



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## 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 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 LODI COFFEE 735 KING ST

#### 9:00 SITE PLAN

Project Classification: SITE PLAN  
Address: 735 KING STREET  
Location: PENINSULA  
TMS#: 4600302006  
Acres: 0.20  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 0  
Zoning: GB

City Project ID: TRC-SP2019-000218

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:

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

#### 9:15 SITE PLAN

Project Classification: SITE PLAN  
Address: BRIGADE STREET  
Location: PENINSULA  
TMS#: 4640000048  
Acres: 8.35  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 231  
Zoning: MU-2/WH

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

Submittal Review #: 4TH REVIEW  
Board Approval Required: BAR, BZA-SD

Owner: RANGE WATER REAL ESTATE  
Applicant: THOMAS & HUTTON ENGINEERING CO.  
Contact: TONY WOODY

843-725-5229

woody.t@thomasandhutton.com

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

#### RESULTS:

### #3 CAINHOY HOPEWELL RESIDENTIAL - PHASE 1 - ROADS

#### 9:30 ROAD CONSTRUCTION PLANS

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

City Project ID: TRC-SUB2019-000133

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:

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**#4 HAUT GAP MIDDLE SCHOOL ADDITION****9:45 SITE PLAN**

Project Classification: SITE PLAN

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

City Project ID: TRC-SP2020-000327

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:**

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**#5 1074 MORRISON DRIVE MIXED-USE****10:00 SITE PLAN**

Project Classification: SITE PLAN

Address: 1074 MORRISON DRIVE

Location: PENINSULA

TMS#: 4610903003, -060

Acres: 2.40

# Lots (for subdiv): -

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

Zoning: UP

City Project ID: TRC-SP2019-000226

Submittal Review #: 4TH REVIEW

Board Approval Required: BZA-SD, BAR

Owner: 1074 MORRISON LLC

Applicant: CLINE ENGINEERING, INC.

843-991-7239

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:**

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**#6 LOW BATTERY RESTORATION PROJECT - PHASE 2****10:15 ROAD CONSTRUCTION PLANS**

Project Classification: ROAD CONSTRUCTION PLANS

Address: MURRAY BLVD

Location: PENINSULA

TMS#: -

Acres: 1.9

# Lots (for subdiv): -

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

Zoning: N/A

City Project ID: TRC-SUB2020-000157

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: CITY OF CHARLESTON

Applicant: JMT, INC.

843-779-3705

Contact: RYAN MATTIE

rmattie@jmt.com

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

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**#7 THE RETREAT AT VERDIER, PHASES 1 AND 2 - PLAT****10:30 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

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

City Project ID: TRC-SUB2019-000136

Submittal Review #: 2ND REVIEW

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

Owner: TOLL SOUTHEAST LP COMPANY, INC.

Applicant: HLA, INC.

843-763-1166

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:**

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

**10:45 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

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

City Project ID: TRC-SUB2019-000136

Submittal Review #: 2ND REVIEW

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

Owner: TOLL SOUTHEAST LP COMPANY, INC.

Applicant: HLA, INC.

Contact: RYAN WILLIAMS

843-763-1166

williams@hlainc.com

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

**RESULTS:**

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**#9 FENWICK HALL ALLEE**

**11:00 SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION

Address: FENWICK HALL ALLEE

Location: JOHNS ISLAND

TMS#: 3460000260

Acres: 12.25

# Lots (for subdiv): 80

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

Zoning: PUD-VFMR

City Project ID: TRC-SUB2019-000134

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: FAISON - FENWICK HALL LLC

Applicant: BOWMAN CONSULTING GROUP

Contact: RICHARD WATERS

843-990-3413

rwaters@bowmanconsulting.com

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

**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 schumachej@charleston-sc.gov three business days prior to the meeting.