



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

Site Plans and Subdivisions

6/15/2023

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. LOW BATTERY RESTORATION PROJECT - PHASE 4

Project Classification: Linear Construction
Address: MURRAY BLVD
Location: PENINSULA
Primary TMS: City R/W
Acres: 2.7
Lots: -
Units: -
Zoning: N/A

eReview

City Project ID#: [TRC-SUB2023-000237](#)

Submittal Review #: 1

Board Approvals Required: -

Owner: City of Charleston

Applicant: JMT

Contact: Ryan Mattie | rmattie@jmt.com

Description: Seawall and streetscape restoration along Murray Blvd from King St. to S Battery St.

RESULTS: Revise and resubmit to TRC.

#2. ROBERT MILLS MANOR

Project Classification: TRC - Site Plan
Address: 1 WILSON ST
Location: PENINSULA
Primary TMS: C4570803111
Acres: 0.7
Lots: -
Units: -
Zoning: Diverse Residential

eReview

City Project ID#: [TRC-SP2023-000637](#)

Submittal Review #: Pre-App

Board Approvals Required: BAR-L

Owner: City of Charleston Housing Authority

Applicant: Kimley-Horn and Associates, Inc

Contact: Marianne Sutherland | marianne.sutherland@kimley-horn.com

Description: Improvements to parking lots, sidewalks, and drainage at the Robert Mills Manor property.

RESULTS: Submit to TRC for 1st review.

#3. HOMES OF HOPE

Project Classification: TRC - Site Plan
Address: 2421 ASHLEY RIVER RD
Location: WEST ASHLEY
Primary TMS: C3551600025
Acres: 9.03
Lots: -
Units: 78
Zoning: Diverse Residential

City Project ID#: [TRC-SP2020-000350](#)

Submittal Review #: 3

Board Approvals Required: BZA-SD, DRB

Owner: Homes of Hope, Inc.

Applicant: Seamon, Whiteside & Associates, Inc

Contact: Spencer Plowden | splowden@seamonwhiteside.com

Description: Construction of affordable housing townhome units.

RESULTS: Revise and resubmit to TRC.

#4. COURIER SQUARE II

Project Classification: TRC - Site Plan
Address: 635 KING ST
Location: PENINSULA
Primary TMS: C4600802012
Acres: 3.3
Lots: -
Units: 300
Zoning: GB/MU-1/MU-2

City Project ID#: [TRC-SP2021-000409](#)
Submittal Review #: 3
Board Approvals Required: BAR-L, BZA-SD

Owner: Evening Post Publishing Company
Applicant: Seamon, Whiteside & Associates, Inc
Contact: York Dilday | ydilday@seamonwhiteside.com

Description: 4 Low Rise/Mid Rise Buildings and associated Infrastructure.

RESULTS: Withdrawn by applicant.

#5. THOMAS ISLAND MARINA

Project Classification: TRC - Site Plan
Address: 100 SANDS PRESERVE DR
Location: CAINHOY
Primary TMS: B2750000005
Acres: 1.5
Lots: -
Units: -
Zoning: Conservation

City Project ID#: [TRC-SP2022-000532](#)
Submittal Review #: 3
Board Approvals Required: BZA-SD

Owner: IVO Sands, LLC
Applicant: Seamon, Whiteside & Associates, Inc
Contact: York Dilday | ydilday@seamonwhiteside.com

Description: Gravel parking lot and restroom building to serve marina.

RESULTS: Revise and resubmit to TRC.

#6. PARCEL K OVERFLOW PARKING

Project Classification: TRC - Site Plan
Address: 100 COASTAL DR
Location: DANIEL ISLAND
Primary TMS: B2750000185
Acres: 2.1
Lots: -
Units: -
Zoning: Daniel Island General Office Zone

eReview
City Project ID#: [TRC-SP2023-000638](#)
Submittal Review #: Pre-App
Board Approvals Required: DRB

Owner: Holder Properties 2000 DI, LLC
Applicant: Seamon, Whiteside & Associates, Inc
Contact: Abigail Richardson | arichardson@seamonwhiteside.com

Description: Additional Parking to the Parcel K Office and Parking project.

RESULTS: Revise and resubmit to TRC as modification to approved Office and Parking site plan.

#7. ST. ANDREWS APARTMENTS (FORMERLY ST. ANDREWS MIXED-USE DEVELOPMENT)

Project Classification: TRC - Site Plan
Address: 100 CHASE ST
Location: WEST ASHLEY
Primary TMS: C4181000033
Acres: 9.5
Lots: -
Units: 230
Zoning: General Business

City Project ID#: [TRC-SP2020-000374](#)
Submittal Review #: 5
Board Approvals Required: DRB

Owner: GH Saint Andrews LLC
Applicant: Thomas & Hutton Engineering
Contact: Domonic Jones | jones.d@tandh.com

Description: Mixed use project, one building, parking garage, and site improvements.

RESULTS: Approval pending final documentation to T&T, Engineering, Stormwater Management, and Planning.

#8. 345 FOLLY ROAD DQ

Project Classification: TRC - Site Plan
Address: 345 FOLLY RD
Location: JAMES ISLAND
Primary TMS: C4240000023
Acres: 0.86
Lots: -
Units: -
Zoning: Limited Business

eReview

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

Submittal Review #: 1
Board Approvals Required: DRB

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

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

RESULTS: Revise and resubmit to TRC.

#9. 56 STATE STREET HOTEL

Project Classification: TRC - Site Plan
Address: 56 STATE ST
Location: PENINSULA
Primary TMS: C4580503108
Acres: 0.22
Lots: -
Units: -
Zoning: General Business

City Project ID#: [TRC-SP2022-000530](#)

Submittal Review #: 1
Board Approvals Required: BAR

Owner: SSI Fund Acquisitions, LLC
Applicant: Forsberg Engineering & Surveying
Contact: Trey Linton | tlinton@forsberg-engineering.com

Description: new 50-room hotel.

RESULTS: Revise and resubmit to TRC.

#10. BERMUDA POINTE PHASE 2

Project Classification: TRC - Site Plan
Address: ASHLEY RIVER & WATERFOWL RD
Location: WEST ASHLEY
Primary TMS: C3550700166
Acres: 0.539
Lots: -
Units: 10
Zoning: General Business

City Project ID#: [TRC-SP2021-000450](#)

Submittal Review #: 2
Board Approvals Required: DRB

Owner: Tony Berry
Applicant: Stantec Consulting Services Inc
Contact: Josh Lilly | josh.lilly@stantec.com

Description: (10) micro-townhome units.

RESULTS: Revise and resubmit to TRC.

#11. CHURCH CREEK FLOOD RESILIENCE PROJECT - WOLK DR.

Project Classification: TRC - Site Plan
Address: 63 WOLK DR
Location: WEST ASHLEY
Primary TMS: C3580000070
Acres: 0.63
Lots: -
Units: -
Zoning: Diverse Residential

City Project ID#: [TRC-SP2022-000526](#)

Submittal Review #: 3
Board Approvals Required: -

Owner: City of Charleston
Applicant: BIOHABITATS INC
Contact: Chris Streb | cstreb@biohabitats.com

Description: Creation of depressional wetland area to capture and treat stormwater.

RESULTS: Open pending delivery of Stormwater Management comments.

#12. LOWCOUNTRY LAND TRUST ASHEM OFFICE

Project Classification: TRC - Site Plan
Address: 1362 OLD TOWNE RD
Location: WEST ASHLEY
Primary TMS: C4150000054
Acres: 4
Lots: -
Units: -
Zoning: General Office

City Project ID#: [TRC-SP2019-000278](#)
Submittal Review #: 5
Board Approvals Required: BZA-SD, DRB
Owner: Lowcountry Land Trust
Applicant: GEL Engineering
Contact: Edward Guinn | edward.guinn@gel.com

Description: Development of a four-acre tract for a Lowcountry Land Trust office.

RESULTS: Open pending delivery of Stormwater Management comments.

#13. TUXBURY FARM TRACT

Project Classification: Concept Plan
Address: HWY 41 & TUXBURY FARM RD
Location: CAINHOY
Primary TMS: B2630004006
Acres: 15.1
Lots: 83
Units: 83
Zoning: SR-1/DR-12

eReview
City Project ID#: [TRC-SUB2023-000234](#)
Submittal Review #: 1
Board Approvals Required: BZA-SD, Planning Commission
Owner: Toll Brothers
Applicant: Hussey Gay Bell
Contact: Kelsey Santiago | ksantiago@husseygaybell.com

Description: Mixed use development with 83 lots.

RESULTS: Revise and resubmit to TRC.

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.