



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC) **RESULTS**

Site Plans and Subdivisions

2/23/2023

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. 774 RUTLEDGE

Project Classification: TRC - Site Plan
Address: 774 RUTLEDGE AVE
Location: PENINSULA
Primary TMS: C4631502012
Acres: 0.21
Lots: -
Units: 4
Zoning: Diverse Residential

City Project ID#: [TRC-SP2021-000452](#)

Submittal Review #: 5th
Board Approvals Required: BAR

Owner: C & M, LLC
Applicant: Cline Engineering, Inc.
Contact: Matt Cline | matt@clineeng.com

Description: Demo of existing structure and construction of 3 single family residences.

RESULTS: Revise and resubmit to TRC.

#2. 1471 FOLLY ROAD

Project Classification: TRC - Site Plan
Address: 1471 FOLLY RD
Location: JAMES ISLAND
Primary TMS: C3340000052
Acres: 0.3
Lots: -
Units: -
Zoning: General Business

City Project ID#: [TRC-SP2022-000534](#)

Submittal Review #: 1st
Board Approvals Required: DRB

Owner: 1471 Folly Road, LLC
Applicant: Forsberg Engineering
Contact: Trey Linton | tlinton@forsberg-engineering.com

Description: New warehouse and office building.

RESULTS: Revise and resubmit to TRC.

#3. 2012 MEETING STREET RD OFFICE BUILDING

Project Classification: TRC - Site Plan
Address: 2012 MEETING STREET RD
Location: PENINSULA
Primary TMS: C4661600012
Acres: 0.3
Lots: -
Units: -
Zoning: Light Industrial

City Project ID#: [TRC-SP2022-000513](#)

Submittal Review #: 1st
Board Approvals Required: DRB

Owner: Tupper Builders Inc
Applicant: Forsberg Engineering
Contact: Trey Linton | tlinton@forsberg-engineering.com

Description: New commercial use with associated infrastructure.

RESULTS: Revise and resubmit to TRC.

#4. 2 ANSON STREET HOTEL

Project Classification: TRC - Site Plan
Address: 2 ANSON ST
Location: PENINSULA
Primary TMS: C4580503131
Acres: 0.25
Lots: -
Rooms: 50
Zoning: General Business
Description: New hotel.

RESULTS: Submit to TRC for 1st Review.

eReview

City Project ID#: [TRC-SP2023-000607](#)

Submittal Review #: Pre-App
Board Approvals Required: BAR

Owner: Pinnacle 4th and Peabody, LLC
Applicant: Forsberg Engineering
Contact: Trey Linton | tlinton@forsberg-engineering.com

#5. 40 NORTH MARKET STREET HOTEL

Project Classification: TRC - Site Plan
Address: 40 N MARKET ST
Location: PENINSULA
Primary TMS: C4580503035
Acres: 0.25
Lots: -
Rooms: 50
Zoning: General Business
Description: New hotel.

RESULTS: Submit to TRC for 1st Review.

eReview

City Project ID#: [TRC-SP2023-000608](#)

Submittal Review #: Pre-App
Board Approvals Required: BAR

Owner: Pinnacle 4th and Peabody, LLC
Applicant: Forsberg Engineering
Contact: Trey Linton | tlinton@forsberg-engineering.com

#6. BISHOP GADSDEN - MEADE MINI HYBRIDS

Project Classification: TRC - Site Plan
Address: 8080 NOBLE OAK WAY
Location: JAMES ISLAND
Primary TMS: C3370000107
Acres: 3.5
Lots: -
Units: 15
Zoning: Diverse Residential
Description: (3) MF buildings with associated infrastructure.

RESULTS: Approval pending final documentation to MS4.

City Project ID#: [TRC-SP2022-000540](#)

Submittal Review #: 4th
Board Approvals Required: -

Owner: Bishop Gadsen Retirement Community
Applicant: Hussey, Gay, Bell & Deyoung, Inc.
Contact: Kelsey Gagnon | kgagnon@husseygaybell.com

#7. NVA - CHARLESTON VETERINARY REFERRAL CENTER

Project Classification: TRC - Site Plan
Address: 3484 SHELBY RAY CT
Location: WEST ASHLEY
Primary TMS: C3060000135
Acres: 3.61
Lots: -
Units: -
Zoning: General Business
Description: Expansion of existing building and addition 119-space parking lot.

RESULTS: Revise and resubmit to TRC.

City Project ID#: [TRC-SP2022-000591](#)

Submittal Review #: 1st
Board Approvals Required: DRB

Owner: Infinity Real Estate Holding
Applicant: National Veterinary Association
Contact: Jan Jochems | jjochems@independence.engineering

#8. FENWICK HALL ALLEE

Project Classification: Major - Development Plan

Address: RIVER ROAD

Location: JOHNS ISLAND

Primary TMS: C3460000260

Acres: 12.25

Lots: 70

Units: 70

Zoning: PUD

City Project ID#: [TRC-SUB2021-000175](#)

Submittal Review #: 4th

Board Approvals Required: BZA-SD

Owner: AMH DEVELOPMENT SOUTH CAROLINA GC, LLC

Applicant: Bowman Consulting Group LTD

Contact: Ricky Waters | rwaters@bowmanconsulting.com

Description: Revised road plans for single family subdivision.

RESULTS: Revise and resubmit to TRC.

#9. TOMMY'S CAR WASH

Project Classification: TRC - Site Plan

Address: 1859 SAM RITTENBERG BLVD

Location: WEST ASHELY

Primary TMS: C3511400001

Acres: 0.98

Lots: -

Units: -

Zoning: General Business

eReview

City Project ID#: [TRC-SP2023-000601](#)

Submittal Review #: 1st

Board Approvals Required: DRB

Owner: Carolina Child Care Properties, LLC

Applicant: Olympus Palms 8, LLC

Contact: Michael Cianelli | michael@olympuspines.com

Description: New car wash.

RESULTS: Revise and resubmit to TRC.

#10. HAWTHORNE AT CLEMENTS FERRY ROAD - REVISIONS

Project Classification: TRC - Site Plan

Address: 2800 CLEMENTS FERRY RD

Location: CAINHOY

Primary TMS: B2710002147

Acres: 8.2

Lots: -

Units: 210

Zoning: Gathering Place

City Project ID#: [TRC-SP2018-000100](#)

Submittal Review #: 2nd

Board Approvals Required: DRB

Owner: Hawthorne at Daniel Island Apartments, LLC

Applicant: Seamon, Whiteside & Associates, Inc

Contact: Emily Hancock | ehancock@seamonwhiteside.com

Description: Review of revisions to previously approved MF development plans.

RESULTS: Approved pending final DRB approval.

#11. MORRISON DRIVE SIDEWALK IMPROVEMENTS

Project Classification: Linear Construction Plan

Address: MORRISON DRIVE

Location: PENINSULA

Primary TMS: C4590601072

Acres: 0.40

Lots: -

Units: -

Zoning: DR-2

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

Submittal Review #: 3rd

Board Approvals Required: -

Owner: Woodfield Acquisitions LLC

Applicant: Seamon, Whiteside & Associates, Inc.

Contact: Malcolm Glenn | mglenn@seamonwhiteside.com

Description: +/- 1110 linear feet of sidewalk improvements between Stuart St. and Grace Street Bridge.

RESULTS: Approval pending documentation to Engineering and Traffic & Transportation.

#12. LONG SAVANNAH - NEIGHBORHOOD 9

Project Classification: Major - Concept Plan

Address: 390 BARONS DR

City Project ID#: [TRC-SUB2022-000217](#)

Location: WEST ASHLEY

Submittal Review #: 2nd

Primary TMS: C3010000806

Board Approvals Required: -

Acres: 55.26

Lots: 237

Owner: Mungo Homes Coastal Division Properties, LLC

Units: 237

Applicant: Seamon, Whiteside & Associates, Inc

Zoning: PUD

Contact: Navada Waterman | nwaterman@seamonwhiteside.com

Description: **New neighborhood concept plan in the Long Savannah.**

RESULTS: Open pending staff coordination with the applicant.

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.