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  
- **Owner:** 1180 SAM RITTENBERG, LLC  
- **Applicant:** DANGERFIELD ENGINEERING & SURVEYING, LLC  
- **Contact:** JOHN DANGERFIELD II  
- **City Project ID #:** TRC-SP2020-000352  

**Misc notes:** Construction of a new two story 16,000 SF Office Building (8,000 SF Footprint).  
**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  
- **Owner:** SOUTHERN EAGLE DISTRIBUTING  
- **Applicant:** THOMAS & HUTTON  
- **Contact:** SCOTT GREENE  
- **City Project ID #:** TRC-SP2021-000469  

**Misc notes:** Warehouse expansion and construction of expanded truck court, trailer parking areas, and utility relocation.  
**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  
- **Owner:** PULTE HOME COMPANY, LLC  
- **Applicant:** THOMAS & HUTTON  
- **Contact:** WILL COX  
- **City Project ID #:** TRC-SUB2021-000187  

**Misc notes:** Preliminary plat for 164 Single Family Residential development.  
**RESULTS:** Revise and submit to TRC.
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
Acre: 74.8
# Lots (for subdiv): 126
# Units (multi-fam./Concept Plans): 126
Zoning: PUD
Owner: CAINHOY LUMBER & TIMBER, LLC
Applicant: THOMAS & HUTTON
Contact: WILL COX
Misc notes: Preliminary plat for 126 lot single family residential development.

RESULTS: Revise and submit to TRC.

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
Acre: 74.8
# Lots (for subdiv): 126
# Units (multi-fam./Concept Plans): 126
Zoning: PUD
Owner: CAINHOY LUMBER & TIMBER, LLC
Applicant: THOMAS & HUTTON
Contact: STEVEN ROACH
Misc notes: Road construction plans for 126 lot single family residential development.

RESULTS: Revise and submit to TRC.

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
Acre: 3.38
# Lots (for subdiv): -
# Units (multi-fam./Concept Plans): 41
Zoning: DI-TC
Owner: PARCEL R PHASE 2 DEVELOPMENT COMPANY, LLC
Applicant: THOMAS & HUTTON
Contact: BRYCE LEMON
Misc notes: Construction of (3) Multi-family buildings.

RESULTS: Open pending coordination with the Dept. of Stormwater Management.

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
Acre: 31.6
# Lots (for subdiv): -
# Units (multi-fam./Concept Plans): -
Zoning: SR-1
Owner: CHARLESTON COUNTY
Applicant: REVEER GROUP, LLC
Contact: PAUL FORD
Misc notes: New 8’ and 5’ concrete sidewalk with pedestrian improvements.

RESULTS: Revise and submit to TRC.
### #8 MAGNOLIA PHASE 3A - ROADS
#### ROAD CONSTRUCTION PLANS
- **Project Classification:** MAJOR SUBDIVISION
- **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:** REVEER GROUP, LLC
- **Contact:** MATT LANEY
- **Board Approval Required:**
- **Submittal Review #:** 2ND REVIEW
- **City Project ID #:** TRC-SUB2021-000182
- **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
- **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:** GB
- **Owner:** THE SPINX COMPANY
- **Applicant:** HLA, INC.
- **Contact:** RON FELKEL
- **Board Approval Required:** DRB, DRC
- **City Project ID #:** TRC-SP2020-000317
- **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
- **Address:** 1475 FOLLY ROAD
- **Location:** JAMES ISLAND
- **TMS #:** 334-00-00-048
- **Acres:** 1.22
- **# Lots (for subdiv):** -
- **# Units (multi-fam./Concept Plans):** -
- **Zoning:** GB
- **Owner:** 1475 FOLLY ROAD, LLC
- **Applicant:** LECRAW ENGINEERING, INC
- **Contact:** THOMAS DUGAN
- **Board Approval Required:**
- **City Project ID #:** TRC-SP2021-000442
- **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
- **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
- **City Project ID #:** TRC-SP2021-000476
- **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**

<table>
<thead>
<tr>
<th>Project Classification: SITE PLAN</th>
<th>City Project ID #: TRC-SP2022-000523</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 186 ST. PHILIP STREET</td>
<td></td>
</tr>
<tr>
<td>Location: PENINSULA</td>
<td></td>
</tr>
<tr>
<td>TMS#: 460-12-02-064</td>
<td>Submittal Review #: PRE-APP</td>
</tr>
<tr>
<td>Acres: 0.07</td>
<td>Board Approval Required: BAR-S</td>
</tr>
</tbody>
</table>

# Lots (for subdiv): -

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

Zoning: GB

Applicant: AJ ARCHITECTS

Owner: OTTOMAN INVESTMENTS

Contact: ASHLEY JENNINGS

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**

<table>
<thead>
<tr>
<th>Project Classification: SITE PLAN</th>
<th>City Project ID #: TRC-SP2022-000527</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1513 SAVANNAH HIGHWAY</td>
<td></td>
</tr>
<tr>
<td>Location: WEST ASHLEY</td>
<td></td>
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<tr>
<td>TMS#: 349-01-00-017</td>
<td>Submittal Review #: PRE-APP</td>
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<tr>
<td>Acres: 0.9</td>
<td>Board Approval Required: DRB</td>
</tr>
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</table>

# Lots (for subdiv): -

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

Zoning: GB

Applicant: FORSBERG ENGINEERING & SURVEYING

Owner: VCKHS

Contact: TREY LINTON

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**

<table>
<thead>
<tr>
<th>Project Classification: SITE PLAN</th>
<th>City Project ID #: TRC-SP2019-000311</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 194 CANNON STREET</td>
<td></td>
</tr>
<tr>
<td>Location: PENINSULA</td>
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</tr>
<tr>
<td>TMS#: 460-10-04-013</td>
<td>Submittal Review #: 5TH REVIEW</td>
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<tr>
<td>Acres: 1.31</td>
<td>Board Approval Required: BAR, B2A-SD</td>
</tr>
</tbody>
</table>

# Lots (for subdiv): -

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

Zoning: PUD

Applicant: FORSBERG ENGINEERING & SURVEYING

Owner: 194 CANNON STREET, LLC

Contact: TREY LINTON

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**

<table>
<thead>
<tr>
<th>Project Classification: MAJOR SUBDIVISION</th>
<th>City Project ID #: TRC-SUB2021-000175</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: NORTHERN PITCHFORK</td>
<td></td>
</tr>
<tr>
<td>Location: JOHNS ISLAND</td>
<td></td>
</tr>
<tr>
<td>TMS#: 346-00-00-260</td>
<td>Submittal Review #: 2ND REVIEW</td>
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<tr>
<td>Acres: 12.25</td>
<td>Board Approval Required:</td>
</tr>
</tbody>
</table>

# Lots (for subdiv): 79

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

Zoning: PUD

Applicant: BOWMAN CONSULTING

Owner: AMH DEVELOPMENT, LLC

Contact: RICHARD WATERS

Misc notes: Residential development including 79 single family detached units. Project CSS Page

**RESULTS:** Revise and submit to TRC.
**SUBDIVISION CONCEPT PLAN**

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Classification:</td>
<td>MAJOR SUBDIVISION</td>
</tr>
<tr>
<td>Address:</td>
<td>1588 GRIMBALL ROAD EXT.</td>
</tr>
<tr>
<td>Location:</td>
<td>JAMES ISLAND</td>
</tr>
<tr>
<td>TMS#:</td>
<td>427-00-00-020, -039, -106, -110, -111</td>
</tr>
<tr>
<td>Acres:</td>
<td>9.962</td>
</tr>
<tr>
<td># Lots (for subdiv):</td>
<td>68</td>
</tr>
<tr>
<td># Units (multi-fam./Concept Plans):</td>
<td>68</td>
</tr>
<tr>
<td>Zoning:</td>
<td>LB</td>
</tr>
<tr>
<td>Misc notes:</td>
<td>Mixed Use including both commercial and SFA residential development.</td>
</tr>
</tbody>
</table>

**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](https://www.charleston-sc.gov). 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 schumacherr@charleston-sc.gov three business days prior to the meeting.