



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

2/17/2022

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 FORT JOHNSON AND SECESSIONVILLE INTERSECTION IMPROVEMENTS

9:00 ROAD CONSTRUCTION PLANS

Project Classification: LINEAR CONSTRUCTION	City Project ID: TRC-SUB2022-000193
Address: FORT JOHNSON RD / SECESSIONVILLE RD	
Location: JAMES ISLAND	
TMS#: -	Submittal Review #: 1ST REVIEW
Acres: 3.3	Board Approval Required:
# Lots (for subdiv): -	Owner: SCDOT
# Units (multi-fam./Concept Plans): -	Applicant: PARRISH AND PARTNERS, LLC 843-779-7728
Zoning: -	Contact: CHRISTOPHER ULMER culmer@parrishandpartners.com

Misc notes: Intersection improvements at Fort Johnson Rd. and Secessionville Rd. on James Island. [Project CSS Page](#)

#2 RHODES CROSSING MULTI-FAMILY ACCESS ROAD

9:15 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION	City Project ID: TRC-SUB2021-000192
Address: SANDERS RD. / BEES FERRY RD.	
Location: WEST ASHLEY	
TMS#: 262-00-00-028	Submittal Review #: 1ST REVIEW
Acres: 52.1	Board Approval Required: BZA-SD
# Lots (for subdiv): -	Owner: DAVIS DEVELOPMENT
# Units (multi-fam./Concept Plans): -	Applicant: THOMAS & HUTTON 843-849-0200
Zoning: LB/DR-1F	Contact: BRIAN RILEY riley.b@tandh.com

Misc notes: New public road, stormwater pond, and mass clearing and grading. [Project CSS Page](#)

#3 WOODFIELD II AT POINT HOPE

9:30 SITE PLAN

Project Classification: SITE PLAN	City Project ID: TRC-SP2020-000389
Address: POINT HOPE PKWY, FOUNDATION ST., HOPE	
Location: CAINHOY	
TMS#: 262-00-00-008	Submittal Review #: 4TH REVIEW
Acres: 10	Board Approval Required: DRB
# Lots (for subdiv): -	Owner: WOODFIELD INVESTMENTS, LLC
# Units (multi-fam./Concept Plans): 223	Applicant: THOMAS & HUTTON 843-725-5276
Zoning: PUD	Contact: BRIAN RILEY riley.b@tandh.com

Misc notes: Mixed use project (multi-family and retail) - 7 buildings, parking, and associated site improvements. [Project CSS Page](#)

#4 411 MEETING STREET MIXED-USE**9:45 SITE PLAN**

Project Classification: SITE PLAN

Address: 411 MEETING STREET

Location: PENINSULA

TMS#: 459-09-03-114

Acres: 2.83

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 159

Zoning: MU-2

City Project ID: TRC-SP2022-000510

Submittal Review #: PRE-APP

Board Approval Required: BZA-SD, BZA-Z, DRB

Owner: BENNETT-MEETING ST., LLC

Applicant: THOMAS & HUTTON

Contact: COREY BALENGER

843-725-5279

balenger.c@tandh.com

Misc notes: Construction of a multi-family residential buildings and a hotel. [Project CSS Page](#)

#5 774 RUTLEDGE**10:00 SITE PLAN**

Project Classification: SITE PLAN

Address: 774 RUTLEDGE AVENUE

Location: PENINSULA

TMS#: 463-15-02-012

Acres: 0.21

Lots (for subdiv): -

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

Zoning: DR-1F

City Project ID: TRC-SP2021-000452

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: C & M, LLC

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Demolition of one existing building. Development of 3 additional single family style dwellings. [Project CSS Page](#)

#6 93 SPRING STREET**10:15 SITE PLAN**

Project Classification: SITE PLAN

Address: 93 SPRING STREET

Location: PENINSULA

TMS#: 460-08-03-067, -188

Acres: 0.385

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 7

Zoning: LB

City Project ID: TRC-SP2021-000443

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: 91 SPRING LLC

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Residential development resulting in 7 units. [Project CSS Page](#)

#7 EXCHANGE AT WEST ASHLEY CIRCLE**10:30 SITE PLAN**

Project Classification: SITE PLAN

Address: WEST ASHLEY CIRCLE

Location: WEST ASHLEY

TMS#: 305-08-00-060

Acres: 44.9

Lots (for subdiv): -

Units (multi-fam./Concept Plans): 296

Zoning: GP

City Project ID: TRC-SP2022-000511

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: WHITFIELD CONSTRUCTION COMPANY

Applicant: CYPRESS ENGINEERING

Contact: WILL ROGAN

843-225-5151

willr@cypresseng.com

Misc notes: Mixed-use residential and commercial development. [Project CSS Page](#)

#8 JOHNS ISLAND RETAIL

10:45 SITE PLAN

Project Classification: SITE PLAN

Address: 1800 PRODUCE LANE

Location: JOHNS ISLAND

TMS#: 313-00-00-157

Acres: 1.00

Lots (for subdiv): -

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

Zoning: GB

City Project ID: TRC-SP2020-000367

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB

Owner: AMH PRODUCE LANE DEVELOPMENT TRS, LLC

Applicant: HOYT+BERENYI, LLC

Contact: KYLE TAYLOR

843-870-7001

ktaylor@hoytberenyi.com

Misc notes: Appx. 8,600 SF office/retail building, patio, and associated parking along Maybank Hwy and new and improved Produce Lane on Johns Island. [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 three business days prior to the meeting.