



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 8/20/2020

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 via Zoom. The following applications were reviewed:

### # 1 HAUT GAP MIDDLE SCHOOL ADDITION

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000327

Address: 1861 BOHICKET RD

Location: JOHNS ISLAND

TMS#: 279-00-00-160

Acres: 23.75

# Lots (for subdiv):

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

Zoning: SR-1

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: CHARLESTON COUNTY SCHOOL DISTRICT

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: BRAD TAYLOR, PE

btaylor@husseygaybell.com

Misc notes: New 1-story addition to existing school, with associate BMPs and infrastructure.

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

### # 2 4 GADSDEN STREET (SITE PLAN)

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000363

Address: 4 GADSDEN STREET

Location: PENINSULA

TMS#: 4570303001

Acres: 0.342

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 4

Zoning: STR

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: IAN WALKER

Applicant: HLA, INC.

843-763-1160

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: Construction plans for a new single family attached building with 4 units.

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

### # 3 4 GADSDEN STREET (PLAT)

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000151

Address: 4 GADSDEN STREET

Location: PENINSULA

TMS#: 457-03-03-001

Acres: .342

# Lots (for subdiv): 6

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

Zoning: STR

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: IAN WALKER C/O HANK HOFFORD

Applicant: HLA, INC.

843-763-1160

Contact: KYLE NEFF

kneff@hlainc.com

Misc notes: Subdivide property to build 1 new townhouse building with 4 units, and renovate 2 existing buildings.

**RESULTS: Revise and send .pdf application and documents by email to TRC Coordinator. Once comments are resolved, submit plans to Planning for stamping.**

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**#4 102 PRESIDENT STREET****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000365

Address: 102 PRESIDENT STREET

Location: PENINSULA

TMS#: 4601104023

Submittal Review #: PRE-APP

Board Approval Required: BAR

Acres: .62

# Lots (for subdiv): -

Owner: 96 PRESIDENT ST, LLC

# Units (multi-fam./Concept Plans): 88

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

Zoning: MU-2/WH

Contact: WILLIAM O'NEAL

woneal@seamonwhiteside.com

**Misc notes: Mixed use development on currently undeveloped lot.****RESULTS: Revise and return to TRC.**

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**#5 JOHNS ISLAND RETAIL****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000367

Address: TBD

Location: JOHNS ISLAND

TMS#: TBD

Submittal Review #: PRE-APP

Board Approval Required: DRB

Acres: 1.00

# Lots (for subdiv): -

Owner: AMH PRODUCE LANE DEVELOPMENT TRS, LLC

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

Applicant: HOYT+BERENYI, LLC 843-870-7001

Zoning: GB

Contact: KYLE TAYLOR

ktaylor@hoytberenyi.com

**Misc notes: Appx. 8,880 SF office/retail building, patio, and associated parking along Maybank HWY and new and improved Produce Lane on Johns Island.****RESULTS: Revise and return to TRC.**

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**#6 116 & 118 CANNON****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000366

Address: 116/118 CANNON ST.

Location: PENINSULA

TMS#: 4601104164, -163

Submittal Review #: PRE-APP

Board Approval Required: BAR

Acres: .23

# Lots (for subdiv): -

Owner:

# Units (multi-fam./Concept Plans): 4

Applicant: CLINE ENGINEERING, INC 843-991-7235

Zoning: LB

Contact: MATT CLINE

matt@clineeng.com

**Misc notes: Redevelopment of two existing structures, development of one new residential structure.****RESULTS: Revise and return to TRC.**

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**#7 1063 MORRISON DR - GRAND SOUTH BANK****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000344

Address: 1063 MORRISON DR.

Location: PENINSULA

TMS#: 4610903004

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR, BZA-Z

Acres: .347

# Lots (for subdiv): -

Owner: GRANDSOUTH BANK

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

Applicant: GOFF D'ANTONIO ASSOCIATES 843-577-2165

Zoning: GC

Contact: TONY GIULIANI

tgiuliani@goffdantonio.com

**Misc notes: Remodel of an existing 1-story warehouse building. Addition of parking spaces and drive-thru teller.****RESULTS: Revise and return to TRC.**

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**#8 AAA FINS CAR WASH****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000360

Address: 1325 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 3340000150

Acres: 0.92

# Lots (for subdiv): -

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

Zoning: GB

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: MPV PROPERTIES, LLC

Applicant: EMPIRE ENGINEERING

Contact: THOMAS DURANTE

308-0800 ext. 204

tdurante@empireeng.com

**Misc notes:** New car wash and parking lot.**RESULTS:** Revise and return to TRC.

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**#9 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - PLAT****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000133

Address: CAINHOY - HOPEWELL DRIVE

Location: CAINHOY

TMS#: 2620000008

Acres: 38.8

# Lots (for subdiv): 63

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

Zoning: PUD

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: CAINHOY LUMBER AND TIMBER, LLC

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

Contact: WILL COX

843-725-5274

cox.w@tandh.com

**Misc notes:** Preliminary plat for a 63 lot single family residential development.**RESULTS:** Revise and send .pdf application and documents by email to TRC Coordinator. Once comments are resolved, submit plans to Planning for stamping.

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**#10 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - ROADS****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000133

Address: CAINHOY - HOPEWELL DRIVE

Location: CAINHOY

TMS#: 2620000008

Acres: 38.8

# Lots (for subdiv): 63

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

Zoning: PUD

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: CAINHOY LUMBER AND TIMBER, LLC

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

Contact: WILL COX

843-725-5274

cox.w@tandh.com

**Misc notes:** Road construction plans for a 63 lot single family residential development.**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.