



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@tanh.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

City Project ID#: [TRC-SUB2024-000294](#)

Location: CAINHOY

Submittal Review #: 3

Primary TMS: B2620000028

Board Approvals Required:

Acres: 54.8

Council District #: 1

Lots: 93

Owner: Cainhoy Land & Timber

Units: 93

Applicant: Thomas & Hutton Engineering

Zoning: PUD-Cainhoy Land and Timber

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

City Project ID#: [TRC-SP2025-000901](#)

Location: PENINSULA

Submittal Review #: 1

Primary TMS: C4600702219

Board Approvals Required: BAR | DRB

Acres: 0.2

Council District #: 6

Lots:

Owner: Benjamin Randal

Units: 3

Applicant: Atlantic South

Zoning: DR-1F

Contact: Adrian Williams | a.williams@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

City Project ID#: [TRC-SP2020-000332](#)

Location: WEST ASHLEY

Submittal Review #: 1 Revisions

Primary TMS: C3560000045

Board Approvals Required:

Acres: 2.89

Council District #: 2

Lots:

Owner: PrimeSpace Capital LLC

Units:

Applicant: BGE, Inc.

Zoning: LI

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.