



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

4/29/2021

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

A meeting of the City of Charleston Technical Review Committee 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 STILES POINT ELEMENTARY SCHOOL PORTABLES

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 883 MIKELL DRIVE
Location: JAMES ISLAND
TMS#: 454-09-00-001
Acres: 18.08

Lots (for subdiv): -

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

Zoning: SR-1

City Project ID: TRC-SP2021-000392

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: ADC ENGINEERING, INC

843-566-0161

Contact: SEBASTIAN DAVIS

sebastiand@adcengineering.com

Misc notes: New mobile classrooms and new concrete walkway. [Project Citizen Access Portal \(CAP\) Page](#)

2 CHARLESTON FIRE STATION #8

9:15 SITE PLAN

Project Classification: SITE PLAN
Address: 370 HUGER STREET
Location: PENINSULA
TMS#: 460-03-02-099
Acres: 0.31

Lots (for subdiv): -

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

Zoning: DR-2F

City Project ID: TRC-SP2019-000222

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: CITY OF CHARLESTON

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: CHRIS COOK

chris@adcengineering.com

Misc notes: Construction/renovation plans for the existing 3,950 square foot, 2 story fire station. [Project CAP Page](#)

3 DANIEL ISLAND SELF STORAGE - CLEMENTS FERRY ROAD

9:30 SITE PLAN

Project Classification: SITE PLAN
Address: CLEMENTS FERRY ROAD
Location: DANIEL ISLAND
TMS#: 271-00-02-027
Acres: 4.25

Lots (for subdiv): -

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

Zoning: GB

City Project ID: TRC-SP2021-000423

Submittal Review #: PRE-APP

Board Approval Required:

Owner: STYX DEVELOPMENT, LLC

Applicant: ADC ENGINEERING, INC

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

Misc notes: Self storage building and RV/Boat storage. [Project CAP Page](#)

#4 PROJECT ROSE**9:45 SITE PLAN**

Project Classification: SITE PLAN
Address: FORT TRENHOLM ROAD
Location: JOHNS ISLAND
TMS#: 319-00-00-014
Acres: 10.10
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -

City Project ID: TRC-SP2021-000419

Submittal Review #: PRE-APP
Board Approval Required:

Owner: CHARLESTON AVIATION AUTHORITY
Applicant: LOWCOUNTRY LAND DEVELOPMENT CONSULTANTS 843-296-6364
Contact: KEVIN COFFEY kevin@lowcountryldc.com

Misc notes: Site plan review of new aircraft manufacturing facility. [Project CAP Page](#)

#5 WEST ASHLEY TOYOTA**10:00 SITE PLAN**

Project Classification: SITE PLAN
Address: CITADEL HAVEN DRIVE
Location: WEST ASHLEY
TMS#: 310-03-00-075, 310-08-00-007
Acres: 3.7
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2021-000420

Submittal Review #: PRE-APP
Board Approval Required:

Owner: 70 NC REAL ESTATE, LLC
Applicant: HOYT+BERENYI, LLC 828-989-2672
Contact: ALEX HORNER ahorner@hoytberenyi.com

Misc notes: Approx. 131 additional parking spots to serve West Ashley Toyota dealership, dumpster relocation, stormwater detention relocated underground, and optional building addition. [Project CAP Page](#)

#6 BOULEVARD APARTMENTS**10:15 SITE PLAN**

Project Classification: SITE PLAN
Address: 584 MEETING STREET
Location: PENINSULA
TMS#: 459-01-03-045
Acres: 1.6
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 250
Zoning: GB

City Project ID: TRC-SP2021-000421

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

Owner: 584 MEETING STREET, LLC
Applicant: FORSBERG ENGINEERING & SURVEYING 843-571-2622
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: New 250 unit multi-family building with associated infrastructure. [Project CAP Page](#)

#7 WEST ASHLEY STATION, PHASE II**10:30 SITE PLAN**

Project Classification: SITE PLAN
Address: 1127 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 349-00-00-009,-010
Acres: 1.73
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2021-000422

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

Owner: SYNOVUS TRUST COMPANY
Applicant: HUSSEY GAY BELL 843-849-7500
Contact: JUSTIN ROBINETTE jrobinette@husseygaybell.com

Misc notes: Development of existing parcels to add retail shops. [Project CAP Page](#)

#8 WILLIAM E. MURRAY BLVD APARTMENTS - EARLY SITE PACKAGE**10:45 SITE PLAN**

Project Classification: SITE PLAN

City Project ID: TRC-SP2021-000397

Address: WILLIAM E. MURRAY BLVD & GLENN MCCO

Location: WEST ASHLEY

Submittal Review #: 1ST REVIEW

TMS#: 306-00-00-933, -973, -975

Board Approval Required: DRB

Acres: 10

Lots (for subdiv): -

Owner: UNIVERSITY MEDICAL ASSOCIATES OF MUSC

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

Applicant: SEAMON WHITESIDE + ASSOCIATES 843-884-1667

Zoning: GB

Contact: PAUL PEEPLES ppeeples@seamonwhiteside.com

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

#9 MARSHES AT DANIEL ISLAND PHASES 1A & 1B (PLAT)**11:00 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2019-000114

Address: 144 FAIRBANKS DRIVE

Location: DANIEL ISLAND

Submittal Review #: 5TH REVIEW

TMS#: 271-00-00-010

Board Approval Required:

Acres: 16.78

Lots (for subdiv): 56

Owner: SM CHARLESTON, LLC

Units (multi-fam./Concept Plans): 56

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC. 843-884-1667

Zoning: DI-GO

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Preliminary plat for a 56 lot (Phase 1A & 1B) subdivision. [Project CAP Page](#)

#10 MARSHES AT DANIEL ISLAND PHASES 1A & 1B (ROADS)**11:15 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2019-000114

Address: 144 FAIRBANKS DRIVE

Location: DANIEL ISLAND

Submittal Review #: 5TH REVIEW

TMS#: 271-00-00-010

Board Approval Required:

Acres: 16.78

Lots (for subdiv): 56

Owner: SM CHARLESTON, LLC

Units (multi-fam./Concept Plans): 56

Applicant: SEAMONWHITESIDE & ASSOCIATES, INC 843-884-1667

Zoning: DI-GO

Contact: PATTERSON FARMER pfarmer@seamonwhiteside.com

Misc notes: Road construction plans for a 56 lot (Phase 1A & 1B) subdivision. [Project CAP Page](#)

#11 DANIEL ISLAND - HASWELL**11:30 SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2021-000172

Address: SEVEN FARMS DRIVE & HASWELL STREET

Location: DANIEL ISLAND

Submittal Review #: 1ST REVIEW

TMS#: 275-00-00-182, -225, -233, -243

Board Approval Required: BZA-SD

Acres: 8.15

Lots (for subdiv): 24

Owner: DAVID WEEKLEY HOMES

Units (multi-fam./Concept Plans): 24

Applicant: THOMAS & HUTTON 724-561-3517

Zoning: DI-R

Contact: BRYCE LEMON lemon.b@tandh.com

Misc notes: Concept plan review of a 24 residential lot subdivision. [Project CAP Page](#)

Site plans and subdivisions are reviewed by the following: Dept. of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, 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 Citizen Access Portal (CAP). 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.