEW

TMS#: 463-16-04-022

Board Approval Required: BAR

Acres: 1.5

Lots (for subdiv):

Owner: ONE80 PLACE

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

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Zoning: MU-2/WH

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.

2 DOMINION SC WEST ASHEY OPERATIONS - EARLY SITE PACKAGE

9:15 SITE PLAN

Project Classification: SITE PLAN

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

Address: 2310 HENRY TECKLENBURG DRIVE

Location: WEST ASHLEY

Submission Review #: 1ST REVIEW

TMS#: 309-00-00-262

Board Approval Required:

Acres: 11.27

Lots (for subdiv): -

Owner: DOMINION SC

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

Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622

Zoning: PUD

Contact: TREY LINTON tlinton@forsberg-engineering.com

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

3 MAYBANK HIGHWAY SIDEWALK AND MEDIAN

9:30 ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION

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

Address: MAYBANK HIGHWAY

Location: JAMES ISLAND

Submission Review #: 2ND REVIEW

TMS#: SCDOT R/W

Board Approval Required:

Acres: 0.1

Lots (for subdiv): -

Owner: SCDOT

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

Applicant: DAVIS & FLOYD 843-554-8602

Zoning: N/A

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.

4 WOODFIELD DANIEL ISLAND 3

9:45 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 mglenn@seamonwhiteside.com

Misc notes: **New 163-unit multifamily development.**

5 228 PRESIDENT

10:00 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.**

6 WEST ASHLEY TOYOTA

10:15 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, LLC 828-989-2672
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.**

7 BISHOP GADSDEN - THE MEADE INDEPENDENT LIVING FACILITY

10:30 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.**

8 LOWCOUNTRY LAND TRUST ASHEM OFFICE

10:45 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](#)

Submittal 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.

9 BLUEWATER WAY ROAD IMPROVEMENTS

11:00 ROAD CONSTRUCTION PLANS

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](#)

Submittal 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.

10 LOW TIDE BREWERY

11:15 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](#)

Submittal 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.

11 GRIMBALL ROAD ASSEMBLAGE

11:30 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](#)

Submittal 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.

12 COOPER JUDGE LANE SUBDIVISION

11:45 SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

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

Address: COOPER JUDGE LANE

Location: JAMES ISLAND

Submittal Review #: 4TH REVIEW

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

Board Approval Required: PC

Acres: 3.97

Lots (for subdiv): 9

Owner: JOACHIM ROSALIND

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

Applicant: BOWMAN CONSULTING

843-990-3413

Zoning: SR-1

Contact: JIM DUCKER

jducker@bowman.com

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

Site plans and subdivisions are reviewed by the following: Dept. of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Dept. of Stormwater Management, Dept. of Parks, Dept. of Traffic Transportation, Fire Dept. and ADA/Legal Division.

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.