



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

9/2/2021

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 COLLEGE OF CHARLESTON SIMONS CENTER FOR THE ARTS

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 54 SAINT PHILIP STREET  
Location: PENINSULA  
TMS#: 457-04-02-043  
Acres: 2.25  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: TRC-SP2021-000395

Submittal Review #: 3RD REVIEW  
Board Approval Required: BAR

Owner: COLLEGE OF CHARLESTON  
Applicant: ADC ENGINEERING, INC.  
Contact: CHRIS COOK

843-566-0161  
chris@adcengineering.com

Misc notes: Construction plans for the renovation and expansion of the existing arts building. [Project CSS Page](#)

**RESULTS: Pending final documentation. Once resolved, submit Site Plan to Zoning for stamping.**

### #2 116 & 118 CANNON

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 116/118 CANNON ST.  
Location: PENINSULA  
TMS#: 460-11-04-164, -163  
Acres: 0.23  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 4  
Zoning: LB

City Project ID #: TRC-SP2020-000366

Submittal Review #: 4TH REVIEW  
Board Approval Required: BAR, BZA-SD

Owner: 118 CANNON STREET, LLC  
Applicant: CLINE ENGINEERING  
Contact: MATT CLINE

843-991-7239  
matt@clineeng.com

Misc notes: Redevelopment of two existing structures, development of one new residential structure, and re-alignment of parking. [Project CSS Page](#)

**RESULTS: Pending final documentation. Once resolved, submit Site Plan to Zoning for stamping.**

### #3 PEPSI ADAPTIVE RE-USE

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 1951 ALGONQUIN ROAD  
Location: PENINSULA  
TMS#: 464-10-00-004  
Acres: 1.7  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: UP

City Project ID #: TRC-SP2021-000459

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: WPSP MEETING, LLC  
Applicant: HOYT+BERENYI, LLC  
Contact: KYLE TAYLOR

843-870-7001  
ktaylor@hoytberenyi.com

Misc notes: Renovation of existing former Pepsi facility into approx. 24,450 SF retail use, 17,550 SF food and beverage use, and 2,500 SF outdoor restaurant use. [Project CSS Page](#)

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

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#### #4 FOLLY ROAD PEDESTRIAN AND BICYCLE PATH IMPROVEMENTS

##### LINEAR CONSTRUCTION

Project Classification: LINEAR ROW

City Project ID #: TRC-SUB2020-000168

Address: ELLIS STREET BRIDGE TO WILTON STREET

Location: JAMES ISLAND

TMS#: Multiple

Submittal Review #: 2ND REVIEW

Acres: 5.2

Board Approval Required:

# Lots (for subdiv): -

Owner: SCDOT, CHARLESTON COUNTY, CITY OF CHARLESTON, ETC.

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

Applicant: CHARLESTON COUNTY

843-202-7624

Zoning: -

Contact: SHEILA SORORIAN

ssororian@charlestoncounty.org

Misc notes: Connect sidewalk from Ellis Creek Bridge to Wilton Street to create a continuous pedestrian network. [Project CSS Page](#)

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

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#### #5 ESAU JENKINS MULT-FAMILY

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000322

Address: 3647 MAYBANK HWY

Location: JOHNS ISLAND

TMS#: 279-00-00-309

Submittal Review #: 4TH REVIEW

Acres: 1.8

Board Approval Required: DRB, BZA-SD

# Lots (for subdiv): -

Owner: SEA ISLAND COMPREHENSIVE HEALTH CARE

# Units (multi-fam./Concept Plans): 72

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Zoning: PUD

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: New 72 unit multi-family affordable housing development. [Project CSS Page](#)

**RESULTS: Pending delivery of Stormwater comments.**

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#### #6 2078 SAM RITTENBERG

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000460

Address: 2078 SAM RITTENBERG BLVD

Location: WEST ASHLEY

TMS#: 310-04-00-017

Submittal Review #: PRE-APP

Acres: 1.32

Board Approval Required: DRB

# Lots (for subdiv): -

Owner: MARY K. ALLEN

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

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Zoning: GB

Contact: CHRISTIAN HUNKIN

chunkin@forsberg-engineering.com

Misc notes: New office and warehouse development with parking and utility infrastructure improvements. [Project CSS Page](#)

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

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#### #7 PROJECT THROUGHPUT - EARLY SITE PACKAGE

##### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000438

Address: CHARLESTON REGIONAL PARKWAY

Location: CAINHOY

TMS#: 267-00-00-095

Submittal Review #: 2ND REVIEW

Acres: 162.07

Board Approval Required:

# Lots (for subdiv): -

Owner: SOUTH CAROLINA PORTS AUTHORITY

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

Applicant: THOMAS & HUTTON ENGINEERING CO.

912-547-8476

Zoning: LI

Contact: SCOTT GREENE

greene.s@tandh.com

Misc notes: Early site work to include tree removal, clearing of vegetation, and rough grading. [Project CSS Page](#)

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

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**#8 MEDDIN BROS. PUD****PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN

City Project ID #: PUD2021-000020

Address: 25, 31, &amp; 34 WOOLFE STREET

Location: PENINSULA

TMS#: 460-09-01-053, 460-12-02-001, -08, -04, -064

Submittal Review #: 1ST REVIEW

Acres: 0.82

Board Approval Required:

# Lots (for subdiv): -

Owner: HYMAN J. MEDDIN RESIDUARY TRUST

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

Applicant: BRIAN HELLMAN

843-414-9753

Zoning: LI, MU-1/WH

Contact: HELLMAN YATES

bh@hellmanyates.com

Misc notes: Review of PUD for future development. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

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**#9 PARCEL K INFRASTRUCTURE****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000174

Address: 2000 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 250-00-00-185, -086, -160

Submittal Review #: 3RD REVIEW

Acres: 36.9

Board Approval Required: PC

# Lots (for subdiv): 4

Owner: HOLDER PROPERTIES 1990DI, LLC

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

Applicant: SEAMONWHITESIDE + ASSOCIATES

843-884-1667

Zoning: DI-GO

Contact: VIRGINIA SKIDMORE

vskidmore@seamonwhiteside.com

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development. [Project CSS Page](#)**RESULTS: All comments resolved. Proceed to Planning Commission.**

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**#10 KINDER MORGAN TRANSLOAD FACILITY****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000386

Address: 1805 MILFORD STREET

Location: PENINSULA

TMS#: 464-00-00-009, 466-00-00-001, -003, -053

Submittal Review #: 4TH REVIEW

Acres: 41.7

Board Approval Required:

# Lots (for subdiv): -

Owner: KINDER MORGAN TERMINALS, INC

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

Applicant: GEL ENGINEERING

843-769-7378

Zoning: HI

Contact: EDWARD GUINN

edward.guinn@gel.com

Misc notes: Site plan review of new transload facility to move grain from rail cars into shipping containers. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

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.