



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

5/28/2020

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. Use the following [Zoom Link](#) to attend online. To access the meeting by phone, dial 1 (301) 715 8592, enter Webinar ID# 859 6475 0850, then password 682487. The following applications will be reviewed:

### # 1 HAWTHORNE AT CLEMENTS FERRY ROAD

#### 9:00 SITE PLAN

Project Classification: SITE PLAN

Address: 2800 CLEMENTS FERRY ROAD

Location: DANIEL ISLAND

TMS#: 2710002080, 081, 082, 147

Acres: 11.31

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 205

Zoning: GP

City Project ID: TRC-SP2018-000100

Submittal Review #: 5TH REVIEW

Board Approval Required:

Owner: HAWTHORNE OF DANIEL ISLAND, LLC

Applicant: SEAMONWHITESIDE & ASSOCIATES

843-884-1667

Contact: PATTERSON FARMER

pfamer@seamonwhiteside.com

Misc notes: Construction plans for a multi-family development and associated improvements.

#### RESULTS:

### # 2 BISHOP GADSDEN ASSISTED LIVING

#### 9:15 SITE PLAN

Project Classification: SITE PLAN

Address: 1 BISHOP GADSDEN WAY

Location: JAMES ISLAND

TMS#: 3370000107

Acres: 97.69

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 23

Zoning: DR-4

City Project ID: TRC-SP2019-000269

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: BISHOP GADSDEN EPISCOPAL

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: BRAD TAYLOR

btaylor@husseygaybell.com

Misc notes: Site plan for existing building renovation with associated stormwater BMPs and infrastructure.

#### RESULTS:

### # 3 GROUNDS CONTROL HQ

#### 9:30 SITE PLAN

Project Classification: SITE PLAN

Address: 139 SPORTSMAN ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 2710002065

Acres: .585

# Lots (for subdiv): -

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

Zoning: GB

City Project ID: TRC-SP2020-000340

Submittal Review #: PRE-APP

Board Approval Required:

Owner: 403 INVESTMENTS, LLC

Applicant: HOYT + BEREYI

828-989-2672

Contact: ALEX HORNER

ahorner@hoytberneyi.com

Misc notes: New office building with new driveway access and associated parking and utilities.

#### RESULTS:

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**#4 MT. PLEASANT STREET HOP LOT****9:45 SITE PLAN**

Project Classification: SITE PLAN  
Address: MOUNT PLEASANT STREET  
Location: PENINSULA  
TMS#: 4641400191  
Acres: 1.5  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: TBD

City Project ID: TRC-SP2019-000309

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: BCD-COG  
Applicant: CDM SMITH  
Contact: DAVID PARKER

843-972-4548  
parkerd@cdmsmith.com

Misc notes: Construction plans for a new HOP lot and associated improvements.

**RESULTS:**

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**#5 55 POINSETT STREET****10:00 SITE PLAN**

Project Classification: SITE PLAN  
Address: 55 POINSETT STREET  
Location: PENINSULA  
TMS#: 4631203016  
Acres: .20  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 4  
Zoning: DR-2F

City Project ID: TRC-SP2020-000330

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: 55 POINSETT STREET, LLC  
Applicant: EARTHSOURCE ENGINEERING  
Contact: ERIC LADSON

843-881-0525

ladson@earthsourceeng.com

Misc notes: Residential (2) detached buildings w/ (2) units each - 4 units total

**RESULTS:**

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**#6 DELTA PHARMACY****10:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: 41 CALHOUN STREET  
Location: PENINSULA  
TMS#: 4580102022  
Acres: 0.15  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID: TRC-SP2019-000293

Submittal Review #: 2ND REVIEW  
Board Approval Required: BAR

Owner: HIGHPHARM2, LLC  
Applicant: EARTHSOURCE ENGINEERING  
Contact: GILES BRANCH

843-881-0525

branchgn@earthsourceeng.com

Misc notes: Construction plans for a retail commercial building and associated improvements.

**RESULTS:**

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 at the City of Charleston Zoning Office, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. 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.