



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

8/6/2020

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

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 LODI COFFEE 735 KING ST

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000218

Address: 735 KING STREET

Location: PENINSULA

TMS#: 4600302006

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Acres: 0.20

# Lots (for subdiv): 1

Owner: LODI COFFEE

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

Applicant: STANTEC

843-327-230;

Zoning: GB

Contact: JOHN PRIMM

john.primm@stantec.com

Misc notes: Construction plans for a new coffee shop with a drive thru and associated improvements.

**RESULTS** **Revise and return to TRC.**

### # 2 1180 SAM RITTENBERG OFFICE

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000352

Address: 1180 SAM RITTENBERG BLVD

Location: WEST ASHLEY

TMS#: 3520800012, -016

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 3.23

# Lots (for subdiv): -

Owner: 1180 SAM RITTENBERG, LLC

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

Applicant: DANGERFIELD ENGINEERING & SURVEYING, LLC

843-509-333;

Zoning: GB

Contact: JOHN DANGERFIELD

john@dangerfieldengr.com

Misc notes: Construction of a new two story 16,000 SF Office Building (8,000 SF Footprint)

**RESULTS:** **Revise and return to TRC.**

### # 3 STONEY FIELD RENOVATIONS, PHASE 3

**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000357

Address: 318 FISHBURNE STREET

Location: PENINSULA

TMS#: 4600000007

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 1.2

# Lots (for subdiv): -

Owner: CITY OF CHARLESTON

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

Applicant: JLA, INC

843-709-757;

Zoning: GB

Contact: LAURA CABINESS

lcabiness@thejlagroup.com

Misc notes: Site renovations to improve parking and pedestrian access to the stadium.

**RESULTS:** **Revise and return to TRC.**

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**#4 THE OAKS AT ST. JOHNS****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000364

Address: 0 CAYLA STREET

Location: JOHNS ISLAND

TMS#: 3131400158

Submittal Review #: PRE-APP

Acres: 0.45

Board Approval Required:

# Lots (for subdiv): 1

Owner: SUP RIVER, LLC

# Units (multi-fam./Concept Plans): 8

Applicant: TBC DEVELOPMENT, LLC

803-242-0564

Zoning: ND-MU

Contact: TONY BERRY

tony@tbcdev.com

Misc notes: 8 Units to be built on parcel as part of mixed-use area of the approved Neighborhood District Master Plan - to remain a single parcel in a horizontal property regime.

**RESULTS: Revise and return to TRC.**

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**#5 JOHNS ISLAND COMMERCE AND MEDICAL PARK PHASE 2****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000358

Address: MAYBANK HIGHWAY, JOHNS ISLAND

Location: JOHNS ISLAND

TMS#: 3130000075, -332

Submittal Review #: 1ST REVIEW

Acres: 19.223

Board Approval Required: BZA-SD

# Lots (for subdiv): -

Owner: EYC, JOHNS ISLAND, LLC

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

Applicant: HLA, INC.

843-763-1164

Zoning: BP

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: Construction plans for Buildings F-G

**RESULTS: Revise and return to TRC.**

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**#6 JOHNS ISLAND COMMERCE AND MEDICAL PARK PHASE 3: BUILDING "I"****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000345

Address: ZELASKO DRIVE

Location: JOHNS ISLAND

TMS#: 3130000332

Submittal Review #: 1ST REVIEW

Acres: 13.705

Board Approval Required: BZA-SD

# Lots (for subdiv): -

Owner: EYC, JOHNS ISLAND, LLC

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

Applicant: HLA, INC.

843-763-1164

Zoning: GO/BP

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: Construction plans for building "I"

**RESULTS: Revise and return to TRC.**

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**#7 CAINHOY SOUTH - FIRST LIGHT - PHASE 4 (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000150

Address: POINT HOPE PKWY &amp; SEVEN STICKS

Location: CAINHOY

TMS#: 2620000008

Submittal Review #: 1ST REVIEW

Acres: 22.9

Board Approval Required:

# Lots (for subdiv): 26

Owner: CAINHOY LUMBER &amp; TIMBER, LLC

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

Applicant: THOMAS &amp; HUTTON

843-725-5274

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: Single Family Residential subdivision Preliminary Plat review.

**RESULTS: Revise and return to TRC.**

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**#8 CAINHOY SOUTH - FIRST LIGHT - PHASE 4 (ROADS)**

**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: POINT HOPE PKWY & SEVEN STICKS  
Location: CAINHOY  
TMS#: 2620000008  
Acres: 22.9  
# Lots (for subdiv): 26  
# Units (multi-fam./Concept Plans):  
Zoning: PUD

City Project ID #: TRC-SUB2020-000150

Submittal Review #: 1ST REVIEW  
Board Approval Required:

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

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

Misc notes: Single Family Residential subdivision Road Construction Plan review.

**RESULTS: Revise and return to TRC.**

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, Charleston County School District Building, Third Floor, 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.