



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

2/16/2023

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date via Zoom. To access online use the following [Zoom Link](#). To access via telephone, dial 1 (301) 715-8592, then Webinar ID# 859 6475 0850, followed by password 682487. The agenda order may be subject to change at the discretion of the TRC Administrator. Guests are encouraged to join the meeting 20 minutes prior to the published start time of a specific agenda item. The following applications will be reviewed:

#1. HUGER STREET AFFORDABLE HOUSING

09:00 Project Classification: TRC - Site Plan
Address: 275 HUGER ST
Location: PENINSULA
Primary TMS: C4631604054
Acres: 2
Lots: -
Units: 77
Zoning: MU-1/WH

City Project ID#: [TRC-SP2021-000499](#)

Submittal Review #: 2nd
Board Approvals Required: BAR, BZA-SD

Owner: Charleston Housing Authority
Applicant: Forsberg Engineering & Surveying
Contact: Mike Johnson | mjohnson@forsberg-engineering.com

Description: New affordable MF building with associated infrastructure.

#2. MURRAY LASAINE ELEMENTARY SCHOOL TRAFFIC LOOP

09:15 Project Classification: TRC - Site Plan
Address: 691 RIVERLAND DR
Location: JAMES ISLAND
Primary TMS: C3410000013
Acres: 6.31
Lots: -
Units: -
Zoning: SR-1

City Project ID#: [TRC-SP2018-000089](#)

Submittal Review #: 3rd
Board Approvals Required: -

Owner: CCSD
Applicant: : Forsberg Engineering & Surveying
Contact: Gray Lewis | glewis@forsberg-engineering.com

Description: New paved traffic loop with stormwater detention, fencing, and student recreation area.

#3. 651 KING STREET

09:30 Project Classification: TRC - Site Plan
Address: 651 KING ST
Location: PENINSULA
Primary TMS: C4600404095
Acres: 0.049
Lots: -
Units: 1
Zoning: GB

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

Submittal Review #: 4th
Board Approvals Required: BAR

Owner: Bill Orange | 651 King Street LLC
Applicant: Cline Engineering, Inc.
Contact: matt@clineeng.com

Description: New 3-story Mixed-Use building

#4. **WEST ASHLEY TOYOTA**

09:45 Project Classification: TRC - Site Plan
Address: 675 CITADEL HAVEN DR
Location: WEST ASHLEY
Primary TMS: C3100300075
Acres: 3.7
Lots: -
Units: -
Zoning: GB

City Project ID#: [TRC-SP2021-000420](#)

Submittal Review #: 4th
Board Approvals Required: DRB

Owner: 70 NC Real Estate, LLC
Applicant: Hoyt + Berenyi, LLC
Contact: Alex Horner | ahorner@hoytberenyi.com

Description: Paving and grading to support 110 additional parking spots to serve the Fred Anderson (West Ashley) Toyota dealership, dumpster relocation and stormwater detention relocation to underground and 3,716SF Building addition to existing service building.

#5. **DANIEL ISLAND - HASWELL (PLAT)**

10:00 Project Classification: Major - Development Plan
Address: 509 SEVEN FARMS DR
Location: DANIEL ISLAND
Primary TMS: B2750000182
Acres: 7.88
Lots: 20
Units: 20
Zoning: DI-R

City Project ID#: [TRC-SUB2022-000209](#)

Submittal Review #: 3rd
Board Approvals Required: -

Owner: David Weekley Homes
Applicant: Thomas & Hutton
Contact: Bryce Lemon | lemon.b@tandh.com

Description: 20-lot SFR subdivision.

#6. **DANIEL ISLAND - HASWELL (ROADS)**

10:15 Project Classification: Major - Development Plan
Address: 509 SEVEN FARMS DR
Location: DANIEL ISLAND
Primary TMS: B2750000182
Acres: 7.88
Lots: 20
Units: 20
Zoning: DRB - OL

City Project ID#: [TRC-SUB2022-000209](#)

Submittal Review #: 3rd
Board Approvals Required: -

Owner: David Weekley Homes
Applicant: Thomas & Hutton
Contact: Bryce Lemon | lemon.b@tandh.com

Description: 20-lot SFR subdivision.

#7. **HOME DEPOT - TOOL RENTAL CENTER**

10:30 Project Classification: TRC - Site Plan
Address: 2008 MAGWOOD DR
Location: WEST ASHLEY
Primary TMS: C3090000018
Acres: 0.15
Lots: -
Units: -
Zoning: GB

City Project ID#: [TRC-SP2022-000562](#)

Submittal Review #: 2nd
Board Approvals Required: -

Owner: The Home Depot
Applicant: Kimley-Horn and Associates, Inc
Contact: Katie Witt | katie.witt@kimley-horn.com

Description: Building addition for Tool Rental Center, and re striping of parking spaces for compact power equipment.

#8. MORRISON DR. GRAVITY SEWER REPLACEMENT

10:45 Project Classification: Linear/Utility Construction **EREVIEW** City Project ID#: [TRC-SUB2023-000224](#)
Address: 910 MORRISON DR. Submittal Review #: 2nd
Location: PENINSULA Board Approvals Required: -
Primary TMS: C4590200006 Owner: CWS
Acres: 0.8 Applicant: AECOM
Lots: - Contact: Tyler Gilstrap | tyler.gilstrap@aecom.com
Units: -
Zoning: UP
Description: Installation of approx. 819 linear feet of 8" gravity sewer line, (6) manholes, and (3) tie-in connections.

#9. WEST ASHLEY SEWER TUNNEL EXTENSION

11:00 Project Classification: TRC - Site Plan **EREVIEW** City Project ID#: [TRC-SP2023-000605](#)
Address: 40 COBURG RD Submittal Review #: Pre-App
Location: WEST ASHLEY Board Approvals Required: -
Primary TMS: C4211100067 Owner: CWS
Acres: 0 Applicant: Hussey, Gay, Bell & Deyoung, Inc.
Lots: - Contact: Warner Mahn | wmahn@husseygaybell.com
Units: -
Zoning: N/A
Description: Early Site Package to consist of the installation of construction stormwater BMPs, site clearing, rough grading, and excavating and shoring the drop shafts and tunnels along the West Ashley Greenway.

#10. ASHLEY LANDING REDEVELOPMENT

11:15 Project Classification: TRC - Site Plan **EREVIEW** City Project ID#: [TRC-SP2023-000606](#)
Address: 1401 SAM RITTENBERG BLVD Submittal Review #: Pre-App
Location: WEST ASHLEY Board Approvals Required: DRB
Primary TMS: C3521100101 Owner: Faison Ashley Landing, LLC
Acres: 0 Applicant: HLA, Inc.
Lots: - Contact: Nick Allport | nallport@hlainc.com
Units: 280
Zoning: GB
Description: Relocation of Publix, new MF Apartment building, and shopping center updates.

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 schumacheri@charleston-sc.gov three business days prior to the meeting.