



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

7/14/2022

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 PLUM ISLAND PHASE 4 CAPITAL IMPROVEMENTS

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000521](#)

Address: 539 HARBORVIEW CIRCLE

Location: JAMES ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 424-00-00-007

Board Approval Required: BZA-SD, BZA-Z

Acres: 83.4

Owner: CHARLESTON WATER SYSTEM

# Lots (for subdiv): -

Applicant: HAZEN AND SAWYER

843-414-1402

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

Contact: JARED HARTWIG

[jhartwig@hazenandsawyer.com](mailto:jhartwig@hazenandsawyer.com)

Zoning: C

Misc notes: **New disinfection and solids handling infrastructure along with primary treatment facilities.**

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

### #2 194 CANNON STREET GAS RELOCATION

#### ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION

City Project ID #: [TRC-SUB2021-000186](#)

Address: 194 CANNON STREET

Submittal Review #: 2ND REVIEW

Location: PENINSULA

TMS#: Hagood Ave. Spring St., Cannon St. ROW

Board Approval Required:

Acres: 0.47

Owner: DOMINION ENERGY

# Lots (for subdiv): -

Applicant: DOMINION ENERGY

843-494-7733

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

Contact: KYLE STANLEY

[kyle.stanley@dominionenergy.com](mailto:kyle.stanley@dominionenergy.com)

Zoning: PUD

Misc notes: **Relocation of existing gas main to make room for future Aloft Hotel.**

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

### #3 ALOFT HOTEL & PARKING GARAGE

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2019-000311](#)

Address: 194 CANNON STREET

Submittal Review #: 7TH REVIEW

Location: PENINSULA

Board Approval Required: BAR, BZA-SD

TMS#: 460-10-04-013

Acres: 1.31

Owner: 194 CANNON STREET, LLC

# Lots (for subdiv): -

Applicant: FORSBERG ENGINEERING & SURVEYING

843-571-2622

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

Contact: TREY LINTON

[tlinton@forsberg-engineering.com](mailto:tlinton@forsberg-engineering.com)

Zoning: PUD

Misc notes: **Construction plans for a new 175 room hotel, parking garage, and associated improvements.**

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

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#### #4 HAMPSTEAD MALL SE QUADRANT RENOVATION

##### SITE PLAN

Project Classification: SITE PLAN  
Address: COLUMBUS / AMERICA STREET  
Location: PENINSULA  
TMS#: 459-09-02-151  
Acres: 0.616  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: DR-2F

City Project ID #: [TRC-SP2022-000549](#)

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

Owner: CHARLESTON COUNTY SCHOOL DISTRICT  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: GRAY LEWIS gmlewis@forsberg-engineering.com

Misc notes: Renovation of existing park with new pedestrian walks, perimeter fencing, landscaping and other amenities.

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

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#### #5 WEST ASHLEY STORAGE

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 3065 BEES FERRY ROAD  
Location: WEST ASHLEY  
TMS#: 356-00-00-045  
Acres: 2.89  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: LI

City Project ID #: [TRC-SP2020-000332](#)

Submittal Review #: 5TH REVIEW  
Board Approval Required: DRB

Owner: BEES FERRY PARTNERS, LLC  
Applicant: BGE, INC (980) 206-4871  
Contact: ERIC HAMPTON ehampton@bgeinc.com

Misc notes: Self-storage facility

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

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

##### SITE PLAN

Project Classification: SITE PLAN  
Address: WOLK DRIVE  
Location: WEST ASHLEY  
TMS#: 358-00-00-070, -071, -072, -077, -099  
Acres: 1.03  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-3, LB

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

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CITY OF CHARLESTON  
Applicant: BIOHABITATS, INC 667-401-8485  
Contact: CHRIS STREB cstreb@biohabitats.com

Misc notes: Creation of depressional wetland area to capture and treat stormwater runoff.

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

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#### #7 1 ASHLEY BOULEVARD

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1 - 11 ASHLEY BLVD.  
Location: PENINSULA  
TMS#: 457-11-01-039  
Acres: 0.17  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 4  
Zoning: STR

City Project ID #: [TRC-SP2018-000104](#)

Submittal Review #: 3RD REVIEW  
Board Approval Required: BAR, BZA-Z

Owner: BARNES MOULTRIE WARD LLC  
Applicant: CLINE ENGINEERING, INC. 843-991-7239  
Contact: MATT CLINE matt@clineengineering.com

Misc notes: Construction plan for a 4 unit residential project.

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

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**#8 WEST ASHLEY TRANSMISSION MAIN EXTENSION****LINEAR CONSTRUCTION PLANS**

Project Classification: LINEAR CONSTRUCTION

City Project ID #: [TRC-SUB2022-000204](#)

Address: MCLEOD MILL / MAIN RD

Location: WEST ASHLEY

TMS#: Multiple

Submittal Review #: 1ST REVIEW

Acres: 21.3

Board Approval Required:

# Lots (for subdiv): -

Owner: CHARLESTON WATER SYSTEM

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

Applicant: CHARLESTON WATER SYSTEM

843-727-6876

Zoning: -

Contact: DONALD BENJAMIN

benjamind@charlestoncpw.com

**Misc notes: New 36" transmission main from Main Road to Bees Ferry tank site adjacent to Hwy 61.****RESULTS: Revise and resubmit to TRC.**

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**#9 228 PRESIDENT****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000547](#)

Address: 228 PRESIDENT STREET

Location: PENINSULA

TMS#: 460-07-01-037

Submittal Review #: 1ST REVIEW

Acres: 0.58

Board Approval Required:

# Lots (for subdiv): -

Owner: NEST COASTAL

# Units (multi-fam./Concept Plans): 14

Applicant: SYNCHRONICITY LLC

843-203-4766

Zoning: DR-2F

Contact: TODD RICHARDSON

todd@synchronicity.design

**Misc notes: Urban infill residential neighborhood.****RESULTS: Revise and resubmit to TRC.**

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**#10 438 KING MIXED-USE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2022-000551](#)

Address: 438 KING STREET

Location: PENINSULA

TMS#: 460-16-02-066

Submittal Review #: PRE-APP

Acres: 0.241

Board Approval Required: BAR

# Lots (for subdiv): -

Owner: BASIC INVESTMENTS, LLC

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

Applicant: NEIL STEVENSON ARCHITECTS

843-442-0260

Zoning: GB

Contact: NEIL STEVENSON

tara@neilstevensonarchitects.com

**Misc notes: Renovation of existing building, 8-story addition in rear, accomodations and retail use.****RESULTS: Submit to TRC for 1st review.**

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