



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC) Site Plans and Subdivisions

RESULTS
1/14/2021

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 THE RETREAT AT VERDIER, PHASES 1 AND 2 - ROADS

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 #: 4TH REVIEW
Board Approval Required:

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 a single family attached townhome subdivision.
[Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Approved upon receipt of SCDOT permit. Once approved, provide .pdf plans to Engineering for stamping.

#2 BERMUDA POINT (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION
Address: ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 355-07-00-006 & -012
Acres: 4.62
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): -
Zoning: GB, LB, DR-12

City Project ID #: TRC-SUB2017-000066

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: SUP BERMUDA POINT, LLC
Applicant: STANTEC
Contact: JOSH LILY

843-693-4477
josh.lily@stantec.com

Misc notes: Review of revisions to previously approved development plans. Preliminary plat for a townhome development.
[Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and resubmit to TRC.

3 BERMUDA POINT (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION
Address: ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 355-07-00-006 & -012
Acres: 4.62
Lots (for subdiv): 3
Units (multi-fam./Concept Plans): -
Zoning: GB, LB, DR-12

City Project ID #: TRC-SUB2017-000066

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: SUP BERMUDA POINT, LLC
Applicant: STANTEC
Contact: JOSH LILY

843-693-4477
josh.lily@stantec.com

Misc notes: Review of revisions to previously approved development plans. Road construction plans for townhome development.
[Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and resubmit to TRC.

4 GOVERNOR'S CAY AMENITY

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000388

Address: FORREST DRIVE

Location: CAINHOY

Submittal Review #: PRE-APP

TMS#: 271-00-02-130

Board Approval Required:

Acres: 8.06

Lots (for subdiv): -

Owner: LENNAR CAROLINAS, LLC

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

Applicant: THOMAS & HUTTON

843-725-5269

Zoning: PUD

Contact: JASON HUTCHINSON

hutchinson.j@tandh.com

Misc notes: Pool/Amenity building. [Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and submit to TRC for full review.

5 295 CALHOUN ST. APARTMENTS

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000384

Address: 295 CALHOUN STREET

Location: PENINSULA

Submittal Review #: PRE-APP

TMS#: 457-02-02-001

Board Approval Required: BAR

Acres: 2.18

Lots (for subdiv): -

Owner: SE CALHOUN, LLC

Units (multi-fam./Concept Plans): 282

Applicant: THOMAS & HUTTON

843-708-7906

Zoning: MU-1/WF

Contact: TONY WOODY

woody.t@tandh.com

Misc notes: Mixed use building with internal parking garage. [Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and submit to TRC for full review.

6 WOODFIELD AT POINT HOPE

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000389

Address: POINT HOPE PKWY, FOUNDATION ST., HOPE

Location: CAINHOY

Submittal Review #: PRE-APP

TMS#: 262-00-00-008

Board Approval Required: DRB

Acres: 10

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 Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and submit to TRC for full review.

7 CAINHOY SOUTH - FIRST LIGHT - PHASE 4 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000150

Address: HOPEWELL DRIVE

Location: CAINHOY

Submittal Review #: 3RD REVIEW

TMS#: 262-00-00-008

Board Approval Required:

Acres: 22.9

Lots (for subdiv): 26

Owner: CAINHOY LUMBER & TIMBER, LLC

Units (multi-fam./Concept Plans):

Applicant: THOMAS & HUTTON

843-725-5276

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: 26 lot Single Family Residential subdivision preliminary plat review. [Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and resubmit to TRC.

8 CAINHOY SOUTH - FIRST LIGHT - PHASE 4 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000150

Address: HOPEWELL DRIVE

Location: CAINHOY

Submittal Review #: 3RD REVIEW

TMS#: 262-00-00-008

Board Approval Required:

Acres: 22.9

Lots (for subdiv): 26

Owner: CAINHOY LUMBER & TIMBER, LLC

Units (multi-fam./Concept Plans):

Applicant: THOMAS & HUTTON

843-725-5274

Zoning: PUD

Contact: WILL COX

cox.w@tandh.com

Misc notes: 26 lot Single Family Residential subdivision road construction plan review. [Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and resubmit to TRC.

9 86 & 82 SHEPPARD STREET PARKING LOT

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000260

Address: 86 & 82 SHEPPARD STREET

Location: PENINSULA

Submittal Review #: 3RD REVIEW

TMS#: 460-04-04-078, -080

Board Approval Required:

Acres: 0.95

Lots (for subdiv): -

Owner: SHEPPARD PARKING LLC

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

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Zoning: GB

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Site plan for a new parking lot. [Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and resubmit to TRC.

10 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - PLAT

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000166

Address: BROAD STREET AND BARRE STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 457-07-01-030

Board Approval Required: BAR

Acres: 2.25

Lots (for subdiv): 21

Owner: THE BEACH COMPANY

Units (multi-fam./Concept Plans): 19

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Zoning: PUD

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Preliminary plat for a new 0.75 acre park and 19 residential units. [Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and resubmit to TRC.

11 ST. MARY'S FIELD RESIDENTIAL AND PARK (THE CHARLES) - ROADS

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2020-000166

Address: BROAD STREET AND BARRE STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 457-07-01-030

Board Approval Required: BAR

Acres: 2.25

Lots (for subdiv): 21

Owner: THE BEACH COMPANY

Units (multi-fam./Concept Plans): 19

Applicant: FORSBERG ENGINEERING & SURVEYING, INC

843-571-2622

Zoning: PUD

Contact: MIKE JOHNSON

mjohnson@forsberg-engineering.com

Misc notes: Road construction plans for a new 0.75 acre park and 19 residential units. [Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and resubmit to TRC.

12 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 #: 6TH REVIEW

TMS#: 346-00-00-260

Board Approval Required: PC

Acres: 12.25

Lots (for subdiv): 80

Owner: FAISON - FENWICK HALL LLC

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

Applicant: BOWMAN CONSULTING GROUP

843-990-3413

Zoning: PUD-VFMR

Contact: RICHARD WATERS

rwaters@bowmanconsulting.com

Misc notes: Proposed mixed-use residential and commercial development with 80 single family detached units. [Project Citizen Access Portal \(CAP\) Page](#)

RESULTS: Revise and resubmit 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 online on the city's Citizen Access Portal (CAP). 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.