



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

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 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 HAUT GAP MIDDLE SCHOOL ADDITION

9:00 SITE PLAN

Project Classification: SITE PLAN
Address: 1861 BOHICKET RD
Location: JOHNS ISLAND
TMS#: 279-00-00-160
Acres: 23.75

City Project ID: TRC-SP2020-000327

Submittal Review #: 3RD REVIEW
Board Approval Required: DRB

Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: SR-1

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:

2 4 GADSDEN STREET (SITE PLAN)

9:15 SITE PLAN

Project Classification: SITE PLAN
Address: 4 GADSDEN STREET
Location: PENINSULA
TMS#: 4570303001
Acres: 0.342

City Project ID: TRC-SP2020-000363

Submittal Review #: 1ST REVIEW
Board Approval Required:

Lots (for subdiv): -
Units (multi-fam./Concept Plans): 4
Zoning: STR

Owner: IAN WALKER
Applicant: HLA, INC. 843-763-1166
Contact: KYLE NEFF kneff@hlainc.com

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

RESULTS:

3 4 GADSDEN STREET (PLAT)

9:30 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: 4 GADSDEN STREET
Location: PENINSULA
TMS#: 457-03-03-001
Acres: .342

City Project ID: TRC-SUB2020-000151

Submittal Review #: 2ND REVIEW
Board Approval Required:

Lots (for subdiv): 6
Units (multi-fam./Concept Plans):
Zoning: STR

Owner: IAN WALKER C/O HANK HOFFORD
Applicant: HLA, INC. 843-763-1166
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:

#4 102 PRESIDENT STREET

9:45 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000365

Address: 102 PRESIDENT STREET

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 4601104023

Board Approval Required:

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:

#5 JOHNS ISLAND RETAIL

10:00 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000367

Address: TBD

Location: JOHNS ISLAND

Submittal Review #: PRE-APP

TMS#: TBD

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:

#6 116 & 118 CANNON

10:15 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000366

Address: 116/118 CANNON ST.

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 4601104164, -163

Board Approval Required: BAR

Acres: .23

Lots (for subdiv): -

Owner:

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

Applicant: CLINE ENGINEERING, INC 843-991-7239

Zoning: LB

Contact: MATT CLINE matt@clineeng.com

Misc notes: Redevelopment of two existing structures, development of one new residential structure.

RESULTS:

#7 1063 MORRISON DR - GRAND SOUTH BANK

10:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2020-000344

Address: 1063 MORRISON DR.

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 4610903004

Board Approval Required: BAR, BZA-Z

Acres: .347

Lots (for subdiv): -

Owner: GRANDSOUTH BANK

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

Applicant: GOFF D'ANTONIO ASSOCIATES 843-577-2163

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:

#8 AAA FINS CAR WASH

10:45 SITE PLAN

Project Classification: SITE PLAN
Address: 1325 FOLLY ROAD
Location: JAMES ISLAND
TMS#: 3340000150
Acres: 0.92
Lots (for subdiv): -
Units (multi-fam./Concept Plans): -
Zoning: GB

City Project ID: TRC-SP2020-000360

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:

#9 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - PLAT

11:00 PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: CAINHOY - HOPEWELL DRIVE
Location: CAINHOY
TMS#: 2620000008
Acres: 38.8
Lots (for subdiv):
Units (multi-fam./Concept Plans): 63
Zoning: PUD

City Project ID: TRC-SUB2019-000133

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: CAINHOY LUMBER AND TIMBER, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5274
Contact: WILL COX cox.w@tandh.com

Misc notes: Preliminary plat for 63 lot single family residential development.

RESULTS:

#10 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - ROADS

11:15 ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: CAINHOY - HOPEWELL DRIVE
Location: CAINHOY
TMS#: 2620000008
Acres: 38.8
Lots (for subdiv):
Units (multi-fam./Concept Plans): 63
Zoning: PUD

City Project ID: TRC-SUB2019-000133

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: CAINHOY LUMBER AND TIMBER, LLC
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5274
Contact: WILL COX cox.w@tandh.com

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

RESULTS:

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, 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 at the City of Charleston Zoning Office, 2 George Street, 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.