



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## 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 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:

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### #1 93 SOCIETY HOTEL DEVELOPMENT

#### 9:00 SITE PLAN

Project Classification: SITE PLAN

Address: 284 KING STREET

Location: PENINSULA

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

Acres: 0.13

# Lots (for subdiv): -

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

Zoning: GB

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

843-991-7239

matt@clineeng.com

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

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### #2 157 WENTWORTH STREET

#### 9:15 SITE PLAN

Project Classification: SITE PLAN

Address: 157 WENTWORTH STREET

Location: PENINSULA

TMS#: 457-03-04-008

Acres: 0.28

# Lots (for subdiv): -

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

Zoning: DR-1F

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

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR, BZA-Z

Owner: 157 WENTWORTH STREET LLC

Applicant: CLINE ENGINEERING, INC

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

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

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### #3 774 RUTLEDGE

#### 9:30 SITE PLAN

Project Classification: SITE PLAN

Address: 774 RUTLEDGE AVENUE

Location: PENINSULA

TMS#: 463-15-02-012

Acres: 0.21

# Lots (for subdiv): -

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

Zoning: DR-1F

City Project ID: [TRC-SP2021-000452](#)

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: C & M, LLC

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

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

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**#4 FENWICK HALL ALLEE - ROADS**

**9:45 ROAD CONSTRUCTION PLANS**

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

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

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

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

**10:00 PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
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

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

Submittal Review #: 4TH REVIEW  
Board Approval Required:

Owner: BEAR ISLAND LLC 2  
Applicant: THOMAS & HUTTON  
Contact: JAMES THOMAS

843-725-5251  
thomas.j@tandh.com

Misc notes: Preliminary plat for a 57-unit townhome subdivision.

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

**10:15 ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
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

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

Submittal Review #: 4TH REVIEW  
Board Approval Required:

Owner: BEAR ISLAND LLC 2  
Applicant: THOMAS & HUTTON  
Contact: JAMES THOMAS

843-725-5251  
thomas.j@tandh.com

Misc notes: Road construction plans for a 57-unit townhome subdivision.

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**#7 ALOFT HOTEL & PARKING GARAGE**

**10:30 SITE PLAN**

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

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

Submittal Review #: 6TH REVIEW  
Board Approval Required: BAR, BZA-SD

Owner: 194 CANNON STREET, LLC  
Applicant: FORSBERG ENGINEERING & 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.

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

**10:45 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](#)  
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)

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**#9 PARKWOOD REDEVELOPMENT**

**11:00 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](#)  
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)

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**#10 PARKER'S KITCHEN**

**11:15 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](#)  
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)

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**#11 VALVOLINE - CHARLESTON**

**11:30 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](#)  
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)

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.