



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

## Site Plans and Subdivisions

4/27/2023

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. 89 FISHBURNE INFILL HOUSING DEVELOPMENT

Project Classification: TRC - Site Plan  
Address: 89 FISHBURNE ST  
Location: PENINSULA  
Primary TMS: TBD  
Acres: 0.323  
# Lots: 1  
# Units: 4  
Zoning: DR-1F

eReview

City Project ID#: [TRC-SP2022-000592](#)

Submission Review #: 3

Board Approvals Required: BZA-SD

Owner: Charleston Redevelopment Corporation

Applicant: Johnson, Laschober & Assc.

Contact: Laura Cabiness | [lcabiness@thejlagroup.com](mailto:lcabiness@thejlagroup.com)

Description: New construction to include four affordable housing units.

**RESULTS: Approval pending final documentation to Zoning, Engineering, MS4, and Planning.**

### #2. CITY OF CHARLESTON HOPE CENTER

Project Classification: TRC - Site Plan  
Address: 9 CUNNINGTON AVE  
Location: PENINSULA  
Primary TMS: C4641400119  
Acres: 0.37  
# Lots: -  
# Units: -  
Zoning: Upper Peninsula

eReview

City Project ID#: [TRC-SP2023-000628](#)

Submission Review #: Pre-App

Board Approvals Required: BZA-SD, BZA-Z, DRC

Owner: City of Charleston

Applicant: Forsberg Engineering & Surveying

Contact: Mike Johnson | [mjohnson@forsberg-engineering.com](mailto:mjohnson@forsberg-engineering.com)

Description: New 2-story affordable support building for medical, housing, and employment.

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

### #3. 411 MEETING STREET MIXED-USE

Project Classification: TRC - Site Plan  
Address: 411 MEETING ST  
Location: PENINSULA  
Primary TMS: C4590903114  
Acres: 2.83  
# Lots: -  
# Units: 100  
Zoning: Mixed Use 2

City Project ID#: [TRC-SP2022-000510](#)

Submission Review #: 4

Board Approvals Required: BAR, BZA-SD, BZA-Z

Owner: BENNETT-MEETING ST LLC

Applicant: Thomas & Hutton Engineering

Contact: Domonic Jones | [jones.d@tandh.com](mailto:jones.d@tandh.com)

Description: Multi-family, hotel, and retail with parking garage and infrastructure improvements.

**RESULTS: Approval pending final documentation to Zoning, Engineering, MS4, Planning, and Fire Marshal Division.**

---

#### #4. POINT HOPE - PUMP STATION N2

Project Classification: TRC - Site Plan  
Address: 1236 CLEMENTS FERRY RD  
Location: CAINHOY  
Primary TMS: B2620000028  
Acres: 2.5  
# Lots: -  
# Units: -  
Zoning: PUD

eReview

City Project ID#: [TRC-SP2023-000622](#)

Submittal Review #: 1

Board Approvals Required: -

Owner: The Berry Company

Applicant: Thomas & Hutton Engineering

Contact: Domonic Jones | [jones.d@tandh.com](mailto:jones.d@tandh.com)

Description: Pump station, force main & gravity sewer extension.

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

---

#### #5. RESTORE AT POINT HOPE - PHASE 1

Project Classification: TRC - Site Plan  
Address: 1236 CLEMENTS FERRY RD  
Location: CAINHOY  
Primary TMS: B2620000028  
Acres: 42.49  
# Lots: 1  
# Units: 93  
Zoning: PUD

City Project ID#: [TRC-SP2022-000581](#)

Submittal Review #: 1

Board Approvals Required: -

Owner: The Berry Company

Applicant: Thomas & Hutton Engineering

Contact: Domonic Jones | [jones.d@tandh.com](mailto:jones.d@tandh.com)

Description: Single-family attached and detached residential.

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

---

#### #6. JAMES ISLAND CHARTER HIGH SCHOOL SYNTHETIC TURF FIELD

Project Classification: TRC - Site Plan  
Address: 1002 FORT JOHNSON RD  
Location: JAMES ISLAND  
Primary TMS: C4280000011  
Acres: 3.2  
# Lots: -  
# Units: -  
Zoning: SR-1

eReview

City Project ID#: [TRC-SP2023-000623](#)

Submittal Review #: Pre-App

Board Approvals Required: -

Owner: CCSD

Applicant: Roper Civil Engineering

Contact: Matthew Roper | [matt@roperce.com](mailto:matt@roperce.com)

Description: Conversion of existing grass practice field to synthetic turf surface.

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

---

#### #7. 52 COOPER STREET RESIDENCES

Project Classification: TRC - Site Plan  
Address: 52 COOPER ST  
Location: PENINSULA Primary  
TMS: C4590504003  
Acres: 0.34  
# Lots: 1  
# Units: 4  
Zoning: Diverse Residential

City Project ID#: [TRC-SP2021-000415](#)

Submittal Review #: 3

Board Approvals Required: BAR

Owner: 52 Cooper Street LLC

Applicant: ADC Engineering Inc

Contact: Jeff Webb | [jeffw@adcengineering.com](mailto:jeffw@adcengineering.com)

Description: Convert existing building in MF and add (2) additional units.

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

---

---

## #8. MANKIEWICZ EXPANSION - PHASE 1

Project Classification: TRC - Site Plan

eReview

Address: 1200 CHARLESTON REGIONAL PKWY City Project ID#: [TRC-SP2023-000629](#)

Location: CAINHOY

Submittal Review #: Pre-App

Primary TMS: B2670000149

Board Approvals Required: -

Acres: 16.06

# Lots: -

Owner: Mankiewicz Coatings, LLC

# Units: -

Applicant: Reveer Group LLC

Zoning: Light Industrial

Contact: Bob Almirall | [balmirall@reveergroup.com](mailto:balmirall@reveergroup.com)

Description: Expansion/improvement of existing facility by the addition of a warehouse and logistics building and filling an unnecessary pond site.

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