



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

1/22/2026

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. BATTERY ISLAND

eReview

09:00 Project Classification: Road Construction
Address: 1851 OLD FOLLY BEACH RD
Location: JAMES ISLAND
Primary TMS: C3340500022
Acres: 7.09
Lots: 15
Units: 15
Zoning: PUD-Battery Island

City Project ID#: [TRC-SUB2025-000316](#)
Submittal Review #: 4
Board Approvals Required:
Council District #: 12
Owner: Battery Island Community LLC
Applicant: Robinson Design Engineers
Contact: Joshua Robinson | jr@rde.us

Description: Proposed road construction plans for future development in the Battery Island PUD.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2025-03-31	2025-05-22	52
Road Construction	2025-08-04	2025-10-02	59
Road Construction	2025-10-27	2025-12-04	38
Road Construction	2025-12-22	2026-01-22	31

#2. POINT HOPE NORTH RESIDENTIAL - PHASE 1

eReview

09:15 Project Classification: Preliminary Plat
Address: 1698 CLEMENTS FERRY RD
Location: CAINHOY
Primary TMS: B2620000028
Acres: 54.8
Lots: 93
Units: 93
Zoning: PUD-Cainhoy Land and Timber

City Project ID#: [TRC-SUB2024-000294](#)
Submittal Review #: 3
Board Approvals Required:
Council District #: 1
Owner: Cainhoy Land & Timber
Applicant: Thomas & Hutton Engineering
Contact: Steven Roach | roach.s@tandh.com

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

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Preliminary Plat	2024-10-21	2024-12-05	45
Preliminary Plat	2025-08-04	2025-09-11	38
Preliminary Plat	2025-12-22	2026-01-22	31

#3. POINT HOPE NORTH RESIDENTIAL - PHASE 1**eReview****09:30**

Project Classification: Road Construction
Address: 1698 CLEMENTS FERRY RD
Location: CAINHOY
Primary TMS: B2620000028
Acres: 54.8
Lots: 93
Units: 93
Zoning: PUD-Cainhoy Land and Timber

City Project ID#: [TRC-SUB2024-000294](#)
Submittal Review #: 3
Board Approvals Required:
Council District #: 1
Owner: Cainhoy Land & Timber
Applicant: Thomas & Hutton Engineering
Contact: Steven Roach | roach.s@tandh.com

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

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
Road Construction	2024-10-21	2024-12-05	45
Road Construction	2025-08-04	2025-09-11	38
Road Construction	2025-12-22	2026-01-22	31

#4. 519 RUTLEDGE AVE**eReview****09:45**

Project Classification: TRC - Site Plan
Address: 519 RUTLEDGE AVE
Location: PENINSULA
Primary TMS: C4600702219
Acres: 0.2
Lots:
Units: 3
Zoning: DR-1F

City Project ID#: [TRC-SP2025-000901](#)
Submittal Review #: 1
Board Approvals Required: BAR | DRB
Council District #: 6
Owner: Benjamin Randal
Applicant: Atlantic South
Contact: Adrian Williams | awilliams@atlantic-south.com

Description: Proposed construction of a single-family development.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2025-12-29	2026-01-22	24

#5. WEST ASHLEY STORAGE**eReview****10:00**

Project Classification: TRC - Site Plan
Address: 3065 BEES FERRY RD
Location: WEST ASHLEY
Primary TMS: C3560000045
Acres: 2.89
Lots:
Units:
Zoning: LI

City Project ID#: [TRC-SP2020-000332](#)
Submittal Review #: 1 Revisions
Board Approvals Required:
Council District #: 2
Owner: PrimeSpace Capital LLC
Applicant: BGE, Inc.
Contact: Laine Krysl | lkrysl@bgeinc.com

Description: Proposed revisions to a previously approved TRC plan.

REVIEW HISTORY	SUBMIT DATE	MEETING DATE	SUBMIT to MEETING
1	2026-01-05	2026-01-22	17

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.