



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

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 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 89 FISHBURNE INFILL HOUSING

9:00 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.

2 774 RUTLEDGE

9:15 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.

3 THOMPSON HOTEL (THE MONTFORD HOTEL)

9:30 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.

4 HAWTHORNE AT CLEMENTS FERRY ROAD - REVISIONS

9:45 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.

5 BAKER 1601 SAVANNAH HIGHWAY

10:00 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.

6 NEW DISTRICT 9 ELEMENTARY SCHOOL - EARLY SITE PACKAGE

10:15 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.

7 WEST ASHLEY HIGH SCHOOL ATHLETIC FACILITY

10:30 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.

8 SOUTH STATION COMMERCIAL PHASE 2

10:45 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](#)

Submittal 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.

9 DEL WEBB ENTRANCE ROAD - PLAT

11:00 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](#)

Submittal 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.

10 DEL WEBB ENTRANCE ROAD - ROADS

11:15 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](#)

Submittal 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.

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