



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

2/24/2022

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 FOLLY ROAD PEDESTRIAN AND BICYCLE PATH IMPROVEMENTS

#### LINEAR CONSTRUCTION

Project Classification: LINEAR ROW

City Project ID #: TRC-SUB2020-000168

Address: ELLIS STREET BRIDGE TO WILTON STREET

Location: JAMES ISLAND

TMS#: Multiple

Submittal Review #: 3RD REVIEW

Acres: 5.2

Board Approval Required:

# Lots (for subdiv): -

Owner: SCDOT, CHARLESTON COUNTY, CITY OF CHARLESTON, ETC.

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

Applicant: CHARLESTON COUNTY

843-202-7624

Zoning: -

Contact: SHEILA PARKER

sparker@charlestoncounty.org

Misc notes: Connect sidewalk from Ellis Creek Bridge to Wilton Street to create a continuous pedestrian network. [Project CSS Page](#)

**RESULTS: Revise and resubmit to TRC.**

### #2 HARBOR VIEW ELEMENTARY SCHOOL CAR STACKING LOOP

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000445

Address: 1587 HARBOR VIEW ROAD

Location: JAMES ISLAND

TMS#: 424-06-00-007

Submittal Review #: 2ND REVIEW

Acres: 6.10

Board Approval Required: BZA, DRB

# Lots (for subdiv): -

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

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

Applicant: HUSSEY GAY BELL

843-849-7500

Zoning: SR-1

Contact: JUSTIN ROBINETTE

jrobinette@husseygaybell.com

Misc notes: Modifications to car stacking loop. [Project CSS Page](#)

**RESULTS: Revise and resubmit to TRC.**

### #3 NAT'S COURT

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000429

Address: 8 NUNAN STREET

Location: PENINSULA

TMS#: 460-07-02-223, -224, -225, -226, -227, -228, 229

Submittal Review #: 4TH REVIEW

Acres: 0.65

Board Approval Required: BZA-SD

# Lots (for subdiv): -

Owner: MANX HOLDINGS, LLC

# Units (multi-fam./Concept Plans): 16

Applicant: SYNCHRONICITY, LLC

843-203-4766

Zoning: DR-2F

Contact: TODD RICHARDSON

todd@synchronicity.design

Misc notes: 16-unit downtown neighborhood. [Project CSS Page](#)

**RESULTS: Pending applicant coordination with Dept. of Stormwater Management.**

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**#4 2012 MEETING STREET ROAD OFFICE BUILDING****SITE PLAN**

Project Classification: SITE PLAN  
Address: 2012 MEETING STREET ROAD  
Location: PENINSULA  
TMS#: 466-16-00-012  
Acres: 0.3  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: LI

City Project ID #: TRC-SP2022-000513

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: TUPPER BUILDERS, INC.  
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622  
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: **New commercial use with associated infrastructure.** [Project CSS Page](#)

**RESULTS: Submit to TRC for 1st review.**

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**#5 MCLERNON TRACE FUEL STATION****SITE PLAN**

Project Classification: SITE PLAN  
Address: MAIN ROAD  
Location: JOHNS ISLAND  
TMS#: 285-07-00-042  
Acres: 0.9  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2022-000512

Submittal Review #: PRE-APP  
Board Approval Required: DRB, BZA-SD

Owner: OM SUITE OM, LLC  
Applicant: C BAKER ENGINEERING, LLC 843-270-3185  
Contact: CAMERON BAKER cameron@cbakerengineering.com

Misc notes: **Construction of 4,940 sqft convenience store/retail building, 4 MPD fuel canopy, and site improvements.**

**RESULTS: Withdrawn.**

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**#6 POINT HOPE RETAIL****SITE PLAN**

Project Classification: SITE PLAN  
Address: RENAISSANCE LANE  
Location: CAINHOY  
TMS#: 262-00-00-058  
Acres: 0.51  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

City Project ID #: TRC-SP2021-000451

Submittal Review #: 3RD REVIEW  
Board Approval Required:

Owner: JOSEPH LUSARDI  
Applicant: EARTHSOURCE ENGINEERING 843-881-0525  
Contact: VINCE SOTTILE sottilev@earthsourceeng.com

Misc notes: **Proposed 5,000 SQFT retail building.** [Project CSS Page](#)

**RESULTS: Pending final documentation. Once approved, submit Site Plan to Zoning for stamping.**

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**#7 1964 MAYBANK HIGHWAY (FORMERLY 2040 MAYBANK HIGHWAY)****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1964 MAYBANK HIGHWAY  
Location: JAMES ISLAND  
TMS#: 343-04-00-028  
Acres: 1.76  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2021-000406

Submittal Review #: 4TH REVIEW  
Board Approval Required: BZA-SD, DRB

Owner: MONTEREY, LLC  
Applicant: EARTHSOURCE ENGINEERING 843-881-0525  
Contact: VINCE SOTTILE sottilev@earthsourceeng.com

Misc notes: **New building and parking improvements.** [Project CSS Page](#)

**RESULTS: Pending applicant coordination with Dept. of Stormwater Management.**

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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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.