



TECHNICAL REVIEW COMMITTEE MINUTES
Thursday, January 22nd, 2026 – 10:00 A.M.
Training Room/Zoom

NEW APPLICATIONS

CR-26-4 Tidewater Guard House – 4901 Little River Neck Rd

Attending Customer Representatives:	George Gay, <i>Applicant</i>
Staff Comments	
Public Works:	1. Locate the existing 12" waterline and keep temporary guard house off of it if possible. Coordinate with the Utility Department for location assistance
Zoning:	No comments
Building:	No comments
Fire:	2. All required widths to be maintained.
Planning:	No comments

CR-26-3 Petroleum Marketing Group 70 Hwy 17 N

Attending Customer Representatives:	Kevin Pulis, <i>Applicant</i>
Staff Comments	
Public Works:	<ol style="list-style-type: none"> 1. Underground gas tanks are too close to the water main along Hwy. 17. Relocate to maximize distance from the existing water main. 2. Edith Lane is a private drive. GIS shows it is owned by Foxfire, may need a letter allowing access. Will roadway improvements need to happen? The road is in rough shape. 3. SCDOT permit required for work in the Hwy 17 right-of-way. 4. Provide documentation for the access easement on the Pizza Hut side of drive aisle. 5. Storm system to meet the 25 year, 24-hour storm event. 6. Move the dumpsters out of the storm easement. 7. Show sight triangles on a landscape plan. 8. Provide existing water/sewer relocation sketch for discussion.
Zoning:	<ol style="list-style-type: none"> 9. Retain existing trees where possible. 10. 10' landscape perimeter buffer on Hwy. 17 property line. 11. Landscape plan needed. 12. Lighting plan needed. 13. 9 of the proposed parking spaces shall be constructed using pervious materials (all provided spaces over the minimum required amount). 14. Landscape not provided along shared property line shall be installed elsewhere on site. Show calculation and new landscaping locations. 15. Landscaped end islands are required to cap the bank of spaces.
Building:	No comments

Fire:	No comments
Planning:	<ul style="list-style-type: none"> 16. Sidewalk and street trees along Edith Lane. 17. Maintain/provide cross-access to adjacent commercial lots. 18. Minimize proposed curb cuts/vehicular access points to/from public rights-of-way.

CR-26-5 Chubby Chicken 2491 Happiness Dr.

Attending Customer Representatives:	Philip Hornbeck, <i>Engineer</i>
Staff Comments	
Public Works:	<ul style="list-style-type: none"> 1. GSWSA service area (for waterline extensions). 2. SCDOT encroachment permit required for work within Hwy. 22 right-of-way. 3. Address stormwater/water quality per regulations. 4. Septic tank design based on double the design flow. 5. Additional comments reserved.
Zoning:	No comments
Building:	No comments
Fire:	6. Please attach an overall fire hydrant location diagram.
Planning:	<ul style="list-style-type: none"> 7. Staff can support an exempt plat depicting parcels in excess of five acres; however, the inclusion of a new access road easement serving multiple parcels constitutes the establishment of subdivision infrastructure. As such, the plat would be classified as a major subdivision and would require preliminary and final plat approval. An exempt plat may proceed only if no subdivision access or development rights are established. 8. Prior to plat approval, the applicant shall provide a letter from the North American Land Trust (NALT), as holder of the recorded conservation easement(s), confirming that the proposed plat, including parcel configuration, access, and any associated easements, is consistent with and permitted under the terms of the conservation easement. The letter shall include an attached exhibit clearly identifying the materials reviewed and approved by NALT, including the plat or plan title, date, and version. The City will rely on this written confirmation and attached exhibit to verify compliance with the recorded deed restrictions.

TRC-25-50 North Tower Amenity North Beach Plantation

Attending Customer Representatives:	Earthworks, <i>Applicant</i>
Staff Comments	
Public Works:	No comments
Zoning:	No comments
Building:	No comments
Fire:	No comments
Planning:	No comments

SUB-25-49 Grande Dunes North Ph 6 – Preliminary Plat

Attending Customer Representatives:	Cameron Parker, <i>Engineer</i>
Staff Comments	
Public Works:	No comments
Zoning:	No comments
Building:	No comments
Fire:	No comments
Planning:	1. On 2/17 Planning Commission.

SUB-25-50 Grande Dunes North Ph 7A & 8A – Preliminary Plat

Attending Customer Representatives:	Cameron Parker, <i>Engineer</i>
Staff Comments	
Public Works:	No comments
Zoning:	No comments
Building:	No comments
Fire:	1. Add fire hydrant locations diagram.
Planning:	2. On 2/17 Planning Commission.