



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

2/16/2023

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

#1. HUGER STREET AFFORDABLE HOUSING

Project Classification: TRC - Site Plan

Address: 275 HUGER ST

Location: PENINSULA

Primary TMS: C4631604054

Acres: 2

Lots: -

Units: 77

Zoning: MU-1/WH

City Project ID#: [TRC-SP2021-000499](#)

Submittal Review #: 2nd

Board Approvals Required: BAR, BZA-SD

Owner: Charleston Housing Authority

Applicant: Forsberg Engineering & Surveying

Contact: Mike Johnson | mjohnson@forsberg-engineering.com

Description: New affordable MF building with associated infrastructure.

RESULTS: Revise and resubmit to TRC.

#2. MURRAY LASAINE ELEMENTARY SCHOOL TRAFFIC LOOP

Project Classification: TRC - Site Plan

Address: 691 RIVERLAND DR

Location: JAMES ISLAND

Primary TMS: C3410000013

Acres: 6.31

Lots: -

Units: -

Zoning: SR-1

City Project ID#: [TRC-SP2018-000089](#)

Submittal Review #: 3rd

Board Approvals Required: -

Owner: CCSD

Applicant: : Forsberg Engineering & Surveying

Contact: Gray Lewis | glewis@forsberg-engineering.com

Description: New paved traffic loop with stormwater detention, fencing, and student recreation area.

RESULTS: Revise and resubmit to TRC.

#3. 651 KING STREET

Project Classification: TRC - Site Plan

Address: 651 KING ST

Location: PENINSULA

Primary TMS: C4600404095

Acres: 0.049

Lots: -

Units: 1

Zoning: GB

City Project ID#: [TRC-SP2022-000548](#)

Submittal Review #: 4th

Board Approvals Required: BAR

Owner: Bill Orange | 651 King Street LLC

Applicant: Cline Engineering, Inc.

Contact: matt@clineeng.com

Description: New 3-story Mixed-Use building.

RESULTS: Approval pending final documentation to Engineering and MS4.

#4. **WEST ASHLEY TOYOTA**

Project Classification: TRC - Site Plan
Address: 675 CITADEL HAVEN DR
Location: WEST ASHLEY
Primary TMS: C3100300075
Acres: 3.7
Lots: -
Units: -
Zoning: GB

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

Submittal Review #: 4th
Board Approvals Required: DRB

Owner: 70 NC Real Estate, LLC
Applicant: Hoyt + Berenyi, LLC
Contact: Alex Horner | ahorner@hoytberenyi.com

Description: Paving and grading to support 110 additional parking spots to serve the Fred Anderson (West Ashley) Toyota dealership, dumpster relocation and stormwater detention relocation to underground and 3,716SF Building addition to existing service building.
RESULTS: Approval pending final documentation to Zoning and MS4.

#5. **DANIEL ISLAND - HASWELL (PLAT)**

Project Classification: Major - Development Plan
Address: 509 SEVEN FARMS DR
Location: DANIEL ISLAND Primary
TMS: B2750000182
Acres: 7.88
Lots: 20
Units: 20
Zoning: DI-R

City Project ID#: [TRC-SUB2022-000209](#)

Submittal Review #: 3rd
Board Approvals Required: -

Owner: David Weekley Homes
Applicant: Thomas & Hutton
Contact: Bryce Lemon | lemon.b@tandh.com

Description: 20-lot SFR subdivision.

RESULTS: Approval pending final documentation to MS4. Once approved, submit plat to Planning for stamping.

#6. **DANIEL ISLAND - HASWELL (ROADS)**

Project Classification: Major - Development Plan
Address: 509 SEVEN FARMS DR
Location: DANIEL ISLAND
Primary TMS: B2750000182
Acres: 7.88
Lots: 20
Units: 20
Zoning: DRB - OL

City Project ID#: [TRC-SUB2022-000209](#)

Submittal Review #: 3rd
Board Approvals Required: -

Owner: David Weekley Homes
Applicant: Thomas & Hutton
Contact: Bryce Lemon | lemon.b@tandh.com

Description: 20-lot SFR subdivision.

RESULTS: Approval pending final documentation to Engineering and MS4.

#7. **HOME DEPOT - TOOL RENTAL CENTER**

Project Classification: TRC - Site Plan
Address: 2008 MAGWOOD DR
Location: WEST ASHLEY
Primary TMS: C3090000018
Acres: 0.15
Lots: -
Units: -
Zoning: GB

City Project ID#: [TRC-SP2022-000562](#)

Submittal Review #: 2nd
Board Approvals Required: -

Owner: The Home Depot
Applicant: Kimley-Horn and Associates, Inc
Contact: Katie Witt | katie.witt@kimley-horn.com

Description: Building addition for Tool Rental Center, and re striping of parking spaces for compact power equipment.

RESULTS: Revise and resubmit to TRC.

#8. MORRISON DR. GRAVITY SEWER REPLACEMENT

Project Classification: Linear/Utility Construction **EREVIEW** City Project ID#: [TRC-SUB2023-000224](#)
Address: 910 MORRISON DR. Submittal Review #: 2nd
Location: PENINSULA Board Approvals Required: -
Primary TMS: C4590200006 Owner: CWS
Acres: 0.8 Applicant: AECOM
Lots: - Contact: Tyler Gilstrap | tyler.gilstrap@aecom.com
Units: -
Zoning: UP

Description: Installation of approx. 819 linear feet of 8" gravity sewer line, (6) manholes, and (3) tie-in connections.

RESULTS: Revise and resubmit to TRC.

#9. WEST ASHLEY SEWER TUNNEL EXTENSION

Project Classification: TRC - Site Plan **EREVIEW** City Project ID#: [TRC-SP2023-000605](#)
Address: 40 COBURG RD Submittal Review #: Pre-App
Location: WEST ASHLEY Board Approvals Required: -
Primary TMS: C4211100067 Owner: CWS
Acres: 0 Applicant: Hussey, Gay, Bell & Deyoung, Inc.
Lots: - Contact: Warner Mahn | wmahn@husseygaybell.com
Units: -
Zoning: N/A

Description: Early Site Package to consist of the installation of construction stormwater BMPs, site clearing, rough grading, and excavating and shoring the drop shafts and tunnels along the West Ashley Greenway.

RESULTS: Submit to TRC for 1st review.

#10. ASHLEY LANDING REDEVELOPMENT

Project Classification: TRC - Site Plan **EREVIEW** City Project ID#: [TRC-SP2023-000606](#)
Address: 1401 SAM RITTENBERG BLVD Submittal Review #: Pre-App
Location: WEST ASHLEY Board Approvals Required: DRB
Primary TMS: C3521100101 Owner: Faison Ashley Landing, LLC
Acres: 0 Applicant: HLA, Inc.
Lots: - Contact: Nick Allport | nallport@hlainc.com
Units: 280
Zoning: GB

Description: Relocation of Publix, new MF Apartment building, and shopping center updates.

RESULTS: Submit to TRC for 1st review.

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 schumacheri@charleston-sc.gov three business days prior to the meeting.