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 93 SOCIETY HOTEL DEVELOPMENT

**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

**RESULTS:** Pending Final Documentation. Once approved, submit the site plan to Zoning for stamping.

**Applicant:** KING AND SOCIETY, LLC

**Contact:** MATT CLINE

**Board Approval Required:** BAR

**Owner:** KING AND SOCIETY, LLC

**City Project ID #:** TRC-SP2018-000163

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

### # 2 157 WENTWORTH STREET

**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

**RESULTS:** Revise and resubmit to TRC.

**Applicant:** 157 WENTWORTH STREET LLC

**Contact:** MATT CLINE

**Board Approval Required:** BAR, BZA-Z

**Owner:** 157 WENTWORTH STREET LLC

**City Project ID #:** TRC-SP2021-000398

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

### # 3 774 RUTLEDGE

**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

**RESULTS:** Revise and resubmit to TRC.

**Applicant:** C & M, LLC

**Contact:** MATT CLINE

**Board Approval Required:**

**Owner:** C & M, LLC

**City Project ID #:** TRC-SP2021-000452

**Misc notes:** Demolition of one existing building. Development of 3 additional single family style dwellings.
# 4 FENWICK HALL ALLEE - ROADS

**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
- **Owner:** AMH DEVELOPMENT, LLC
- **Applicant:** AMH DEVELOPMENT, LLC
- **Contact:** CRAIG HOBART
- **City Project ID #:** TRC-SUB2021-000175

**RESULTS:** Revise and resubmit to TRC.

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

**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
- **Owner:** BEAR ISLAND LLC 2
- **Applicant:** THOMAS & HUTTON
- **Contact:** JAMES THOMAS
- **City Project ID #:** TRC-SUB2021-000173

**RESULTS:** Revise and resubmit to TRC.

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

**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
- **Owner:** BEAR ISLAND LLC 2
- **Applicant:** THOMAS & HUTTON
- **Contact:** JAMES THOMAS
- **City Project ID #:** TRC-SUB2021-000173

**RESULTS:** Revise and resubmit to TRC.

# 7 ALOFT HOTEL & PARKING GARAGE

**SITE PLAN**

- **Project Classification:** SITE PLAN
- **Address:** 194 CANNON STREET
- **Location:** PENINSULA
- **TMS #:** 460-10-04-013
- **Acres:** 1.31
- **Owner:** 194 CANNON STREET, LLC
- **Applicant:** FORSBERG ENGINEERING & SURVEYING
- **Contact:** TREY LINTON
- **City Project ID #:** TRC-SP2019-000311

**RESULTS:** 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.

**RESULTS:** Submit to TRC for 1st review.

City Project ID #: TRC-SP2022-000542

Owner: 518 EAST BAY LLC
Applicant: FORSBERG ENGINEERING & SURVEYING, INC 843-571-2622
Contact: TREY LINTON tlinton@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

**RESULTS:** Submit to TRC for 1st review.

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.

**RESULTS:** Submit to TRC for 1st review.

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.

**RESULTS:** Revise and resubmit to TRC.

City Project ID #: TRC-SP2022-000539

Owner: QUALITY AUTOMOTIVE
Applicant: TIMMONS GROUP 704-527-1000
Contact: JASON DOLAN jason.dolan@timmons.com
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.