



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

4/28/2022

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

A meeting of the City of Charleston Technical Review Committee 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 HARBOR VIEW ELEMENTARY SCHOOL CAR STACKING LOOP

9:00 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2021-000445
Address: 1587 HARBOR VIEW ROAD	
Location: JAMES ISLAND	Submittal Review #: 3RD REVIEW
TMS#: 424-06-00-007	Board Approval Required: BZA, DRB
Acres: 6.10	
# Lots (for subdiv): -	Owner: CHARLESTON COUNTY SCHOOL DISTRICT
# Units (multi-fam./Concept Plans): -	Applicant: HUSSEY GAY BELL 843-849-7500
Zoning: SR-1	Contact: JUSTIN ROBINETTE jrobinette@husseygaybell.com

Misc notes: Modifications to car stacking loop. [Project CSS Page](#)

#2 114 CANNON

9:15 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2022-000514
Address: 114 CANNON STREET	
Location: PENINSULA	Submittal Review #: 1ST REVIEW
TMS#: 460-11-04-165	Board Approval Required: BAR-S, BZA-Z
Acres: 0.16	
# Lots (for subdiv): -	Owner: TIFT MITCHELL
# Units (multi-fam./Concept Plans): 3	Applicant: KIMLEY HORN 843-779-1592
Zoning: LB	Contact: THOMAS PURCELL 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. [Project CSS Page](#)

#3 THOMPSON HOTEL (THE MONTFORD HOTEL)

9:30 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2019-000227
Address: 810 MEETING STREET	
Location: PENINSULA	Submittal Review #: 3RD REVIEW
TMS#: 4611009010	Board Approval Required: BAR-L, BZA-SD
Acres: 0.46	
# Lots (for subdiv): -	Owner: TMG 810 MEETING STREET LLC
# Units (multi-fam./Concept Plans): 191 Rooms	Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Zoning: UP	Contact: VINCE SOTTILE sottilev@earthsourceeng.com

Misc notes: Construction plans for a new 9-story hotel, associated parking and improvements. [Project CSS Page](#)

#4 TIME TO SHINE WEST ASHLEY**9:45 SITE PLAN**

Project Classification: SITE PLAN
Address: 1000 FLOYD DRIVE
Location: WEST ASHLEY
TMS#: 301-00-00-805
Acres: 2.37
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2022-000531

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

Owner: T&M INVESTMENTS, LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: THOMAS MARTIN martint@earthsourceeng.com

Misc notes: Automatic car wash, mixed-use building with associated parking and utility infrastructure. [Project CSS Page](#)

#5 PLUM ISLAND PHASE 4 CAPITAL IMPROVEMENTS**10:00 SITE PLAN**

Project Classification: SITE PLAN
Address: 539 HARBORVIEW CIRCLE
Location: JAMES ISLAND
TMS#: 424-00-00-007
Acres: 83.4
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: C

City Project ID: TRC-SP2022-000521

Submittal Review #: 1ST REVIEW
Board Approval Required: BZA-SD, BZA-Z

Owner: CHARLESTON WATER SYSTEM
Applicant: HAZEN AND SAWYER 843-414-1402
Contact: JARED HARTWIG jhartwig@hazenandsawyer.com

Misc notes: New disinfection and solids handling infrastructure along with primary treatment facilities. [Project CSS Page](#)

#6 102 PRESIDENT STREET**10:15 SITE PLAN**

Project Classification: SITE PLAN
Address: 102 PRESIDENT STREET
Location: PENINSULA
TMS#: 460-11-04-023
Acres: .62
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 101
Zoning: MU-2/WH

City Project ID: TRC-SP2020-000365

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

Owner: 96 PRESIDENT ST, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Contact: PRESTON BUSBEE pbusbee@seamonwhiteside.com

Misc notes: Mixed use development on currently undeveloped lot. [Project CSS Page](#)

#7 THOMAS ISLAND MARINA**10:30 SITE PLAN**

Project Classification: SITE PLAN
Address: CLEMENTS FERRY ROAD
Location: DANIEL ISLAND
TMS#: 275-00-00-005
Acres: 1.5
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: CONSERVATION

City Project ID: TRC-SP2022-000532

Submittal Review #: PRE-APP
Board Approval Required:

Owner: CLOUTER CREEK RESERVE, LLC
Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Contact: RUSS SEAMON rseamon@seamonwhiteside.com

Misc notes: +/- 110 slip marina and associated parking. [Project CSS Page](#)

#8 PARCEL K RESIDENTIAL

10:45 SITE PLAN

Project Classification: SITE PLAN
Address: DANIEL ISLAND DRIVE
Location: DANIEL ISLAND
TMS#: 275-00-00-086
Acres: 5.58
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 50
Zoning: DI-GO

City Project ID: TRC-SP2022-000533

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

Owner: BLAZE CAPITAL PARTNERS
Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667
Contact: ABIGAIL RICHARDSON arichardson@seamonwhiteside.com

Misc notes: Private townhome development with 50 units, pond, private roads, open space, and associated infrastructure.
[Project CSS Page](#)

#9 MCLERNON TRACE FUEL STATION

11:00 SITE PLAN

Project Classification: SITE PLAN
Address: MAIN ROAD
Location: JOHNS ISLAND
TMS#: 285-07-00-042
Acres: 0.9
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2022-000512

Submittal Review #: PRE-APP
Board Approval Required: DRB, BZA-SD

Owner: OM SUITE OM, LLC
Applicant: C BAKER ENGINEERING, LLC 843-270-3185
Contact: CAMERON BAKER cameron@cbakerengineering.com

Misc notes: Construction of 4,725 sqft convenience store/retail building, 4 MPD fuel canopy, and site improvements. [Project CSS Page](#)

#10 BAKER 1601 SAVANNAH HIGHWAY

11:15 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 #: PRE-APP
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. [Project CSS Page](#)

#11 56 STATE STREET HOTEL

11:30 SITE PLAN

Project Classification: SITE PLAN
Address: 22-26 CUMBERLAND STREET
Location: PENINSULA
TMS#: 458-05-03-108
Acres: 0.22
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2022-000530

Submittal Review #: PRE-APP
Board Approval Required: BAR, BZA-Z

Owner: SSI FUND ACQUISITIONS, LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New 50-room hotel. [Project CSS Page](#)

12 DANIEL ISLAND NORTHERN PARCEL FF PHASE 2 - PLAT

11:45 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: SHIP BUILDER STREET

Location: DANIEL ISLAND

TMS#: 272-00-00-001

Acres: 40.90

Lots (for subdiv): 31

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

Zoning: DI-RI

City Project ID: TRC-SUB2022-000197

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: DANIEL ISLAND COMPANY, INC

Applicant: THOMAS & HUTTON

Contact: BRYCE LEMON

724-561-3517

lemon.b@tandh.com

Misc notes: 31-lot single family residential development. [Project CSS Page](#)

13 DANIEL ISLAND NORTHERN PARCEL FF PHASE 2 - ROADS

12:00 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: SHIP BUILDER STREET

Location: DANIEL ISLAND

TMS#: 272-00-00-001

Acres: 40.90

Lots (for subdiv): 31

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

Zoning: DI-RI

City Project ID: TRC-SUB2022-000197

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: DANIEL ISLAND COMPANY, INC

Applicant: THOMAS & HUTTON

Contact: BRYCE LEMON

724-561-3517

lemon.b@tandh.com

Misc notes: 31-lot single family residential development. [Project CSS Page](#)

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.