



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

1/08/2026

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(312)626-6799, then Webinar ID# 832 2640 6779, followed by password 721363. The agenda order may be subject to change at the discretion of the TRC Administrator. Virtual 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. ASHLEY LANDING - OFFSITE DRAINAGE IMPROVEMENTS

[eReview](#)

[PRIORITY STATUS](#)

09:00 Project Classification: TRC - Site Plan

Address: 1223 DOWDEN ST

Location: WEST ASHLEY

Primary TMS: C3521200056

Acres: 1.89

Lots: 0

Units:

Zoning: SR-1

City Project ID#: [TRC-SP2025-000845](#)

Submittal Review #: 3

Board Approvals Required:

Council District #: 9

Owner:

Applicant: Kimley-Horn and Associates, Inc

Contact: Marianne Sutherland | Marianne.sutherland@kimley-horn.com

Josh Martin | martinj@charleston-sc.gov

Description: Proposed off-site drainage improvements to serve the Ashley Landing development.

Results: No Return/ Paperwork Comments.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-06-16	2025-07-03	17
2	2025-08-18	2025-09-04	17
3	2025-12-22	2026-01-08	17

#2. ASHLEY LANDING COMMERCIAL REDEVELOPMENT - PHASE 2

[eReview](#)

[PRIORITY STATUS](#)

09:15 Project Classification: TRC - Site Plan

Address: 1041 CONSERVATION PL

Location: WEST ASHLEY

Primary TMS: C3521100101

Acres: 0

Lots:

Units: 300

Zoning: GB

City Project ID#: [TRC-SP2025-000870](#)

Submittal Review #: 2

Board Approvals Required: DRB

Council District #: 9

Owner: Ashley Landing (Edens) LLC

Applicant: Kimley-Horn and Associates, Inc

Contact: Marianne Sutherland | Marianne.sutherland@kimley-horn.com

Josh Martin | martinj@charleston-sc.gov

Description: Proposed building pad, parking lot, and stormwater facilities.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-09-15	2025-10-02	17
2	2025-12-15	2026-01-08	24

#3. BISHOP GADSDEN

[eReview](#)

09:30 Project Classification: TRC - Site Plan

Address: 1 BISHOP GADSDEN WAY
 Location: JAMES ISLAND
 Primary TMS: C3370000107
 Acres: 0
 # Lots: 0
 # Units:
 Zoning: DR-4

City Project ID#: [TRC-SP2025-000881](#)
 Submittal Review #: 1
 Board Approvals Required: DRB
 Council District #: 12
 Owner: Bishop Gadsden Retirement Community
 Applicant: Kimley-Horn and Associates, Inc
 Contact: Marianne Sutherland | Marianne.sutherland@kimley-horn.com

Description: Proposed infill and redevelopment.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-11-10	2026-01-08	59

#4. 2275 HENRY TECKLENBURG DR SITE

[eReview](#)

09:45 Project Classification: TRC - Site Plan

Address: 2275 HENRY TECKLENBURG DR
 Location: WEST ASHLEY
 Primary TMS: C3090000055
 Acres: 13.8
 # Lots: 0
 # Units:
 Zoning: PUD- Essex Farms Village Center

City Project ID#: [TRC-SP2025-000888](#)
 Submittal Review #: 1
 Board Approvals Required: DRB
 Council District #: 7
 Owner: JLL Charleston Real Estate
 Applicant: Thomas & Hutton Engineering
 Contact: Courtney Howard | howard.c@tandh.com

Description: Proposed youth golf learning facility.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-11-17	2026-01-08	52

#5. CAINHOY DEL WEBB - PH. 4

[eReview](#)

10:00 Project Classification: Preliminary Plat

Address: 2501 BAY STRIP DR
 Location: CAINHOY
 Primary TMS: B2620000088
 Acres: 93.2
 # Lots: 87
 # Units: 87
 Zoning: PUD- Cainhoy Land and Timber

City Project ID#: [TRC-SUB2025-000336](#)
 Submittal Review #: 2
 Board Approvals Required:
 Council District #: 1
 Owner: Pulte Home Company
 Applicant: Thomas & Hutton Engineering
 Contact: Steven Roach | roach.s@gtandh.com

Description: Proposed preliminary plat for future single-family development.

Results: No Return/ Paperwork Comments.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Preliminary Plat	2025-07-07	2025-08-21	45
Preliminary Plat	2025-11-24	2026-01-08	45

#6. CAINHOY DEL WEBB - PH. 4

eReview

10:15 Project Classification: Road Construction
Address: 2501 BAY STRIP DR
Location: CAINHOY
Primary TMS: B2620000088
Acres: 93.2
Lots: 87
Units: 87
Zoning: PUD-Cainhoy Land and Timber

City Project ID#: [TRC-SUB2025-000336](#)
Submittal Review #: 2
Board Approvals Required:
Council District #: 1
Owner: Pulte Home Company
Applicant: Thomas & Hutton Engineering
Contact: Steven Roach | roach.s@tandh.com

Description: Proposed road construction plans for future single-family development.

Results: Open pending delivery of Zoning comments.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2025-07-07	2025-08-21	45
Road Construction	2025-11-24	2026-01-08	45

#7. POINT HOPE TRACT 7 - PHASE 2

eReview

10:30 Project Classification: Preliminary Plat
Address: 350 CURVY CREEK DR
Location: CAINHOY
Primary TMS: B2620000009
Acres: 52.6
Lots: 122
Units: 122
Zoning: Cainhoy-T7 PUD Masterplan

City Project ID#: [TRC-SUB2025-000335](#)
Submittal Review #: 3
Board Approvals Required:
Council District #: 1
Owner: Ashton Charleston Residential LLC
Applicant: Thomas & Hutton Engineering
Contact: James Thomas | Thomas.j@tandh.com

Description: Proposed preliminary plat for future single-family development.

Results: No Return/ Paperwork Comments.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Preliminary Plat	2025-06-30	2025-08-14	45
Preliminary Plat	2025-09-15	2025-10-23	38
Preliminary Plat	2025-12-01	2026-01-08	38

#8. POINT HOPE TRACT 7 - PHASE 2

eReview

10:45 Project Classification: Road Construction
Address: 350 CURVY CREEK DR
Location: CAINHOY
Primary TMS: B2620000009
Acres: 52.6
Lots: 122
Units: 122
Zoning: Cainhoy-T7 PUD Masterplan

City Project ID#: [TRC-SUB2025-000335](#)
Submittal Review #: 3
Board Approvals Required:
Council District #: 1
Owner: Ashton Charleston Residential LLC
Applicant: Thomas & Hutton Engineering
Contact: James Thomas | Thomas.j@tandh.com

Description: Proposed road construction plans for future single-family development.

Results: Open pending delivery of Zoning comments.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2025-06-30	2025-08-14	45
Road Construction	2025-09-15	2025-10-23	38
Road Construction	2025-12-01	2026-01-08	38

#9. GEORGE AND SOCIETY MIXED USE

11:00 Project Classification: TRC - Site Plan

Address: 31 GEORGE ST
Location: PENINSULA
Primary TMS: C4570404112
Acres: 1.74
Lots: 2
Units: 119
Zoning: GB

City Project ID#: [TRC-SP2021-000483](#)
Submittal Review #: 5
Board Approvals Required: BAR
Council District #: 8
Owner: GS Acquisitions LLC
Applicant: Thomas & Hutton Engineering
Contact: Corey Balenger | Balenger.c@tandh.com

Description: Proposed hotel, restaurant, and mixed-used redevelopment.

Results: No return/ Paperwork comments:

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Pre-App	2021-11-08	2021-12-02	24
1	2023-08-21	2023-10-05	45
2	2024-06-03	2024-07-18	45
3	2024-12-09	2025-01-16	38
4	2025-04-21	2025-05-22	31
5	2025-11-24	2026-01-08	45

#10. LAKE DOTTERER FLOOD REDUCTION PROJECT

[eReview](#)

PRIORITY STATUS

11:15 Project Classification: Linear Construction

Address: 2201 UT ARTHUR GAILLARD LN
Location: WEST ASHLEY
Primary TMS: C3060000007
Acres: 1.7
Lots: 0
Units:
Zoning: Single-Family Residential

City Project ID#: [TRC-SUB2025-000344](#)
Submittal Review #: 1
Board Approvals Required:
Council District #: 2
Owner: City of Charleston
Applicant: Thomas & Hutton Engineering
Contact: Hilary Aton | aton.h@tandh.com
Jordyn Mallett | mallettj@charleston-sc.gov

Description: Proposed modification to existing outfall.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2025-12-08	2026-01-08	31

#11. BATTERY ISLAND PUD INN

[eReview](#)

11:30 Project Classification: TRC - Site Plan

Address: 1851 OLD FOLLY BEACH RD
Location: JAMES ISLAND
Primary TMS: C3340500022
Acres: 1.037
Lots:
Units:
Zoning: PUD- Battery Island

City Project ID#: [TRC-SP2025-000886](#)
Submittal Review #: 1
Board Approvals Required:
Council District #: 12
Owner: Battery Island Community LLC
Applicant: Robinson Design Engineers
Contact: Joshua Robinson | jr@rde.us

Description: Proposed new inn (accommodations) and amenities.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-11-24	2026-01-08	45

#12. CHARLESTON FIRE STATION #8**eReview****PRIORITY STATUS****11:45** Project Classification: TRC - Site Plan

Address: 370 HUGER ST

Location: PENINSULA

Primary TMS: C4600302099

Acres: 0.31

Lots:

Units:

Zoning: DR-2f

City Project ID#: [TRC-SP2019-000222](#)

Submittal Review #: 1st Revised

Board Approvals Required: BAR

Council District #: 4

Owner: City of Charleston

Applicant: ADC Engineering

Contact: Chris Cook | chrisc@adcengineering.comMatt Compton | comptonm@charleston-sc.gov**Description:** Proposed modifications to existing fire station.**Results: No Return/ Paperwork Comments.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-12-08	2026-01-08	31

#13. CHURCH OF THE HOLY SPIRIT DAYCARE ADDITION**eReview****12:00** Project Classification: TRC - Site Plan

Address: 299 SEVEN FARMS DR

Location: DANIEL ISLAND

Primary TMS: B2750000165

Acres: 1.4

Lots:

Units:

Zoning: DI-TC & DI-R

City Project ID#: [TRC-SP2025-000893](#)

Submittal Review #: 1

Board Approvals Required:

Council District #: 8

Owner: Church of the Holy Spirit Daniel Island Inc.

Applicant: C Baker Engineering, LLC

Contact: Jessica Meyers | jessica@cbakerengineering.com**Description:** Proposed addition to existing church daycare facility.**Results: Revise and Return.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-12-01	2026-01-08	38

#14. INFRASTRUCTURE IMPROVEMENTS IN THE CENTRAL PARK WATERSHED**eReview****PRIORITY STATUS****12:15** Project Classification: Liner Construction

Address: 1804 CENTRAL PARK RD

Location: JAMES ISLAND

Primary TMS: C3400300090

Acres: 0.7

Lots: 0

Units:

Zoning: SR-1

City Project ID#: [TRC-SUB2025-000308](#)

Submittal Review #: 4

Board Approvals Required:

Council District #: 11

Owner: City of Charleston

Applicant: AECOM

Contact: Morgan Ragaller | morgan.ragaller@aecom.comGrant Eversman | eversmang@charleston-sc.gov**Description:** Proposed modifications to the existing Stormwater facility.**Results: No Return/ Paperwork Comments.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2025-02-10	2025-02-27	17
Road Construction	2025-05-19	2025-06-05	17
Road Construction	2025-10-06	2025-10-23	17
Road Construction	2025-12-08	2026-01-08	31

#15. THE DUPONT-WAPPOO WATERSHED INFRASTRUCTURE IMPROVEMENT

[eReview](#)

PRIORITY STATUS

12:30 Project Classification: Linear Construction

Address: 2000 HAZELWOOD DR
Location: WEST ASHLEY
Primary TMS: C3510600178
Acres: 0
Lots: 0
Units:
Zoning: SR-2

City Project ID#: [TRC-SUB2025-000333](#)
Submittal Review #: 3
Board Approvals Required:
Council District #: 7
Owner: City of Charleston
Applicant: AECOM
Contact: Morgan Ragaller | morgan.ragaller@aecom.com
Jordyn Mallett | mallettj@charleston-sc.gov

Description: Proposed modifications to the existing stormwater facilities.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2025-06-16	2025-07-03	17
Road Construction	2025-09-29	2025-10-16	17
Road Construction	2025-12-15	2026-01-08	24

#16. WHITNEY LAKES MULTI-FAMILY

[eReview](#)**12:45 Project Classification: TRC - Site Plan**

Address:
Location: JOHNS ISLAND
Primary TMS: C3120000071
Acres: 18.6719
Lots:
Units: 108
Zoning: SR-1 & DR-6

City Project ID#: [TRC-SP2024-000769](#)
Submittal Review #: 2
Board Approvals Required:
Council District #: 3
Owner: Southeastern Recapitalization Group LLC
Applicant: Earthsource Engineering
Contact: Noah Nelson | nelsonn@earthsourceeng.com

Description: Proposed multi-family, private drive, and stormwater facilities.

Results: Open pending delivery of Zoning and Stormwater comments.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Pre-App	2024-06-03	2024-06-20	17
1	2025-05-19	2025-07-10	52
2	2025-11-24	2026-01-08	45

#17. MAGNOLIA LANDING OFFICE BUILDING NO. 1

[eReview](#)**01:00 Project Classification: TRC - Site Plan**

Address: 115 BACHMAN BLVD
Location: PENINSULA
Primary TMS: C4660000043
Acres: 12.2
Lots:
Units:
Zoning: PUD- Magnolia Masterplan

City Project ID#: [TRC-SP2025-000892](#)
Submittal Review #: 1
Board Approvals Required: BAR | DRB
Council District #: 4
Owner: HR Charleston VII LLC
Applicant: Reveer Group LLC
Contact: Matt Laney | mlaney@reveergroup.com

Description: Proposed office building and associated parking.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-11-24	2026-01-08	45

#18. PARKER'S KITCHEN

eReview

01:15 Project Classification: TRC - Site Plan

Address: 510 EVERLY ST

City Project ID#: [TRC-SP2025-000890](#)

Location: CAINHOY

Submittal Review #: 1

Primary TMS: B2710001035

Board Approvals Required: DRB

Acres: 0

Council District #: 1

Lots:

Owner: CATO AD HOLDINGS LTD

Units:

Applicant: Foresite Group, LLC

Zoning: GB

Contact: Patrick Monaghan | pmonaghan@fg-inc.net**Description:** Proposed gas station with a convenience store and associated site improvements.**Results: Revise and Return.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-11-24	2026-01-08	45

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 three business days prior to the meeting.