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. **93 SOCIETY HOTEL DEVELOPMENT**
   - **Address:** 284 KING STREET
   - **Location:** PENINSULA
   - **TMS#:** 457-04-04-039, -258-269, -321, -043
   - **Acres:** 0.13
   - **Owner:** KING AND SOCIETY, LLC
   - **Zoning:** TMS#:
   - **City Project ID:** TRC-SP2018-000163
   - **Submittal Review #:** 4TH REVIEW
   - **Board Approval Required:** BAR
   - **Owner:** KING AND SOCIETY, LLC
   - **Applicant:** CLINE ENGINEERING, INC.
   - **Contact:** MATT CLINE
   - **City Project ID:** TRC-SP2018-000163
   - **Submittal Review #:** 4TH REVIEW
   - **Board Approval Required:** BAR
   - **Owner:** KING AND SOCIETY, LLC
   - **Applicant:** CLINE ENGINEERING, INC.
   - **Contact:** MATT CLINE
   - **Misc notes:** Construction plans for a building and hardscape improvements.

2. **157 WENTWORTH STREET**
   - **Address:** 157 WENTWORTH STREET
   - **Location:** PENINSULA
   - **TMS#:** 457-03-04-008
   - **Acres:** 0.28
   - **Owner:** 157 WENTWORTH STREET LLC
   - **Zoning:** DR-1F
   - **Submittal Review #:** 2ND REVIEW
   - **Board Approval Required:** BAR, BZA-Z
   - **Contact:** MATT CLINE
   - **City Project ID:** TRC-SP2021-000398
   - **Submittal Review #:** 2ND REVIEW
   - **Board Approval Required:** BAR, BZA-Z
   - **Contact:** MATT CLINE
   - **Misc notes:** Redevelopment of existing structures, one new structure, parking, and utilities.

3. **774 RUTLEDGE**
   - **Address:** 774 RUTLEDGE AVENUE
   - **Location:** PENINSULA
   - **TMS#:** 463-15-02-012
   - **Acres:** 0.21
   - **Owner:** C & M, LLC
   - **Zoning:** DR-1F
   - **Submittal Review #:** 2ND REVIEW
   - **Board Approval Required:**
   - **Owner:** C & M, LLC
   - **Applicant:** CLINE ENGINEERING
   - **Contact:** MATT CLINE
   - **City Project ID:** TRC-SP2021-000452
   - **Submittal Review #:** 2ND REVIEW
   - **Board Approval Required:**
   - **Owner:** C & M, LLC
   - **Applicant:** CLINE ENGINEERING
   - **Contact:** MATT CLINE
   - **Misc notes:** Demolition of one existing building. Development of 3 additional single family style dwellings.
#4  FENWICK HALL ALLEE - ROADS  
## ROAD CONSTRUCTION PLANS  
9:45  
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  
Owner: AMH DEVELOPMENT, LLC  
Applicant: AMH DEVELOPMENT, LLC  
Contact: CRAIG HOBART  
chobart@ah4r.com  
Board Approval Required:  
Misc notes: Residential development including 79 single family detached units

#5  RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (PLAT)  
## PRELIMINARY SUBDIVISION PLAT  
10:00  
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  
Owner: BEAR ISLAND LLC 2  
Applicant: THOMAS & HUTTON  
Contact: JAMES THOMAS  
thomas.j@tandh.com  
Board Approval Required:  
Misc notes: Preliminary plat for a 57-unit townhome subdivision.

#6  RHODES CROSSING - BEAZER HOMES - PHASE 1A/1B (ROADS)  
## ROAD CONSTRUCTION PLANS  
10:15  
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  
Owner: BEAR ISLAND LLC 2  
Applicant: THOMAS & HUTTON  
Contact: JAMES THOMAS  
thomas.j@tandh.com  
Board Approval Required:  
Misc notes: Road construction plans for a 57-unit townhome subdivision.

#7  ALOFT HOTEL & PARKING GARAGE  
## SITE PLAN  
10:30  
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  
Owner: 194 CANNON STREET, LLC  
Applicant: FORSBERG ENGINEERING & SURVEYING  
Contact: TREY LINTON  
tlinton@forsberg-engineering.com  
Board Approval Required:  
Misc notes: Construction plans for a new 175 room hotel, parking garage, and associated improvements.
# 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
Misc notes: New mixed use building.

City Project ID: TRC-SP2022-000542
Owner: 518 EAST BAY LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: TREY LINTON tilton@forsberg-engineering.com

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

City Project ID: TRC-SP2022-000543
Owner: GH DEVELOPMENT CLUB, LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: KEVIN BERRY berryk@earthsourceeng.com

# 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
Misc notes: New gas station.

City Project ID: TRC-SP2022-000544
Owner: HARPER MORRIS N REV TRUST & TITUS IRMGARD
Applicant: KIMLEY-HORN 843-779-1607
Contact: KAITIE KINCART kaitie.kincart@kimley-horn.com

# 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
Misc notes: New automobile oil change facility.

City Project ID: TRC-SP2022-000539
Owner: QUALITY AUTOMOTIVE
Applicant: TIMMONS GROUP 704-527-1000
Contact: JASON DOLAN jason.dolan@timmons.com
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 jschumacher@charleston-sc.gov three business days prior to the meeting.