



TECHNICAL REVIEW COMMITTEE MINUTES
Thursday, January 8th, 2026 – 10:00 A.M.
Training Room/Zoom

NEW APPLICATIONS

Z-25-22 Gator Hole PDD Amendment for Chick-fil-A – 500 Hwy 17 N

Attending Customer Representatives:	Sheyanna Day, <i>Applicant</i>
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. Detailed plans not required for PDD amendment. Only schematic water/sewer/drainage plans required. 2. Detailed plans not reviewed. Technical review will be performed during site plan review.
Zoning:	No comments
Building:	No comments
Fire:	No comments
Planning:	<ol style="list-style-type: none"> 3. Planning commission hearing set for 2/3.

CR-25-76 BBQ House – 1561 Hwy 17 N

Attending Customer Representatives:	Scott Rudolph, <i>Applicant</i>
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. Provide a site plan showing new building size and location. 2. The current dumpster configuration does not meet city standards for private service. Site plan to include new dumpster pad/screening per city standards.
Zoning:	<ol style="list-style-type: none"> 3. 20' rear setback, 8' side setback. 4. If desired to be placed in parking spaces, please provide the square footage of the restaurant and how many parking spaces are available on site.
Building:	<ol style="list-style-type: none"> 5. Location on property and actual size? 6. Onsite build or prefab building? Building to be anchored in place. 7. What's being stored in building?
Fire:	No comments
Planning:	<ol style="list-style-type: none"> 8. Provide connection between public sidewalk and building entrance.

TRC-25-53 Sanitation Office for City of North Myrtle Beach – 1220 2nd Ave S

Attending Customer Representatives:	Public Works
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. Horry County Encroachment permit for connection to 1st Ave S.
Zoning:	<ol style="list-style-type: none"> 2. A landscaped area shall be provided at the end of each parking area adjacent to the travel lane serving the parking aisle.

	3. Within the landscaped areas there shall be one (1) small tree at least three (3) caliper inches in size and four (4) shrubs per each ten (10) parking spaces in addition to other plant materials and ground cover.
Building:	No comments
Fire:	No comments
Planning:	4. Site plan to meet City standards.

SUB-25-79 Tilghman Estates – Major Preliminary Plat

Attending Customer Representatives:	James Baldwin, <i>Engineer</i>
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. Driveway culverts to be min 15" RCP. 18" RCP preferred. 2. Road side swales appear too shallow for driveway culverts. Establish flow line/inverts that accommodate adequate cover over pipes. 3. SCDOT may required RCP stub outs at Exist CB S-22-A and CB S-23-A to tie-in road side swales. 4. Provide control structure detail CS #1 (A1). 5. Provide rear and side lot private drainage easements over swales in care of HOA/POA. 6. Provide sidewalks easements where necessary. 7. Additional comments reserved.
Zoning:	No comments
Building:	No comments
Fire:	No comments
Planning:	<ol style="list-style-type: none"> 8. Need landscape plan. 9. Tree plan does not match sketch plan. Tree plan is showing trees to be removed where sketch plan shows trees to be saved. Tree plan must follow sketch plan. 10. Include required pedestrian sidewalk.

TRC-25-43 Sandridge Pod 3 Ph 2 – Champions Blvd

Attending Customer Representatives:	Philip Hornbeck, <i>Engineer</i>
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. Driveway shown as Ashbourn Road is not approvable as it will be in the taper of the proposed turn lane planned for the Longbay Road improvements. Coordinate with Longbay Road plans. Possible solutions: 1) Eliminate Ashbourn Rd and provide a turnaround at the end of Haddington Place or 2) extend the planned right turn lane and taper past the Haddington Place/Champion Blvd intersection. 2. Provide driveway culverts at all driveway tie-ins to Champions Blvd. 3. Several centerline horizontal curves appear too tight. Provide exhibit to verify adequate garbage truck/fire truck maneuverability.
Zoning:	No comments
Building:	<ol style="list-style-type: none"> 4. Separate permits are required for retaining walls over 30" in height for project. 5. Will need engineer to address homes being so close to retaining walls (Example pg. C8.6 lot #3405)

Fire:	6. Provide fire apparatus turning template diagram. See Sections 503.2.1, 503.2.4, 503.2.7, 503.2.8 for further detail.
Planning:	7. MILLROSE PROPERTIES SOUTH CAROLINA LLC is required to obtain a business license before this step can be approved.

TRC-22-34 The Exchange at Sunset Grove – 2010 North Pointe Blvd SITE PLAN EXPIRED

Attending Customer Representatives:	City Staff
Staff Comments	
Public Works:	No comments
Zoning:	No comments
Building:	No comments
Fire:	No comments
Planning:	No comments