



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

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 was held at 9:00 a.m. on the above date via Zoom. The following applications were reviewed:

#1 FORT JOHNSON AND SECESSIONVILLE INTERSECTION IMPROVEMENTS

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 and Secessionville Road on James Island. [Project CSS Page](#)

RESULTS: Revise and resubmit to TRC.

#2 RHODES CROSSING MULTI-FAMILY ACCESS ROAD

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](#)

RESULTS: Revise and resubmit to TRC.

#3 WOODFIELD II AT POINT HOPE

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](#)

RESULTS: Pending final documentation. Once approved, submit Site Plan to Zoning for stamping.

#4 411 MEETING STREET MIXED-USE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000510

Address: 411 MEETING STREET

Location: PENINSULA

TMS#: 459-09-03-114

Submittal Review #: PRE-APP

Acres: 2.83

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

Lots (for subdiv): -

Owner: BENNETT-MEETING ST., LLC

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

Applicant: THOMAS & HUTTON

843-725-5279

Zoning: MU-2

Contact: COREY BALENGER

balenger.c@tandh.com

Misc notes: Construction of a multi-family residential buildings and a hotel. [Project CSS Page](#)**RESULTS: Submit to TRC for 1st review.**

#5 774 RUTLEDGE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000452

Address: 774 RUTLEDGE AVENUE

Location: PENINSULA

TMS#: 463-15-02-012

Submittal Review #: 1ST REVIEW

Acres: 0.21

Board Approval Required:

Lots (for subdiv): -

Owner: C & M, LLC

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

Applicant: CLINE ENGINEERING

843-991-7239

Zoning: DR-1F

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Demolition of one existing building. Development of 3 additional single family style dwellings. [Project CSS Page](#)**RESULTS: Revise and resubmit to TRC.**

#6 93 SPRING STREET**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000443

Address: 93 SPRING STREET

Location: PENINSULA

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

Submittal Review #: 3RD REVIEW

Acres: 0.385

Board Approval Required:

Lots (for subdiv): -

Owner: 91 SPRING LLC

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

Applicant: CLINE ENGINEERING

843-991-7239

Zoning: LB

Contact: MATT CLINE

matt@clineeng.com

Misc notes: Residential development resulting in 7 units. [Project CSS Page](#)**RESULTS: Pending final documentation. Once approved, submit Site Plan to Zoning for stamping.**

#7 EXCHANGE AT WEST ASHLEY CIRCLE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000511

Address: WEST ASHLEY CIRCLE

Location: WEST ASHLEY

TMS#: 305-08-00-060

Submittal Review #: PRE-APP

Acres: 44.9

Board Approval Required: DRB

Lots (for subdiv): -

Owner: WHITFIELD CONSTRUCTION COMPANY

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

Applicant: CYPRESS ENGINEERING

843-225-5151

Zoning: GP

Contact: WILL ROGAN

willr@cypresseng.com

Misc notes: Mixed-use residential and commercial development. [Project CSS Page](#)**RESULTS: Submit to TRC for 1st review.**

#8 JOHNS ISLAND RETAIL

SITE PLAN

Project Classification: SITE PLAN

City Project ID #: TRC-SP2020-000367

Address: 1800 PRODUCE LANE

Location: JOHNS ISLAND

TMS#: 313-00-00-157

Submittal Review #: 3RD REVIEW

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. 8,600 SF office/retail building, patio, and associated parking along Maybank HWY and new and improved Produce Lane on Johns Island. [Project CSS Page](#)

RESULTS: Pending final documentation. Once approved, submit Site Plan to Zoning for stamping.

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.