



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

1/15/2026

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. WOODFIELD ASHLEY LANDING MIXED USE

eReview

PRIORITY STATUS

**09:00** Project Classification: TRC - Site Plan  
Address: 1010 CONSERVATION PL  
Location: WEST ASHLEY  
Primary TMS: C3521100101  
Acres: 3.68  
# Lots: 1  
# Units: 285  
Zoning: GB

City Project ID#: [TRC-SP2025-000828](#)  
Submittal Review #: 3  
Board Approvals Required: DRB  
Council District #: 9  
Owner: Ashley Landing Edens LLC  
Applicant: Seamon, Whiteside & Associates, Inc  
Contact: Malcolm Glenn | [mglenn@seamonwhiteside.com](mailto:mglenn@seamonwhiteside.com)  
Josh Martin | [martinj@charleston-sc.gov](mailto:martinj@charleston-sc.gov)

Description: Proposed multi-family development.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-03-31	2025-04-17	17
2	2025-10-20	2025-11-06	17
3	2025-12-29	2026-01-15	17

### #2. FLOYD DRIVE TAKE 5

eReview

**09:15** Project Classification: TRC - Site Plan  
Address: 1020 FLOYD DR  
Location: WEST ASHLEY  
Primary TMS: C3010000801  
Acres: 3.6  
# Lots:  
# Units:  
Zoning: GB

City Project ID#: [TRC-SP2025-000895](#)  
Submittal Review #: 1  
Board Approvals Required:  
Council District #: 5  
Owner: BFR Charleston LLC  
Applicant: C Baker Engineering, LLC  
Contact: Jessica Meyers | [jessica@cbakerengineering.com](mailto:jessica@cbakerengineering.com)

Description: Proposed auto oil change business and associated improvements.

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-12-08	2026-01-15	38

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#3. **ST. ANDREW'S CAMPUS RENOVATION**

**eReview**

**09:30** Project Classification: TRC - Site Plan

Address: 721 WAPPOO RD

Location: WEST ASHLEY

Primary TMS: C3500100078

Acres: 0

# Lots:

# Units:

Zoning: SR-1

City Project ID#: [TRC-SP2025-000896](#)

Submittal Review #: 1

Board Approvals Required: DRB

Council District #: 7

Owner: Charleston County

Applicant: Hussey Gay Bell

Contact: Les Phillips | [lphillips@husseygaybell.com](mailto:lphillips@husseygaybell.com)

Description: Proposed demolition of a portion of the building and associated site improvements.

Results: No Return/ Paperwork Comments.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-12-08	2026-01-15	38

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#4. **PRIMUS PARK SUBDIVISION**

**eReview**

**09:45** Project Classification: Preliminary Plat

Address:

Location: CAINHOY

Primary TMS: B2680000133

Acres: 59.7

# Lots: 102

# Units: 102

Zoning: SR-2

City Project ID#: [TRC-SUB2025-000318](#)

Submittal Review #: 3

Board Approvals Required:

Council District #: 1

Owner: McAlister Togant Clements LLC

Applicant: Thomas & Hutton Engineering

Contact: David Williams | [Williams.david@tandh.com](mailto:Williams.david@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	2025-03-31	2025-05-15	45
Preliminary Plat	2025-08-25	2025-10-02	38
Preliminary Plat	2025-12-15	2026-01-15	31

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#5. **PRIMUS PARK SUBDIVISION**

**eReview**

**10:00** Project Classification: Road Construction

Address:

Location: CAINHOY

Primary TMS: B2680000133

Acres: 59.7

# Lots: 102

# Units: 102

Zoning: SR-2

City Project ID#: [TRC-SUB2025-000318](#)

Submittal Review #: 3

Board Approvals Required:

Council District #: 1

Owner: McAlister Togant Clements LLC

Applicant: Thomas & Hutton Engineering

Contact: David Williams | [Williams.david@tandh.com](mailto:Williams.david@tandh.com)

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

Results: Revise and Return.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2025-03-31	2025-05-15	45
Road Construction	2025-08-25	2025-10-02	38
Road Construction	2025-12-15	2026-01-15	31

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**#6. 158 SPRING ST****eReview****10:15** Project Classification: TRC - Site Plan

Address: 158 SPRING ST

Location: PENINSULA

Primary TMS: C4601102084

Acres: 0.2

# Lots:

# Units: 4

Zoning: LB

City Project ID#: [TRC-SP2024-000816](#)

Submittal Review #: 3

Board Approvals Required: DRB

Council District #: 6

Owner: 158 Spring Street LLC

Applicant: Barrier Island Engineering

Contact: Chip Wyatt | [chip@barrierislandeng.com](mailto:chip@barrierislandeng.com)**Description: Proposed detached single-family infill development.****Results: Revise and Return.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Pre-App	2024-12-23	2025-01-16	24
1	2025-08-04	2025-08-28	24
2	2025-09-22	2025-10-16	24
3	2025-12-22	2026-01-15	24

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**#7. MARSHES AT DI AMENITY CENTER****eReview****10:30** Project Classification: TRC - Site Plan

Address: 106 FAIRBANKS OAK ALY

Location: DANIEL ISLAND

Primary TMS: B2710000012

Acres: 3.53

# Lots: 1

# Units:

Zoning: DI-GO

City Project ID#: [TRC-SP2025-000868](#)

Submittal Review #: 2

Board Approvals Required: DRB

Council District #: 1

Owner: Stanley Martin Homes LLC

Applicant: Seamon, Whiteside &amp; Associates, Inc

Contact: Zachary Wortman | [zwortman@seamonwhiteside.com](mailto:zwortman@seamonwhiteside.com)**Description: Proposed amenity center for subdivision.****Results: Revise and Return.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-09-15	2025-10-23	38
2	2025-12-08	2026-01-15	38

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**#8. 334 CALHOUN****eReview****10:45** Project Classification: TRC – Early Site Package

Address: 5 CHARLESTON CENTER DR

Location: PENINSULA

Primary TMS: C4601400019

Acres: 0

# Lots:

# Units:

Zoning: LB

City Project ID#: [TRC-SP2025-000899](#)

Submittal Review #: 1

Board Approvals Required:

Council District #: 6

Owner: Medical University Hospital Authority

Applicant: Seamon, Whiteside &amp; Associates, Inc

Contact: Paul Peeples | [ppeeples@seamonwhiteside.com](mailto:ppeeples@seamonwhiteside.com)**Description: Proposed demolition of existing building for future development of a medical facility.****Results: Open pending delivery of Stormwater comments.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-12-22	2026-01-15	24

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**#9. LEE STREET MULTI-FAMILY****eReview****PRIORITY STATUS****11:00** Project Classification: TRC - Site Plan

Address: 55 LEE ST

Location: PENINSULA

Primary TMS: C4590504256

Acres: 0.84

# Lots:

# Units: 88

Zoning: MU-1/WH

City Project ID#: [TRC-SP2025-000889](#)

Submittal Review #: 2

Board Approvals Required:

Council District #: 4

Owner: America Street Ventures LLC

Applicant: Seamon, Whiteside &amp; Associates, Inc

Contact: Hannah Wilken | [hwilken@seamonwhiteside.com](mailto:hwilken@seamonwhiteside.com)Geona Johnson | [johnsong@charleston-sc.gov](mailto:johnsong@charleston-sc.gov)**Description: Proposed affordable housing multi-family development.****Results: Revise and Return.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-11-17	2025-12-04	17
2	2025-12-29	2026-01-15	17

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**#10. MAGNOLIA ENTRANCE PARK****eReview****PRIORITY STATUS****11:15** Project Classification: TRC - Site Plan

Address: 1945 MILFORD ST

Location: PENINSULA

Primary TMS: C4660000032

Acres: 6.94

# Lots: 0

# Units: 0

Zoning: PUD- Magnolia

City Project ID#: [TRC-SP2025-000860](#)

Submittal Review #: 2

Board Approvals Required: DRB

Council District #: 4

Owner: HR Charleston VII LLC

Applicant: Seamon, Whiteside &amp; Associates, Inc

Contact: Malcolm Glenn | [mglenn@seamonwhiteside.com](mailto:mglenn@seamonwhiteside.com)**Description: Proposed development of a public park.****Results: Revise and Return.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-08-18	2025-09-04	17
2	2025-12-29	2026-01-15	17

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**#11. LONG SAVANNA NEIGHBORHOOD 10A PHASE 1A****eReview****11:30** Project Classification: Preliminary Plat

Address: 670 BARONS DR

Location: WEST ASHLEY

Primary TMS: C3010000818

Acres: 0

# Lots: 104

# Units: 104

Zoning: PUD- Long Savannah

City Project ID#: [TRC-SUB2025-000324](#)

Submittal Review #: 3

Board Approvals Required:

Council District #: 10

Owner: DRB Group

Applicant: Seamon, Whiteside &amp; Associates, Inc

Contact: Adam Mikulski | [amikulski@seamonwhiteside.com](mailto:amikulski@seamonwhiteside.com)**Description: Proposed preliminary plat for future development.****Results: No Return/ Paperwork Comments.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Preliminary Plat	2025-05-05	2025-06-26	52
Preliminary Plat	2025-08-11	2025-09-25	45
Preliminary Plat	2025-12-01	2026-01-15	45

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**#12. LONG SAVANNA NEIGHBORHOOD 10A PHASE 1A****eReview****11:45** Project Classification: Road Construction

Address: 670 BARONS DR

Location: WEST ASHLEY

Primary TMS: C3010000818

Acres: 0

# Lots: 104

# Units: 104

Zoning: PUD- Long Savannah

City Project ID#: [TRC-SUB2025-000324](#)

Submittal Review #: 3

Board Approvals Required:

Council District #: 10

Owner: DRB Group

Applicant: Seamon, Whiteside &amp; Associates, Inc

Contact: Adam Mikulski | [amikulski@seamonwhiteside.com](mailto:amikulski@seamonwhiteside.com)**Description: Proposed road construction plans for future development.****Results: No Return/ Paperwork Comments.**

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2025-05-05	2025-06-26	52
Road Construction	2025-08-11	2025-09-25	45
Road Construction	2025-12-01	2026-01-15	45

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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.