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 1180 SAM RITTENBERG OFFICE
#### 9:00 SITE PLAN
- Project Classification: SITE PLAN
- Address: 1180 SAM RITTENBERG
- Location: WEST ASHLEY
- TMS#: 352-08-00-012, -016
- Acres: 3.23
- # Lots (for subdiv): -
- # Units (multi-fam./Concept Plans): -
- Zoning: GB

City Project ID: TRC-SP2020-000352
Board Approval Required: 4TH REVIEW
Owner: 1180 SAM RITTENBERG, LLC
Applicant: DANGERFIELD ENGINEERING & SURVEYING
843-509-3337
Contact: JOHN DANGERFIELD II
john@dangerfieldengr.com

Misc notes: Construction of a new two story 16,000 SF Office Building (8,000 SF Footprint).

### #2 SOUTHERN EAGLE EXPANSION
#### 9:15 SITE PLAN
- Project Classification: SITE PLAN
- Address: 1600 CHARLESTON REGIONAL PARKWAY
- Location: CAINHOY
- TMS#: 267-00-00-123
- Acres: 4.2
- # Lots (for subdiv): -
- # Units (multi-fam./Concept Plans): -
- Zoning: LI

City Project ID: TRC-SP2021-000469
Board Approval Required:
Owner: SOUTHERN EAGLE DISTRIBUTING
Applicant: THOMAS & HUTTON
843-388-6800
Contact: SCOTT GREENE
greene.s@tandh.com

Misc notes: Warehouse expansion and construction of expanded truck court, trailer parking areas, and existing utility relocation.

### #3 CAINHOY DEL WEBB PHASE 1 - PLAT
#### 9:30 PRELIMINARY SUBDIVISION PLAT
- Project Classification: MAJOR SUBDIVISION
- Address: CLEMENTS FERRY ROAD & CAINHOY ROAD
- Location: CAINHOY
- TMS#: 262-00-00-028
- Acres: 160.9
- # Lots (for subdiv): 164
- # Units (multi-fam./Concept Plans): 164
- Zoning: PUD

City Project ID: TRC-SUB2021-000187
Board Approval Required: 2ND REVIEW
Owner: PULTE HOME COMPANY, LLC
Applicant: THOMAS & HUTTON
843-860-8485
Contact: WILL COX
cox.w@tandh.com

Misc notes: Preliminary plat for 164 Single Family Residential development.
# 4  **CAINHOY HOPEWELL RESIDENTIAL - PHASE 2 - PLAT**  
9:45  **PRELIMINARY SUBDIVISION PLAT**

- **Project Classification:** MAJOR SUBDIVISION
- **City Project ID:** TRC-SUB2021-000183
- **Address:** HOPEWELL DRIVE
- **Location:** CAINHOY
- **TMS#:** 262-00-00-008
- **Acres:** 74.8
- **# Lots (for subdiv):** 126
- **Zoning:** PUD

**Misc notes:** Preliminary plat for 126 lot single family residential development.  [Project CSS Page](#)

# 5  **CAINHOY HOPEWELL RESIDENTIAL - PHASE 2 - ROADS**  
10:00  **ROAD CONSTRUCTION PLANS**

- **Project Classification:** MAJOR SUBDIVISION
- **City Project ID:** TRC-SUB2021-000183
- **Address:** HOPEWELL DRIVE
- **Location:** CAINHOY
- **TMS#:** 262-00-00-008
- **Acres:** 74.8
- **# Lots (for subdiv):** 126
- **Zoning:** PUD

**Misc notes:** Road construction plans for 126 lot single family residential development.  [Project CSS Page](#)

# 6  **THE WATERFRONT - PHASE 2**  
10:15  **SITE PLAN**

- **Project Classification:** SITE PLAN
- **City Project ID:** TRC-SP2021-000446
- **Address:** LONGSHORE STREET
- **Location:** DANIEL ISLAND
- **TMS#:** 275-00-00-114, -148
- **Acres:** 3.38
- **# Lots (for subdiv):** -
- **Zoning:** DI-TC

**Misc notes:** Construction of (3) Multi-family buildings.  [Project CSS Page](#)

# 7  **FOLLY ROAD & COUNTRY CLUB DRIVE PEDESTRIAN IMPROVEMENTS**  
10:30  **LINEAR CONSTRUCTION**

- **Project Classification:** LINEAR ROW
- **City Project ID:** TRC-SUB2021-000178
- **Address:** 325 COUNTRY CLUB DRIVE
- **Location:** JAMES ISLAND
- **TMS#:** 424-00-00-003
- **Acres:** 31.6
- **# Lots (for subdiv):** -
- **Zoning:** SR-1

**Misc notes:** New 8’ and 5’ concrete sidewalk with pedestrian improvements.  [Project CSS Page](#)

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**Thursday, April 14, 2022**  
**Page 2 of 5**
#8  MAGNOLIA PHASE 3A - ROADS
10:45  ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
City Project ID:  TRC-SUB2021-000182
Address:  BRASWELL STREET  
Location:  PENINSULA  
TMS#:  464-00-00-012, -028, -029, -039, 466-00-00-031, -037, -043  
Acres:  80.30  
# Lots (for subdiv):  2  
# Units (multi-fam./Concept Plans):  -  
Zoning:  PUD  
Owner:  HR CHARLESTON VII, LLC  
Applicant:  REVERE GROUP, LLC  
Contact:  MATT LANEY  
Board Approval Required:  
Misc notes:  1500 LF of new street and utilities, block grading, and associated platting to establish new ROW and development blocks.  

#9  SPINX #368 - WEST WILDCAT - REVISIONS
11:00  SITE PLAN

Project Classification: SITE PLAN  
City Project ID:  TRC-SP2020-000317
Address:  4000 WEST WILDCAT BLVD  
Location:  WEST ASHLEY  
TMS#:  306-00-00-012  
Acres:  5.66  
# Lots (for subdiv):  -  
# Units (multi-fam./Concept Plans):  -  
Zoning:  G8  
Owner:  THE SPINX COMPANY  
Applicant:  HLA, INC.  
Contact:  RON FELKEL  
Board Approval Required:  DRB, DRC  
Misc notes:  Review of revisions to previously approved project.  Construction of Spinx Gas Station with convenience store and car wash.  

#10  CHRISTIAN BROTHERS - CHARLESTON, SC
11:15  SITE PLAN

Project Classification: SITE PLAN  
City Project ID:  TRC-SP2021-000442
Address:  1475 FOLLY ROAD  
Location:  JAMES ISLAND  
TMS#:  334-00-00-048  
Acres:  1.22  
# Lots (for subdiv):  -  
# Units (multi-fam./Concept Plans):  -  
Zoning:  G8  
Owner:  1475 FOLLY ROAD, LLC  
Applicant:  LECRAW ENGINEERING, INC  
Contact:  THOMAS DUGAN  
Board Approval Required:  

#11  786 RUTLEDGE AVENUE
11:30  SITE PLAN

Project Classification: SITE PLAN  
City Project ID:  TRC-SP2021-000476
Address:  786 RUTLEDGE AVENUE  
Location:  PENINSULA  
TMS#:  463-15-02-016  
Acres:  0.16  
# Lots (for subdiv):  -  
# Units (multi-fam./Concept Plans):  2  
Zoning:  DR-1F  
Owner:  SOUTH NATIONAL INVESTMENTS, LLC  
Applicant:  LIVE OAK CONSULTANTS, LLC  
Contact:  JAKE SERRANO  
Board Approval Required:  BZA-SD  
Misc notes:  Two new 3-story infill residential units.  

Thursday, April 14, 2022
# 12  186 ST. PHILIP MIXED USE
## SITE PLAN
### 11:45
Project Classification: SITE PLAN  
Address: 186 ST. PHILIP STREET  
Location: PENINSULA  
TMS#: 460-12-02-064  
Acres: 0.07  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): 2  
Zoning: GB  
Owner: OTTOMAN INVESTMENTS  
Applicant: AJ ARCHITECTS  
Contact: ASHLEY JENNINGS  
City Project ID: TRC-SP2022-000523  
Board Approval Required: BAR-S  
Submittal Review #: PRE-APP  
Misc notes: Proposed mixed use development; new construction on site of existing building slated for demolition.  
Project CSS Page

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# 13  BAKER MERCEDES COLLECTION
## SITE PLAN
### 12:00
Project Classification: SITE PLAN  
Address: 1513 SAVALNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 349-01-00-017  
Acres: 0.9  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: GB  
Owner: VCKHS  
Applicant: FORSBERG ENGINEERING & SURVEYING  
Contact: TREY LINTON  
City Project ID: TRC-SP2022-000527  
Board Approval Required: DRB  
Submittal Review #: PRE-APP  
Project CSS Page

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# 14  ALOFT HOTEL & PARKING GARAGE (194 CANNON STREET)
## SITE PLAN
### 12:15
Project Classification: SITE PLAN  
Address: 194 CANNON STREET  
Location: PENINSULA  
TMS#: 460-10-04-013  
Acres: 1.31  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD  
Owner: 194 CANNON STREET, LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING  
Contact: TREY LINTON  
City Project ID: TRC-SP2019-000311  
Board Approval Required: BAR, BZA-SD  
Submittal Review #: 5TH REVIEW  
Misc notes: Construction plans for a new 175 room hotel, parking garage, and associated improvements.  
Project CSS Page

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# 15  FENWICK HALL ALLEE - ROADS
## ROAD CONSTRUCTION PLANS
### 12:30
Project Classification: MAJOR SUBDIVISION  
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  
Owner: AMH DEVELOPMENT, LLC  
Applicant: AMH DEVELOPMENT, LLC  
Contact: CRAIG HOBART  
City Project ID: TRC-SUB2021-000175  
Board Approval Required:  
Submittal Review #: 2ND REVIEW  
Misc notes: Residential development including 79 single family detached units.  
Project CSS Page
# 16  GRIMBALL ROAD ASSEMBLAGE

## SUBDIVISION CONCEPT PLAN

<table>
<thead>
<tr>
<th>Project Classification:</th>
<th>MAJOR SUBDIVISION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1588 GRIMBALL ROAD EXT.</td>
</tr>
<tr>
<td>Location:</td>
<td>JAMES ISLAND</td>
</tr>
<tr>
<td>TMS#: 427-00-00-020, -039, -106, -110, -111</td>
<td></td>
</tr>
<tr>
<td>Acres: 9.962</td>
<td></td>
</tr>
<tr>
<td># Lots (for subdiv): 68</td>
<td></td>
</tr>
<tr>
<td># Units (multi-fam./Concept Plans): 68</td>
<td></td>
</tr>
<tr>
<td>Zoning: LB</td>
<td></td>
</tr>
</tbody>
</table>

**Misc notes:** Mixed Use including both commercial and SFA residential development.  
[Project CSS Page](#)

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Site plans and subdivisions are reviewed by the following: Dept. of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Dept. of Stormwater Management, 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 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.