



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

9/2/2021

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 COLLEGE OF CHARLESTON SIMONS CENTER FOR THE ARTS

#### 9:00 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2021-000395
Address: 54 SAINT PHILIP STREET	
Location: PENINSULA	Submittal Review #: 3RD REVIEW
TMS#: 457-04-02-043	Board Approval Required: BAR
Acres: 2.25	
# Lots (for subdiv): -	Owner: COLLEGE OF CHARLESTON
# Units (multi-fam./Concept Plans): -	Applicant: ADC ENGINEERING, INC. 843-566-0161
Zoning: GB	Contact: CHRIS COOK chris@adcengineering.com

Misc notes: Construction plans for the renovation and expansion of the existing arts building. [Project CSS Page](#)

### #2 116 & 118 CANNON

#### 9:15 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2020-000366
Address: 116/118 CANNON ST.	
Location: PENINSULA	Submittal Review #: 4TH REVIEW
TMS#: 460-11-04-164, -163	Board Approval Required: BAR, BZA-SD
Acres: 0.23	
# Lots (for subdiv): -	Owner: 118 CANNON STREET, LLC
# Units (multi-fam./Concept Plans): 4	Applicant: CLINE ENGINEERING 843-991-7239
Zoning: LB	Contact: MATT CLINE matt@clineeng.com

Misc notes: Redevelopment of two existing structures, development of one new residential structure, and re-alignment of parking. [Project CSS Page](#)

### #3 PEPSI ADAPTIVE RE-USE

#### 9:30 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2021-000459
Address: 1951 ALGONQUIN ROAD	
Location: PENINSULA	Submittal Review #: PRE-APP
TMS#: 464-10-00-004	Board Approval Required:
Acres: 1.7	
# Lots (for subdiv): -	Owner: WPSP MEETING, LLC
# Units (multi-fam./Concept Plans): -	Applicant: HOYT+BERENYI, LLC 843-870-7001
Zoning: UP	Contact: KYLE TAYLOR ktaylor@hoytberenyi.com

Misc notes: Renovation of existing former Pepsi facility into approx. 24,450 SF retail use, 17,550 SF food and beverage use, and 2,500 SF outdoor restaurant use. [Project CSS Page](#)

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**#4 FOLLY ROAD PEDESTRIAN AND BICYCLE PATH IMPROVEMENTS**

**9:45 LINEAR CONSTRUCTION**

Project Classification: LINEAR ROW City Project ID: TRC-SUB2020-000168  
Address: ELLIS STREET BRIDGE TO WILTON STREET  
Location: JAMES ISLAND Submittal Review #: 2ND REVIEW  
TMS#: Multiple Board Approval Required:  
Acres: 5.2  
# Lots (for subdiv): - Owner: SCDOT, CHARLESTON COUNTY, CITY OF CHARLESTON, ETC.  
# Units (multi-fam./Concept Plans): - Applicant: CHARLESTON COUNTY 843-202-7624  
Zoning: - Contact: SHEILA SORORIAN ssororian@charlestoncounty.org  
Misc notes: [Connect sidewalk from Ellis Creek Bridge to Wilton Street to create a continuous pedestrian network. Project CSS Page](#)

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**#5 ESAU JENKINS MULT-FAMILY**

**10:00 SITE PLAN**

Project Classification: SITE PLAN City Project ID: TRC-SP2020-000322  
Address: 3647 MAYBANK HWY  
Location: JOHNS ISLAND Submittal Review #: 4TH REVIEW  
TMS#: 279-00-00-309 Board Approval Required: DRB, BZA-SD  
Acres: 1.8  
# Lots (for subdiv): - Owner: SEA ISLAND COMPREHENSIVE HEALTH CARE  
# Units (multi-fam./Concept Plans): 72 Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622  
Zoning: PUD Contact: TREY LINTON tlinton@forsberg-engineering.com  
Misc notes: [New 72 unit multi-family affordable housing development. Project CSS Page](#)

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**#6 2078 SAM RITTENBERG**

**10:15 SITE PLAN**

Project Classification: SITE PLAN City Project ID: TRC-SP2021-000460  
Address: 2078 SAM RITTENBERG BLVD  
Location: WEST ASHLEY Submittal Review #: PRE-APP  
TMS#: 310-04-00-017 Board Approval Required: DRB  
Acres: 1.32  
# Lots (for subdiv): - Owner: MARY K. ALLEN  
# Units (multi-fam./Concept Plans): - Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622  
Zoning: GB Contact: CHRISTIAN HUNKIN chunkin@forsberg-engineering.com  
Misc notes: [New office and warehouse development with parking and utility infrastructure improvements. Project CSS Page](#)

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**#7 PROJECT THROUGHPUT - EARLY SITE PACKAGE**

**10:30 SITE PLAN**

Project Classification: SITE PLAN City Project ID: TRC-SP2021-000438  
Address: CHARLESTON REGIONAL PARKWAY  
Location: CAINHOY Submittal Review #: 2ND REVIEW  
TMS#: 267-00-00-095 Board Approval Required:  
Acres: 162.07  
# Lots (for subdiv): - Owner: SOUTH CAROLINA PORTS AUTHORITY  
# Units (multi-fam./Concept Plans): - Applicant: THOMAS & HUTTON ENGINEERING CO. 912-547-8476  
Zoning: LI Contact: SCOTT GREENE greene.s@tandh.com  
Misc notes: [Early site work to include tree removal, clearing of vegetation, and rough grading. Project CSS Page](#)

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**#8 MEDDIN BROS. PUD**

**10:45 PUD MASTER PLAN**

Project Classification: PUD MASTER PLAN

Address: 25, 31, & 34 WOOLFE STREET

Location: PENINSULA

TMS#: 460-09-01-053, 460-12-02-001, -08, -04, -064

Acres: 0.82

# Lots (for subdiv): -

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

Zoning: LI

City Project ID: PUD2021-000020

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: HYMAN J. MEDDIN RESIDUARY TRUST

Applicant: BRIAN HELLMAN

Contact: HELLMAN YATES

843-414-9753

bh@hellmanyates.com

Misc notes: Review of PUD for future development. [Project CSS Page](#)

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**#9 PARCEL K INFRASTRUCTURE**

**11:00 SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: 2000 DANIEL ISLAND DRIVE

Location: DANIEL ISLAND

TMS#: 250-00-00-185, -086, -160

Acres: 36.9

# Lots (for subdiv): 4

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

Zoning: DI-GO

City Project ID: TRC-SUB2021-000174

Submittal Review #: 3RD REVIEW

Board Approval Required: PC

Owner: HOLDER PROPERTIES 1990DI, LLC

Applicant: SEAMONWHITESIDE + ASSOCIATES

Contact: VIRGINIA SKIDMORE vskidmore@seamonwhiteside.com

843-884-1667

Misc notes: Public roadway, utilities, stormwater, and major subdivision for future development. [Project CSS Page](#)

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**#10 KINDER MORGAN TRANSLOAD FACILITY**

**11:15 SITE PLAN**

Project Classification: SITE PLAN

Address: 1805 MILFORD STREET

Location: PENINSULA

TMS#: 464-00-00-009, 466-00-00-001, -003, -053

Acres: 41.7

# Lots (for subdiv): -

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

Zoning: HI

City Project ID: TRC-SP2020-000386

Submittal Review #: 4TH REVIEW

Board Approval Required:

Owner: KINDER MORGAN TERMINALS, INC

Applicant: GEL ENGINEERING

Contact: EDWARD GUINN

843-769-7378

edward.guinn@gel.com

Misc notes: Site plan review of new transload facility to move grain from rail cars into shipping containers. [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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.