



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

**RESULTS**

## Site Plans and Subdivisions

6/2/2022

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 93 SOCIETY HOTEL DEVELOPMENT

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2018-000163](#)

Address: 284 KING STREET

Location: PENINSULA

TMS#: 457-04-04-039, -258-269, -321, -043

Submittal Review #: 4TH REVIEW

Acres: 0.13  
# Lots (for subdiv): -

Board Approval Required: BAR

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

Owner: KING AND SOCIETY, LLC

Zoning: GB

Applicant: CLINE ENGINEERING, INC.

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans for a building and hardscape improvements.

**RESULTS: Pending Final Documentation. Once approved, submit the site plan to Zoning for stamping.**

### #2 157 WENTWORTH STREET

#### SITE PLAN

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2021-000398](#)

Address: 157 WENTWORTH STREET

Location: PENINSULA

TMS#: 457-03-04-008

Submittal Review #: 2ND REVIEW

Acres: 0.28

Board Approval Required: BAR, BZA-Z

# Lots (for subdiv): -

Owner: 157 WENTWORTH STREET LLC

# Units (multi-fam./Concept Plans): 5

Applicant: CLINE ENGINEERING, INC

Zoning: DR-1F

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Redevelopment of existing structures, one new structure, parking, and utilities.

**RESULTS: Revise and resubmit to TRC.**

### #3 774 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 #: 2ND REVIEW

Acres: 0.21

Board Approval Required:

# Lots (for subdiv): -

Owner: C & M, LLC

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

Applicant: CLINE ENGINEERING

Zoning: DR-1F

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Demolition of one existing building. Development of 3 additional single family style dwellings.

**RESULTS: Revise and resubmit to TRC.**

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**#4 FENWICK HALL ALLEE - ROADS****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000175](#)

Address: NORTHERN PITCHFORK

Location: JOHNS ISLAND

TMS#: 346-00-00-260

Acres: 12.25

# Lots (for subdiv): 79

# Units (multi-fam./Concept Plans): 79

Zoning: PUD

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: AMH DEVELOPMENT, LLC

Applicant: AMH DEVELOPMENT, LLC

Contact: CRAIG HOBART

843-458-1610

chobart@ah4r.com

*Misc notes: Residential development including 79 single family detached units***RESULTS: Revise and resubmit to TRC.**

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**#5 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000173](#)

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Acres: 22.377

# Lots (for subdiv): 57

# Units (multi-fam./Concept Plans): 57

Zoning: DR-9

Submittal Review #: 4TH REVIEW

Board Approval Required:

Owner: BEAR ISLAND LLC 2

Applicant: THOMAS &amp; HUTTON

Contact: JAMES THOMAS

843-725-5251

thomas.j@tandh.com

*Misc notes: Preliminary plat for a 57-unit townhome subdivision.***RESULTS: Revise and resubmit to TRC.**

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**#6 RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

City Project ID #: [TRC-SUB2021-000173](#)

Address: SANDERS ROAD

Location: WEST ASHLEY

TMS#: 286-00-00-001

Acres: 22.377

# Lots (for subdiv): 57

# Units (multi-fam./Concept Plans): 57

Zoning: DR-9

Submittal Review #: 4TH REVIEW

Board Approval Required:

Owner: BEAR ISLAND LLC 2

Applicant: THOMAS &amp; HUTTON

Contact: JAMES THOMAS

843-725-5251

thomas.j@tandh.com

*Misc notes: Road construction plans for a 57-unit townhome subdivision.***RESULTS: Revise and resubmit to TRC.**

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**#7 ALOFT HOTEL & PARKING GARAGE****SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: [TRC-SP2019-000311](#)

Address: 194 CANNON STREET

Location: PENINSULA

TMS#: 460-10-04-013

Acres: 1.31

# Lots (for subdiv): -

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

Zoning: PUD

Submittal Review #: 6TH REVIEW

Board Approval Required: BAR, BZA-SD

Owner: 194 CANNON STREET, LLC

Applicant: FORSBERG ENGINEERING &amp; SURVEYING

Contact: TREY LINTON

843-571-2622

tlinton@forsberg-engineering.com

*Misc notes: Construction plans for a new 175 room hotel, parking garage, and associated improvements.***RESULTS: Revise and resubmit to TRC.**

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**#8 518 EAST BAY MIXED-USE****SITE PLAN**

Project Classification: SITE PLAN  
Address: 518 EAST BAY STREET  
Location: PENINSULA  
TMS#: 459-13-02-004, -005, -009, -010, -011  
Acres: 1.55  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 119  
Zoning: MU-2/WH

City Project ID #: [TRC-SP2022-000542](#)

Submittal Review #: PRE-APP  
Board Approval Required:

Owner: 518 EAST BAY LLC  
Applicant: FORSBERG ENGINEERING & SUREYING, INC 843-571-2622  
Contact: TREY LINTON [tlinton@forsberg-engineering.com](mailto:tlinton@forsberg-engineering.com)

Misc notes: *New mixed use building.*

**RESULTS: Submit to TRC for 1st review.**

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**#9 PARKWOOD REDEVELOPMENT****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1233 -1255 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 349-07-00-218, -219, -220, -228  
Acres: 0.48  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: [TRC-SP2022-000543](#)

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: GH DEVELOPMENT CLUB, LLC  
Applicant: EARTHSOURCE ENGINEERING 843-881-0525  
Contact: KEVIN BERRY [berryk@earthsourceeng.com](mailto:berryk@earthsourceeng.com)

Misc notes: *Redevelopment of existing shopping center to improve appearance and efficiency*

**RESULTS: Submit to TRC for 1st review.**

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**#10 PARKER'S KITCHEN****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1757 SAM RITTENBERG  
Location: WEST ASHLEY  
TMS#: 351-11-00-004, -003  
Acres: 1.01  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: [TRC-SP2022-000544](#)

Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: HARPER MORRIS N REV TRUST & TITUS IRMGARD  
Applicant: KIMLEY-HORN 843-779-1607  
Contact: KAITIE KINCART [kaitie.kincart@kimley-horn.com](mailto:kaitie.kincart@kimley-horn.com)

Misc notes: *New gas station.*

**RESULTS: Submit to TRC for 1st review.**

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**#11 VALVOLINE - CHARLESTON****SITE PLAN**

Project Classification: SITE PLAN  
Address: 2160 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 310-03-00-081  
Acres: 0.553  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB

City Project ID #: [TRC-SP2022-000539](#)

Submittal Review #: 1ST REVIEW  
Board Approval Required: DRB

Owner: QUALITY AUTOMOTIVE  
Applicant: TIMMONS GROUP 704-527-1000  
Contact: JASON DOLAN [jason.dolan@timmons.com](mailto:jason.dolan@timmons.com)

Misc notes: *New automobile oil change facility.*

**RESULTS: Revise and resubmit to TRC.**

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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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.