



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

## Site Plans and Subdivisions

3/16/2023

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. 806 MAGNOLIA SFR **(eReview)**

Project Classification: Major - Concept Plan  
Address: 806 MAGNOLIA RD  
Location: WEST ASHLEY  
Primary TMS: C4180900030  
Acres: 2.08  
# Lots: 7  
# Units: 7  
Zoning: Single Family Residential (SR-2)

City Project ID#: [TRC-SUB2023-000226](#)

Submittal Review #: 1  
Board Approvals Required:

Owner: STYO  
Applicant: Barrier Island Engineering  
Contact: Chip Wyatt | [Chip@BarrierIslandEng.com](mailto:Chip@BarrierIslandEng.com)

Description: 7 Single-family homes with associated infrastructure.

**RESULTS: Revise and return**

### #2. WEST ASHLEY HIGH SCHOOL ATHLETIC IMPROVEMENTS

Project Classification: TRC - Site Plan  
Address: 4062 WEST WILDCAT BLVD  
Location: WEST ASHLEY  
Primary TMS: C3060000011  
Acres: 126.16  
# Lots:  
# Units:  
Zoning: Diverse Residential

City Project ID#: [TRC-SP2022-000596](#)

Submittal Review #: 2  
Board Approvals Required:

Owner: CCSD  
Applicant: ADC Engineering Inc  
Contact: Maureen Coughlin | [maureenc@adcengineering.com](mailto:maureenc@adcengineering.com)

Description: Construction of a 5,000sf building addition that includes weight room and training space for West Ashley HS.

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

### #3. MIKASA APARTMENTS (AVENTON)

Project Classification: TRC - Site Plan  
Address: CLEMENTS FERRY RD  
Location: CAINHOY  
Primary TMS: B2680000133  
Acres: 19.55  
# Lots: 2  
# Units: 336  
Zoning: Light Industrial

City Project ID#: [TRC-SP2022-000501](#)

Submittal Review #: 5  
Board Approvals Required: DRB

Owner: Aventon Companies  
Applicant: Thomas & Hutton Engineering  
Contact: Tony Woody | [woody.t@tandh.com](mailto:woody.t@tandh.com)

Description: Construction of 5 multi-family residential buildings, clubhouse and parking lot.

**RESULTS: Pending final documentation to T&T and Engineering. Once approved submit Site Plan to Zoning for stamping**

---

#4 **155 MEETING ST MIXED USE** (ereview)

Project Classification: TRC - Site Plan  
Address: 155 MEETING ST  
Location: PENINSULA  
Primary TMS: C4570802011, 012,111,112  
Acres: 1.93  
# Lots: -  
# Units: 40  
Zoning: General Business

City Project ID#: [TRC-SP2023-000619](#)

Submittal Review #: Pre-App  
Board Approvals Required: BAR, BZA-SD, BZA-Z, DRB

Owner: Pinnacle Mountain Holdings LLC/King Street Holdco LLC  
Applicant: Forsberg Engineering & Surveying  
Contact: Benjamin Bunch | [bbunch@forsberg-engineering.com](mailto:bbunch@forsberg-engineering.com)

Description: New mixed-use project with 150 hotel rooms, 40 residential units, restaurant and retail uses.

**RESULTS: Revise and resubmit**

---

#5. **345 FOLLY ROAD DQ** (eReview)

Project Classification: TRC - Site Plan  
Address: 345 FOLLY RD  
Location: NONE  
Primary TMS: C4240000023  
Acres: 0.86  
# Lots:  
# Units:  
Zoning: Limited Business

City Project ID#: [TRC-SP2023-000618](#)

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

Owner: JEM Management Company  
Applicant: Cline Engineering, Inc.  
Contact: Matt Cline | [matt@clineeng.com](mailto:matt@clineeng.com)

Description: Addition to existing building and redevelopment of parking, utilities, and sidewalk.

**RESULTS: Revise and resubmit**

---

#6. **1074 MORRISON DRIVE MIXED-USE – REVISIONS**

Project Classification: TRC - Site Plan  
Address: 1080 MORRISON DR  
Location: PENINSULA  
Primary TMS: C4610903003  
Acres: 2.4  
# Lots: -  
# Units: -  
Zoning: Upper Peninsula

City Project ID#: [TRC-SP2019-000226](#)

Submittal Review #: 1  
Board Approvals Required:

Owner: 1074 Morrison LLC.  
Applicant: Cline Engineering, Inc.  
Contact: Matt Cline | [matt@clineeng.com](mailto:matt@clineeng.com)

Description: 1 commercial structure, 1 mixed structure (2 buildings with parking garage).

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

---

#7. **OAKFIELD PHASE 5C – PLAT**

Project Classification: Major - Development Plan  
Address: CANE SLASH RD.  
Location: JOHNS ISLAND  
Primary TMS: C2780000128  
Acres: 8.27  
# Lots: 8  
# Units: 3  
Zoning: PUD

City Project ID#: [TRC-SUB2019-000121](#)

Submittal Review #: 5  
Board Approvals Required:

Owner: Gregory Marx  
Applicant: HLA, Inc.  
Contact: Adriana Carson – [acarson@hlainc.com](mailto:acarson@hlainc.com)

Description: Single family residential

**RESULTS: Approved. Submit for stamping**

., "'C5?: 9@B D<5G9) 7! FC58G

Dfc'Ym7 UggZ]Mh]cb. A U'cf! '8Yj Y'cda Ybh D'Ub'  
5XXFYgg '75B9G@G< F8'  
@W]h]cb. 'C <BG-@B8'  
Df]a UfmiHA G. 7&+, '\$\$\$\$%&,  
5VfYg', '&+'  
'@hg', '  
'l b]hg' '  
Ncb]b]. 'Dl 8'

7]miDfc'Ym-@. : [HF7!G 6&\\$% !\\$\\$\\$%&](#)

Gi Va ]H]U'FYj ]Yk '., )'  
6cUfX '5ddfcj U'gFYei ]fYX.'

Ck bYf.'; fY[ cfmA Ufl '  
5dd']Mbh''<@Z-@W

7cb]U]M'5Xf]UbU'7Ufgcb] 'U]Mfgcb4 \U]b]W]ta '

8Yg]M]d]h]cb.' G]b[ 'Y'Z]a ]mfYg]XYbh]U''

**F9G @G 'DyBx]b[ 'Z]bU'XcW]a Ybh]h]cb ]c' Ncb]b[ 'Z]DUF\_gz]H' HZ9b[ ]b]Yf]b[ 'UbX'D'Ubb]b[ "'CbW'Uddfcj YXZg Va ]h]d'Ubg]c'9b[ ]b]Yf]b[ 'Zcf]g]U]a d]b[ "'**

.- "'F<9HG7CJ 9HCK B<CA 9G! D@H

Dfc'Ym7 UggZ]Mh]cb. A U'cf! '8Yj Y'cda Ybh D'Ub'  
5XXFYgg'' '&\$'A 5M65B?'<K M  
@W]h]cb.'C <BG-@B8'  
Df]a UfmiHA G. 7&+- '\$\$\$\$&-'  
5VfYg' '%\$''\* ('  
'@hg' ))'  
'l b]hg' ))'  
Ncb]b]. 'Dl 8'

7]miDfc'Ym-@. : [HF7!G 6&\\$&% \\$\\$\\$% -](#)

Gi Va ]H]U'FYj ]Yk '., )'  
6cUfX '5ddfcj U'gFYei ]fYX.'

Ck bYf.' 'A UfU'8Y7f]g]c' p'G]Ub]Ym]A Uf]h]b'<ca Yg'@  
5dd']Mbh''<@Z-@W

7cb]U]M'?'mY'BYZZ]'\_bYZZ4 \U]b]W]ta '

8Yg]M]d]h]cb.' Dfcdcg]X'U]H]U]W]Y]X'G' F'' '5XX]h]cb]U''m]U'b]Yk 'fc]U]Xk Unz]g]c]f]a 'Xf]U]b]U[ 'Y'g]m]Y]a g]k U]Y]f/'  
k U]g]Y]k U]Y]f'g]m]Y]a g]k ]''V]Y']b]g]U''Y]X''

**F9G @G 'DyBx]b[ 'Z]bU'XcW]a Ybh]h]cb ]c' GK 'UbX'D'Ubb]b[ "'CbW'Uddfcj YX'g Va ]h]zcf]g]U]a d]b[ "'**

.\$%'F<9HG7CJ 9HCK B<CA 9G! FC58G

Dfc'Ym7 UggZ]Mh]cb. A U'cf! '8Yj Y'cda Ybh D'Ub'  
5XXFYgg'' '&\$'A 5M65B?'<K M  
@W]h]cb.'C <BG-@B8'  
Df]a UfmiHA G. 7&+- '\$\$\$\$&-'  
5VfYg' '%\$''\* ('  
'@hg' ))'  
'l b]hg' ))'  
Ncb]b]. 'Dl 8'

7]miDfc'Ym-@. : [HF7!G 6&\\$&% \\$\\$\\$% -](#)

Gi Va ]H]U'FYj ]Yk '., )'  
6cUfX '5ddfcj U'gFYei ]fYX.'

Ck bYf.' 'A UfU'8Y7f]g]c' p'G]Ub]Ym]A Uf]h]b'<ca Yg'@  
5dd']Mbh''<@Z-@W

7cb]U]M'?'mY'BYZZ]'\_bYZZ4 \U]b]W]ta '

8Yg]M]d]h]cb.' Dfcdcg]X'U]H]U]W]Y]X'G' F'' '5XX]h]cb]U''m]U'b]Yk 'fc]U]Xk Unz]g]c]f]a 'Xf]U]b]U[ 'Y'g]m]Y]a g]k U]Y]f/'  
k U]g]Y]k U]Y]f'g]m]Y]a g]k ]''V]Y']b]g]U''Y]X''

**F9G @G 'FYj ]g]Y'UbX'f]h]i ]b]**

.\$%'-%) - \$'A 99HB; 'GF99HFC58'AI @H: 5A @M

Dfc'Ym7 UggZ]Mh]cb. HF7! 'G]h]Y'D'Ub'  
5XXFYgg'%) - \$'A 99HB; 'GF99HF8'  
@W]h]cb.'D9B-BG @'  
Df]a UfmiHA G. 7(\* (%\$\$\$\$\*%  
5VfYg'' '' &'  
'@hg'  
'l b]hg'' '' %  
Ncb]b]. 'l ddYf'DYb]b]g] 'U''''''

7]miDfc'Ym-@. : [HF7!GD&\\$&% \\$\\$\\$\(+\)](#)

Gi Va ]H]U'FYj ]Yk '., )'  
6cUfX '5ddfcj U'gFYei ]fYX.'8F6'

Ck bYf.' '5F9D: -89G'7<5F@G]H]C]B'E C]Nz'@  
5dd']Mbh''G]Y]U]a cbz]K \]H]g]X]Y/' '5ggc]V]U]Y]g]z'@W

7cb]U]M'9a ]m]c]U]b]W]W]! 'Y]U]b]W]W]4 g]Y]U]a c]k \]H]g]X]Y]W]ta '

8Yg]M]d]h]cb.' Z'#!'' '' %i b]h]i]a i 'h]Z]a ]mfYg]XYbh]U''XYj Y'cda Ybh'

**F9G @G 'DyBx]b[ 'W]a d'Y]h]cb'cZ]Ncb]b[ 'UbX'GK'f]Yj ]Yk''**

## # 12 WOODFIELD POINT HOPE 3 - EARLY SITE PACKAGE

Project Classification: TRC - Site Plan  
Address: 1260 CLEMENTS FERRY RD  
Location: CAINHOY  
Primary TMS: B2620000028  
Acres: 3.282  
# Lots:  
# Units:  
Zoning: Light Industrial

City Project ID#: [TRC-SP2022-000587](#)

Submittal Review #: 2  
Board Approvals Required:

Owner: SEVEN STICKS LLC  
Applicant: Seamon, Whiteside & Associates, Inc  
Contact: Malcolm Glenn - [mglenn@seamonwhiteside.com](mailto:mglenn@seamonwhiteside.com)

Description: **Early Site Package**  
**RESULTS: Revise and return**

---

## #13 STONO'S RESTAURANT (eReview)

Project Classification: TRC - Site Plan  
Address: Maybank Hwy  
Location: NONE  
Primary TMS: C3450000167  
Acres: 0.55  
# Lots:  
# Units:  
Zoning: Limited Business

City Project ID#: [TRC-SP2023-000617](#)

Submittal Review #: Pre-App  
Board Approvals Required:

Owner: COASTAL MARINAS  
Applicant: Seamon, Whiteside & Associates, Inc  
Contact: Abigail Richardson - [arichardson@seamonwhiteside.com](mailto:arichardson@seamonwhiteside.com)

Description: **Restaurant with associated infrastructure.**  
**RESULTS: Revise and return**

---

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