



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

4/14/2022

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 1180 SAM RITTENBERG OFFICE

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

Submittal Review #: 4TH REVIEW
Board Approval Required:

Owner: 1180 SAM RITTENBERG, LLC
Applicant: DANGERFIELD ENGINEERING & SURVEYING, LLC 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). [Project CSS Page](#)

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

#2 SOUTHERN EAGLE EXPANSION

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

Submittal Review #: 4TH REVIEW
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 utility relocation. [Project CSS Page](#)

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

#3 CAINHOY DEL WEBB PHASE 1 - PLAT

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

Submittal Review #: 2ND REVIEW
Board Approval Required:

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. [Project CSS Page](#)

RESULTS: Revise and submit to TRC.

#4 CAINHOY HOPEWELL RESIDENTIAL - PHASE 2 - PLAT**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

Units (multi-fam./Concept Plans): 126

Zoning: PUD

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: CAINHOY LUMBER & TIMBER, LLC

Applicant: THOMAS & HUTTON

Contact: WILL COX

843-725-5274

cox.w@tandh.com

Misc notes: Preliminary plat for 126 lot single family residential development. [Project CSS Page](#)**RESULTS: Revise and submit to TRC.**

#5 CAINHOY HOPEWELL RESIDENTIAL - PHASE 2 - ROADS**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

Units (multi-fam./Concept Plans): 126

Zoning: PUD

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: CAINHOY LUMBER & TIMBER, LLC

Applicant: THOMAS & HUTTON

Contact: STEVEN ROACH

843-725-5274

roach,s@tandh.com

Misc notes: Road construction plans for 126 lot single family residential development. [Project CSS Page](#)**RESULTS: Revise and submit to TRC.**

#6 THE WATERFRONT - PHASE 2**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): -

Units (multi-fam./Concept Plans): 41

Zoning: DI-TC

Submittal Review #: 3RD REVIEW

Board Approval Required:

Owner: PARCEL R PHASE 2 DEVELOPMENT COMPANY, LLC

Applicant: THOMAS & HUTTON

Contact: BRYCE LEMON

724-461-3517

lemon.b@tandh.com

Misc notes: Construction of (3) Multi-family buildings. [Project CSS Page](#)**RESULTS: Open pending coordination with the Dept. of Stormwater Management.**

#7 FOLLY ROAD & COUNTRY CLUB DRIVE PEDESTRIAN IMPROVEMENTS**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): -

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

Zoning: SR-1

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: CHARLESTON COUNTY

Applicant: REVEER GROUP, LLC

Contact: PAUL FORD

843-297-4103

pford@reveergroup.com

Misc notes: New 8' and 5' concrete sidewalk with pedestrian improvements. [Project CSS Page](#)**RESULTS: Revise and submit to TRC.**

#8 MAGNOLIA PHASE 3A - ROADS**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

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 80.30

Lots (for subdiv): 2

Owner: HR CHARLESTON VII, LLC

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

Applicant: REVEER GROUP, LLC

843-297-4103

Zoning: PUD

Contact: MATT LANEY

mlaney@reveergroup.com

Misc notes: 1500 LF of new street and utilities, block grading, and associated platting to establish new ROW. [Project CSS Page](#)**RESULTS: Revise and submit to TRC.**

#9 SPINX #368 - WEST WILDCAT - REVISIONS**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

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, DRC

Acres: 5.66

Lots (for subdiv): -

Owner: THE SPINX COMPANY

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

Applicant: HLA, INC.

843-763-1166

Zoning: GB

Contact: RON FELKEL

rfelkel@hlainc.com

Misc notes: Review of revisions to previously approved project. Construction of Spinx Gas Station with convenience store and car wash. [Project CSS Page](#)**RESULTS: Revise and submit to TRC.**

#10 CHRISTIAN BROTHERS - CHARLESTON, SC**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000442

Address: 1475 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 334-00-00-048

Submittal Review #: 1ST REVIEW

Board Approval Required:

Acres: 1.22

Lots (for subdiv): -

Owner: 1475 FOLLY ROAD, LLC

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

Applicant: LECRAW ENGINEERING, INC

678-257-1918

Zoning: GB

Contact: THOMAS DUGAN

thomas.dugan@lecraweng.com

Misc notes: Construction of new 9-bay automotive repair facility. [Project CSS Page](#)**RESULTS: Revise and submit to TRC.**

#11 786 RUTLEDGE AVENUE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2021-000476

Address: 786 RUTLEDGE AVENUE

Location: PENINSULA

TMS#: 463-15-02-016

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-SD

Acres: 0.16

Lots (for subdiv): -

Owner: SOUTH NATIONAL INVESTMENTS, LLC

Units (multi-fam./Concept Plans): 2

Applicant: LIVE OAK CONSULTANTS, LLC

843-266-8269

Zoning: DR-1F

Contact: JAKE SERRANO

jserrano@liveoakconsultants.com

Misc notes: Two new 3-story infill residential units. [Project CSS Page](#)**RESULTS: Pending final documentation. Once approved, submit Site Plan to Zoning for stamping.**

12 186 ST. PHILIP MIXED USE**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000523

Address: 186 ST. PHILIP STREET

Location: PENINSULA

TMS#: 460-12-02-064

Submittal Review #: PRE-APP

Board Approval Required: BAR-S

Acres: 0.07

Lots (for subdiv): -

Owner: OTTOMAN INVESTMENTS

Units (multi-fam./Concept Plans): 2

Applicant: AJ ARCHITECTS

843-810-0029

Zoning: GB

Contact: ASHLEY JENNINGS

ashley@qjarch.net

Misc notes: Proposed mixed use development; new construction on site of existing building slated for demolition. [Project CSS Page](#)**RESULTS:** Submit to TRC for 1st review.

13 BAKER MERCEDES COLLECTION**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2022-000527

Address: 1513 SAVANNAH HIGHWAY

Location: WEST ASHLEY

TMS#: 349-01-00-017

Submittal Review #: PRE-APP

Board Approval Required: DRB

Acres: 0.9

Lots (for subdiv): -

Owner: VCKHS

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

Applicant: FORSBERG ENGINEERING & SURVEYING

843-571-2622

Zoning: GB

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: New Baker Motors dealership. [Project CSS Page](#)**RESULTS:** Submit to TRC for 1st review.

14 ALOFT HOTEL & PARKING GARAGE (194 CANNON STREET)**SITE PLAN**

Project Classification: SITE PLAN

City Project ID #: TRC-SP2019-000311

Address: 194 CANNON STREET

Location: PENINSULA

TMS#: 460-10-04-013

Submittal Review #: 5TH REVIEW

Board Approval Required: BAR, BZA-SD

Acres: 1.31

Lots (for subdiv): -

Owner: 194 CANNON STREET, LLC

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

Applicant: FORSBERG ENGINEERING & SURVEYING

843-571-2622

Zoning: PUD

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Construction plans for a new 175 room hotel, parking garage, and associated improvements. [Project CSS Page](#)**RESULTS:** Revise and submit to TRC.

15 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

Submittal Review #: 2ND REVIEW

Board Approval Required:

Acres: 12.25

Lots (for subdiv): 79

Owner: AMH DEVELOPMENT, LLC

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

Applicant: BOWMAN CONSULTING

843-501-0333

Zoning: PUD

Contact: RICHARD WATERS

rwaters@bowman.com

Misc notes: Residential development including 79 single family detached units. [Project CSS Page](#)**RESULTS:** Revise and submit to TRC.

16 GRIMBALL ROAD ASSEMBLAGE

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID #: TRC-SUB2021-000190

Address: 1588 GRIMBALL ROAD EXT.

Location: JAMES ISLAND

Submittal Review #: 2ND REVIEW

TMS#: 427-00-00-020, -039, -106, -110, -111

Board Approval Required: PC

Acres: 9.962

Lots (for subdiv): 68

Owner: LEVI GRANTHAM, LLC

Units (multi-fam./Concept Plans): 68

Applicant: BOWMAN CONSULTING

843-501-0333

Zoning: LB

Contact: RICHARD WATERS

rwaters@bowman.com

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

RESULTS: Revise and submit to TRC.

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.