



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

7/7/2022

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 SAVAGE ROAD SIDEWALK

#### LINEAR CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION

City Project ID #: [TRC-SUB2022-000203](#)

Address: SAVAGE ROAD

Location: WEST ASHLEY

Submittal Review #: 2ND REVIEW

TMS#: SCDOT R/W

Board Approval Required:

Acres: 0.5

# Lots (for subdiv): -

Owner: CHARLESTON COUNTY

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

Applicant: JOSEPH GARRISON

843-554-8602

Zoning: N/A

Contact: JOSEPH GARRISON

jjgarrison@davisfloyd.com

Misc notes: Proposed 5' sidewalk on Savage Rd. from Etiwan Ave. to Castlewood Blvd. to Ashley Town Center Dr.

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

### #2 PUMP STATION 77 ACCESS DRIVE

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000485](#)

Address: 501 STINSON DRIVE

Location: WEST ASHLEY

Submittal Review #: 1ST REVIEW

TMS#: 350-09-00-143, -302

Board Approval Required: BZA-SD

Acres: 2.75

# Lots (for subdiv): -

Owner: CHARLESTON WATER SYSTEM

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

Applicant: AECOM

803-420-1683

Zoning: C / DR-9

Contact: TYLER GILSTRAP

tyler.gilstrap@aecom.com

Misc notes: Provide a new access drive from Culver Ave. CWS currently access site from West Ashley Greenway.

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

### #3 EMANUEL NINE MEMORIAL

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000493](#)

Address: 110 CALHOUN STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 459-13-03-020, -019, -018, -006, -005, -004, -083, -003, -002, -001

Board Approval Required: BAR, DRC

Acres: 1.09

# Lots (for subdiv): -

Owner: EMANUEL AME CHURCH

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

Applicant: THOMAS & HUTTON

843-708-7906

Zoning: DR-2F & GB

Contact: TONY WOODY

woody.t@tandh.com

Misc notes: Memorial to include Survivor's Garden, improved parking area, streetscape, and security.

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

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**#4 CAINHOY HOPEWELL RESIDENTIAL - PHASE 2 - PLAT**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000183](#)

Address: HOPEWELL DRIVE

Location: CAINHOY

Submittal Review #: 3RD REVIEW

TMS#: 262-00-00-008

Board Approval Required:

Acres: 74.8

# Lots (for subdiv): 126

Owner: CAINHOY LUMBER & TIMBER, LLC

# Units (multi-fam./Concept Plans): 126

Applicant: THOMAS & HUTTON

843-725-5274

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Preliminary plat for 126 lot single family residential development.

**RESULTS: Pending final documentation. Once approved, submit to Planning for stamping.**

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**#5 CAINHOY HOPEWELL RESIDENTIAL - PHASE 2 - ROADS**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000183](#)

Address: HOPEWELL DRIVE

Location: CAINHOY

Submittal Review #: 3RD REVIEW

TMS#: 262-00-00-008

Board Approval Required:

Acres: 74.8

# Lots (for subdiv): 125

Owner: CAINHOY LUMBER & TIMBER, LLC

# Units (multi-fam./Concept Plans): 125

Applicant: THOMAS & HUTTON

843-725-5274

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Road construction plans for 126 lot single family residential development.

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

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**#6 DAVIS DANIEL ISLAND APARTMENTS**

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000411](#)

Address: PARKLINE AVENUE

Location: DANIEL ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 275-00-00-181

Board Approval Required: DI-ARB

Acres: 5.05

# Lots (for subdiv): -

Owner: DAVIS DEVELOPMENT

# Units (multi-fam./Concept Plans): 242

Applicant: THOMAS & HUTTON

843-849-0200

Zoning: DI-BP

Contact: BRYCE LEMON

lemon.b@tandh.com

Misc notes: Multi-family development. 4-story apartment building wrapped around parking deck.

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

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**#7 DANIEL ISLAND NORTHERN PARCEL FF PHASE 2 - ROADS**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2022-000197](#)

Address: SHIP BUILDER STREET

Location: DANIEL ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 272-00-00-001

Board Approval Required:

Acres: 40.90

# Lots (for subdiv): 31

Owner: DANIEL ISLAND COMPANY, INC

# Units (multi-fam./Concept Plans): 31

Applicant: THOMAS & HUTTON

724-561-3517

Zoning: DI-RI

Contact: BRYCE LEMON

lemon.b@tandh.com

Misc notes: 31-lot single family residential development.

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

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**#8 THOMPSON HOTEL (THE MONTFORD HOTEL)****SITE PLAN**

Project Classification: SITE PLAN

Address: 810 MEETING STREET

Location: PENINSULA

TMS#: 461-10-09-010

Acres: 0.46

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 191 ROOMS

Zoning: UP

City Project ID #: [TRC-SP2019-000227](#)

Submittal Review #: 4TH REVIEW

Board Approval Required: BAR-L, BZA-SD

Owner: TMG 810 MEETING STREET LLC

Applicant: EARTHSOURCE ENGINEERING

Contact: VINCE SOTTILE

843-881-0525

sottilev@earthsourceeng.com

**Misc notes:** Construction plans for a new 9-story hotel, associated parking and improvements.**RESULTS:** Revise and resubmit to TRC.

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**#9 1590 MEETING STREET ROAD MULTI-FAMILY****SITE PLAN**

Project Classification: SITE PLAN

Address: 1505 MEETING STREET

Location: PENINSULA

TMS#: 464-10-00-061, -006, -120, -121-124

Acres: 3.32

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 329

Zoning: UP

City Project ID #: [TRC-SP2021-000475](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, BZA-SD, DRC

Owner: COOPER RIVER CORPORATION, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

Contact: ZIM FANT

843-884-1667

zfant@seamonwhiteside.com

**Misc notes:** Mixed-use development consisting of approximately 329 multi-family units.**RESULTS:** Revise and resubmit to TRC.

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**#10 WOODFIELD DANIEL ISLAND III EARLY SITE PACKAGE****SITE PLAN**

Project Classification: SITE PLAN

Address: 225 BENEFITFOCUS WAY

Location: DANIEL ISLAND

TMS#: 275-00-00-260, -292

Acres: 5.4

# Lots (for subdiv): -

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

Zoning: DI-GO

City Project ID #: [TRC-SP2022-000516](#)

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: DIEC III LLC, DIEC IV LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

Contact: HAMPTON YOUNG

843-884-1667

hyoung@seamonwhiteside.com

**Misc notes:** Early site work to include tree/vegetation clearing, demolition of existing building/hardscape, and rough grading and surcharge.**RESULTS:** Revise and resubmit to TRC.

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**#11 TOWNE AT COOPER RIVER R/W EXTENSION - PLAT****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 271-00-01-035

Acres: 5.3

# Lots (for subdiv): 3

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

Zoning: GB

City Project ID #: [TRC-SUB2022-000207](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CATO HOLDINGS, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

Contact: SPENCER PLOWDEN

843- 884-1667

splowden@seamonwhiteside.com

**Misc notes:** Right-of-way extension, roadway construction, and master infrastructure to serve Towne at Cooper River development.**RESULTS:** Revise and resubmit to TRC.

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## # 12 TOWNE AT COOPER RIVER R/W EXTENSION - ROADS

### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 271-00-01-035

Acres: 5.3

# Lots (for subdiv): 3

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

Zoning: GB

City Project ID #: [TRC-SUB2022-000207](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CATO HOLDINGS, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC

843-884-1667

Contact: SPENCER PLOWDEN

splowden@seamonwhiteside.com

Misc notes: Right-of-way extension, roadway construction, and master infrastructure to serve Towne at Cooper River development.

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

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## # 13 REFUEL - FOLLY ROAD

### SITE PLAN

Project Classification: SITE PLAN

Address: 334 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 424-05-00-028

Acres: 1.48

# Lots (for subdiv): -

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

Zoning: GB/LB

City Project ID #: [TRC-SP2020-000385](#)

Submittal Review #: 4TH REVIEW

Board Approval Required: DRB

Owner: REFUEL OPERATING COMPANY, LLC

Applicant: CLINE ENGINEERING

843-791-3646

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Site plan for proposed convenience store and car wash.

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

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## # 14 651 KING STREET

### SITE PLAN

Project Classification: SITE PLAN

Address: 651 KING STREET

Location: PENINSULA

TMS#: 460-04-04-095

Acres: 0.049

# Lots (for subdiv): -

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

Zoning: GB

City Project ID #: [TRC-SP2022-000548](#)

Submittal Review #: PRE-APP

Board Approval Required: BAR, BZA-Z

Owner: -

Applicant: CLINE ENGINEERING

843-991-7239

Contact: MATT CLINE

matt@clineeng.com

Misc notes: One new 2,000 sqft structure.

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

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## # 15 BAKER 1601 SAVANNAH HIGHWAY

### SITE PLAN

Project Classification: SITE PLAN

Address: 1601/1611 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 349-01-00-024, -032

Acres: 1.08

# Lots (for subdiv): -

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

Zoning: GB

City Project ID #: [TRC-SP2022-000529](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: VCKHS MAGNOLIA

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Baker motors parking lot expansion.

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

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**# 16 114 CANNON**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 114 CANNON STREET

Location: PENINSULA

TMS#: 460-11-04-165

Acres: 0.16

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 3

Zoning: LB

City Project ID #: [TRC-SP2022-000514](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR-S, BZA-Z

Owner: TIFT MITCHELL

Applicant: KIMLEY HORN

843-779-1592

Contact: THOMAS PURCELL

[thomas.purcell@kimley-horn.com](mailto:thomas.purcell@kimley-horn.com)

Misc notes: Construction of 2 residential units on the property in addition to the existing commercial and residential unit on site.

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

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**# 17 BATTERY ISLAND PUD**

**PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN

Address: BATTERY ISLAND DRIVE

Location: JAMES ISLAND

TMS#: 334-05-00-022, -023, -055

Acres: 7.08

# Lots (for subdiv): 16

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

Zoning: RR-1

City Project ID #: [PUD2021-000021](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: BATTERY ISLAND COMMUNITY, LLC

Applicant: ROBINSON DESIGN ENGINEERS

843-870-4668

Contact: JOSHUA ROBINSON

[jr@robinsondesignengineers.com](mailto:jr@robinsondesignengineers.com)

Misc notes: Planned Unit Development including single family residential and a 20-room inn developed using LID practices.

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

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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.