



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

9/17/2020

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 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

Acres: 0.20

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): 0

Zoning: GB

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR

Owner: MARY L MINTON

Applicant: STANTEC

Contact: JOSH LILLY, P.E.

843-740-7700

josh.lilly@stantec.com

Misc notes: New one-story coffee shop including drive-through loop, patio, sidewalk, parking, utilities, and landscaping.

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

### # 2 BRIGADE STREET APARTMENTS, PHASE 2 REVISIONS

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: 161004-BrigadeSt-1 (TRC-SP2020-000372)

Address: BRIGADE STREET

Location: PENINSULA

TMS#: 4640000048

Acres: 8.35

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 231

Zoning: MU-2/WH

Submittal Review #: 4TH REVIEW

Board Approval Required: BAR, BZA-SD

Owner: RANGE WATER REAL ESTATE

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY WOODY

843-725-5225

woody.t@tandh.com

Misc notes: Construction plans for a 231 unit apartment complex and associated improvements. Review of revisions made to previously approved project.

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

### # 3 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 #: 4TH REVIEW

Board Approval Required:

Owner: CAINHOY LUMBER AND TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: WILL COX

843-725-5274

cox.w@tandh.com

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

**RESULTS: Road construction plan approval pending Preliminary Plat approval/stamping. Once approved, submit plans to Engineering for stamping.**

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**#4 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 #: 4TH REVIEW

Board Approval Required: DRB preliminary approval 9/8/20

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 send .pdf application and submittal documents to TRC Coordinator . Once comments are resolved, submit plans to Zoning for stamping.

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**#5 1074 MORRISON DRIVE MIXED-USE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000226

Address: 1074 MORRISON DRIVE

Location: PENINSULA

TMS#: 4610903003, -060

Acres: 2.40

# Lots (for subdiv): -

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

Zoning: UP

Submittal Review #: 4TH REVIEW

Board Approval Required: BZA-SD, BAR

Owner: 1074 MORRISON LLC

Applicant: CLINE ENGINEERING, INC.

843-991-7235

Contact: MATT CLINE

matt@clineeng.com

**Misc notes:** Construction plans for one commercial building, one mixed-use structure (2 buildings with a parking garage)**RESULTS:** Revise and send .pdf application and submittal documents to TRC Coordinator . Once comments are resolved, submit plans to Zoning for stamping.

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**#6 LOW BATTERY RESTORATION PROJECT - PHASE 2****ROAD CONSTRUCTION PLANS**

Project Classification: ROAD CONSTRUCTION PLANS

City Project ID #: TRC-SUB2020-000157

Address: MURRAY BLVD

Location: PENINSULA

TMS#: -

Acres: 1.9

# Lots (for subdiv): -

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

Zoning: N/A

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CITY OF CHARLESTON

Applicant: JMT, INC.

843-779-3700

Contact: RYAN MATTIE

rmattie@jmt.com

**Misc notes:** Seawall and streetscape restoration along Murray BLVD from Ashley BLVD to Council St.**RESULTS:** Revise and return to TRC.

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**#7 THE RETREAT AT VERDIER, PHASES 1 AND 2 - PLAT****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000136

Address: VERDIER BOULEVARD

Location: WEST ASHLEY

TMS#: 301-00-00-028

Acres: 32.03

# Lots (for subdiv): 101

# Units (multi-fam./Concept Plans): 101

Zoning: SFR

Submittal Review #: 2ND REVIEW

Board Approval Required: BZA-SD (6/5/19)

Owner: TOLL SOUTHEAST LP COMPANY, INC.

Applicant: HLA, INC.

843-763-1160

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

**Misc notes:** Preliminary Plat for Phase 1 (50 lots) and Phase 2 (51 lots) of single family attached townhome subdivision.**RESULTS:** Revise and return to TRC.

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**#8 THE RETREAT AT VERDIER, PHASES 1 AND 2 - ROADS**

**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000136

Address: VERDIER BOULEVARD

Location: WEST ASHLEY

Submittal Review #: 2ND REVIEW

TMS#: 301-00-00-028

Board Approval Required: BZA-SD (6/5/19)

Acres: 32.03

Owner: TOLL SOUTHEAST LP COMPANY, INC.

# Lots (for subdiv): 101

Applicant: HLA, INC.

843-763-1166

# Units (multi-fam./Concept Plans): 101

Contact: RYAN WILLIAMS

rwilliams@hlainc.com

Zoning: SFR

Misc notes: Road Construction Plans for Phase 1 (50 lots) and Phase 2 (51 lots) of single family attached townhome subdivision.

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

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**#9 FENWICK HALL ALLEE**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2019-000134

Address: FENWICK HALL ALLEE

Location: JOHNS ISLAND

Submittal Review #: 3RD REVIEW

TMS#: 3460000260

Board Approval Required:

Acres: 12.25

Owner: FAISON - FENWICK HALL LLC

# Lots (for subdiv): 80

Applicant: BOWMAN CONSULTING GROUP

843-990-3416

# Units (multi-fam./Concept Plans): 80

Contact: RICHARD WATERS

rwaters@bowmanconsulting.com

Zoning: PUD-VFMR

Misc notes: Concept Plan for proposed subdivision and associated improvements for 70 single family detached homes and 26 single family attached homes.

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

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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.