



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

7/7/2022

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 SAVAGE ROAD SIDEWALK

#### 9:00 LINEAR CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION  
Address: SAVAGE ROAD  
Location: WEST ASHLEY  
TMS#: SCDOT R/W  
Acres: 0.5  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: N/A

City Project ID: [TRC-SUB2022-000203](#)

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: CHARLESTON COUNTY  
Applicant: JOSEPH GARRISON 843-554-8602  
Contact: JOSEPH GARRISON [jgarrison@davisfloyd.com](mailto:jgarrison@davisfloyd.com)

Misc notes: Proposed 5' sidewalk on Savage Rd. from Eliwan Ave. to Castlewood Blvd. to Ashley Town Center Dr.

### #2 PUMP STATION 77 ACCESS DRIVE

#### 9:15 SITE PLAN

Project Classification: SITE PLAN  
Address: 501 STINSON DRIVE  
Location: WEST ASHLEY  
TMS#: 350-09-00-143, -302  
Acres: 2.75  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: C / DR-9

City Project ID: [TRC-SP2021-000485](#)

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

Owner: CHARLESTON WATER SYSTEM  
Applicant: AECOM 803-420-1683  
Contact: TYLER GILSTRAP [tyler.gilstrap@aecom.com](mailto:tyler.gilstrap@aecom.com)

Misc notes: Provide a new access drive from Culver Ave. CWS currently access site from West Ashley Greenway.

### #3 EMANUEL NINE MEMORIAL

#### 9:30 SITE PLAN

Project Classification: SITE PLAN  
Address: 110 CALHOUN STREET  
Location: PENINSULA  
TMS#: 459-13-03-020, -019, -018, -006, -005, -004, -083, -003, -002, -001  
Acres: 1.09  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: DR-2F & GB

City Project ID: [TRC-SP2021-000493](#)

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

Owner: EMANUEL AME CHURCH  
Applicant: THOMAS & HUTTON 843-708-7906  
Contact: TONY WOODY [woody.t@tandh.com](mailto:woody.t@tandh.com)

Misc notes: Memorial to include Survivor's Garden, improved parking area, streetscape, and security.

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**#4 CAINHOY HOPEWELL RESIDENTIAL - PHASE 2 - PLAT**

**9:45 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: HOPEWELL DRIVE  
Location: CAINHOY  
TMS#: 262-00-00-008  
Acres: 74.8  
# Lots (for subdiv): 126  
# Units (multi-fam./Concept Plans): 126  
Zoning: PUD

City Project ID: [TRC-SUB2021-000183](#)

Submittal Review #: 3RD REVIEW  
Board Approval Required:

Owner: CAINHOY LUMBER & TIMBER, LLC  
Applicant: THOMAS & HUTTON  
Contact: WILL COX

843-725-5274  
cox.w@tandh.com

Misc notes: Preliminary plat for 126 lot single family residential development.

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**#5 CAINHOY HOPEWELL RESIDENTIAL - PHASE 2 - ROADS**

**10:00 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: HOPEWELL DRIVE  
Location: CAINHOY  
TMS#: 262-00-00-008  
Acres: 74.8  
# Lots (for subdiv): 125  
# Units (multi-fam./Concept Plans): 125  
Zoning: PUD

City Project ID: [TRC-SUB2021-000183](#)

Submittal Review #: 3RD REVIEW  
Board Approval Required:

Owner: CAINHOY LUMBER & TIMBER, LLC  
Applicant: THOMAS & HUTTON  
Contact: STEVEN ROACH

843-725-5274  
roach.s@tandh.com

Misc notes: Road construction plans for 126 lot single family residential development.

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**#6 DAVIS DANIEL ISLAND APARTMENTS**

**10:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: PARKLINE AVENUE  
Location: DANIEL ISLAND  
TMS#: 275-00-00-181  
Acres: 5.05  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 242  
Zoning: DI-BP

City Project ID: [TRC-SP2021-000411](#)

Submittal Review #: 3RD REVIEW  
Board Approval Required: DI-ARB

Owner: DAVIS DEVELOPMENT  
Applicant: THOMAS & HUTTON  
Contact: BRYCE LEMON

843-849-0200  
lemon.b@tandh.com

Misc notes: Multi-family development. 4-story apartment building wrapped around parking deck.

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**#7 DANIEL ISLAND NORTHERN PARCEL FF PHASE 2 - ROADS**

**10:30 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 #: 2ND 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.

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**#8 THOMPSON HOTEL (THE MONTFORD HOTEL)**

**10:45 SITE PLAN**

Project Classification: SITE PLAN

Address: 810 MEETING STREET

Location: PENINSULA

TMS#: 461-10-09-010

Acres: 0.46

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 191 ROOMS

Zoning: UP

City Project ID: [TRC-SP2019-000227](#)

Submittal Review #: 4TH REVIEW

Board Approval Required: BAR-L, BZA-SD

Owner: TMG 810 MEETING STREET LLC

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: VINCE SOTTILE

sottilev@earthsourceeng.com

Misc notes: Construction plans for a new 9-story hotel, associated parking and improvements.

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**#9 1590 MEETING STREET ROAD MULTI-FAMILY**

**11:00 SITE PLAN**

Project Classification: SITE PLAN

Address: 1505 MEETING STREET

Location: PENINSULA

TMS#: 464-10-00-061, -006, -120, -121-124

Acres: 3.32

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 329

Zoning: UP

City Project ID: [TRC-SP2021-000475](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, BZA-SD, DRC

Owner: COOPER RIVER CORPORATION, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC.

843-884-1667

Contact: ZIM FANT

zfant@seamonwhiteside.com

Misc notes: Mixed-use development consisting of approximately 329 multi-family units.

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**#10 WOODFIELD DANIEL ISLAND III EARLY SITE PACKAGE**

**11:15 SITE PLAN**

Project Classification: SITE PLAN

Address: 225 BENEFITFOCUS WAY

Location: DANIEL ISLAND

TMS#: 275-00-00-260, -292

Acres: 5.4

# Lots (for subdiv): -

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

Zoning: DI-GO

City Project ID: [TRC-SP2022-000516](#)

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: DIEC III LLC, DIEC IV LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES, INC.

843-884-1667

Contact: HAMPTON YOUNG

hyoung@seamonwhiteside.com

Misc notes: Early site work to include tree/vegetation clearing, demolition of existing building/hardscape, and rough grading and surcharge.

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**#11 TOWNE AT COOPER RIVER R/W EXTENSION - PLAT**

**11:30 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 271-00-01-035

Acres: 5.3

# Lots (for subdiv): 3

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

Zoning: GB

City Project ID: [TRC-SUB2022-000207](#)

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CATO HOLDINGS, LLC

Applicant: SEAMONWHITESIDE+ASSOCIATES, INC

843-884-1667

Contact: SPENCER PLOWDEN

splowden@seamonwhiteside.com

Misc notes: Right-of-way extension, roadway construction, and master infrastructure to serve Towne at Cooper River development.

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**# 12 TOWNE AT COOPER RIVER R/W EXTENSION - ROADS**

**11:45 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: CLEMENTS FERRY ROAD  
Location: CAINHOY  
TMS#: 271-00-01-035  
Acres: 5.3  
# Lots (for subdiv): 3  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID: [TRC-SUB2022-000207](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: CATO HOLDINGS, LLC  
Applicant: SEAMONWHITESIDE+ASSOCIATES, INC 843-884-1667  
Contact: SPENCER PLOWDEN splowden@seamonwhiteside.com

Misc notes: Right-of-way extension, roadway construction, and master infrastructure to serve Towne at Cooper River development.

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**# 13 REFUEL - FOLLY ROAD**

**12:00 SITE PLAN**

Project Classification: SITE PLAN  
Address: 334 FOLLY ROAD  
Location: JAMES ISLAND  
TMS#: 424-05-00-028  
Acres: 1.48  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB/LB

City Project ID: [TRC-SP2020-000385](#)

Submittal Review #: 4TH REVIEW  
Board Approval Required: DRB

Owner: REFUEL OPERATING COMPANY, LLC  
Applicant: CLINE ENGINEERING 843-791-3646  
Contact: MATT CLINE matt@clineeng.com

Misc notes: Site plan for proposed convenience store and car wash.

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**# 14 651 KING STREET**

**12:15 SITE PLAN**

Project Classification: SITE PLAN  
Address: 651 KING STREET  
Location: PENINSULA  
TMS#: 460-04-04-095  
Acres: 0.049  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

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

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

Owner: -  
Applicant: CLINE ENGINEERING 843-991-7239  
Contact: MATT CLINE matt@clineeng.com

Misc notes: One new 2,000 sqft structure.

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**# 15 BAKER 1601 SAVANNAH HIGHWAY**

**12:30 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 #: 1ST REVIEW  
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.

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**#16 114 CANNON**

**12:45 SITE PLAN**

Project Classification: SITE PLAN

Address: 114 CANNON STREET

Location: PENINSULA

TMS#: 460-11-04-165

Acres: 0.16

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 3

Zoning: LB

City Project ID: [TRC-SP2022-000514](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR-S, BZA-Z

Owner: TIFT MITCHELL

Applicant: KIMLEY HORN

843-779-1592

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.

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**#17 BATTERY ISLAND PUD**

**1:00 PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN

Address: BATTERY ISLAND DRIVE

Location: JAMES ISLAND

TMS#: 334-05-00-022, -023, -055

Acres: 7.08

# Lots (for subdiv): 16

# Units (multi-fam./Concept Plans): 16

Zoning: RR-1

City Project ID: [PUD2021-000021](#)

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: BATTERY ISLAND COMMUNITY, LLC

Applicant: ROBINSON DESIGN ENGINEERS

843-870-4668

Contact: LUCY RUMMLER

lr@robinsondesignengineers.com

Misc notes: Planned Unit Development including single family residential and a 20-room inn developed using LID practices.

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 [schumacher@charleston-sc.gov](mailto:schumacher@charleston-sc.gov) three business days prior to the meeting.