



**TECHNICAL REVIEW COMMITTEE MINUTES**  
**Thursday, February 5, 2026 – 10:00 A.M.**  
**Training Room/Zoom**

**NEW APPLICATIONS**

**TRC-26-3 Blueberry Grill Overflow Parking – 1754 Old Hwy 17 N**  
**POSTPONED BY APPLICANT TO 2/19 MEETING**

|                                     |                      |
|-------------------------------------|----------------------|
| Attending Customer Representatives: | DRG, <i>Engineer</i> |
| <b>Staff Comments</b>               |                      |
| Public Works:                       | -                    |
| Zoning:                             | -                    |
| Building:                           | -                    |
| Fire:                               | -                    |
| Planning:                           | -                    |

**CR-26-10 OD Arcade Lounge and Grill – 100 S Ocean Blvd**

|                                     |   |
|-------------------------------------|---|
| Attending Customer Representatives: | Mitch Ragsdale, <i>Applicant</i>  |
| <b>Staff Comments</b>               |   |
| Public Works:                       | 1. All work done within the public rights-of-way will require a SCDOT encroachment permit.  |
| Zoning:                             | No comments   |
| Building:                           | 2. No site plan uploaded.   |
| Fire:                               | No comments   |
| Planning:                           | 3. We need a survey/engineered plan to determine which improvements are on private property vs. the public ROW.<br>4. The public arts commission reviewed your application positively. However, they did not feel that the proposal met the requirements because much of it seems to be located in the ROW. That said, the requirements may be revised for the next fiscal year beginning in July, and you should stay tuned to that process. |

**TRC-24-34 Insite Conway NMB Project – Site Plan -1319 Bellamy Rd**

|                                     |  |
|-------------------------------------|--|
| Attending Customer Representatives: | Matt Norris, <i>Engineer</i>   |
| <b>Staff Comments</b>               |  |
| Public Works:                       | 1. Water & Sewer Details on sheet C7 appear to be GSWSA details. Use City of NMB standard details.<br>2. Check grading at the intersection of the two parcels (near C. Basin-8). |

|           |   |
|-----------|---|
|           | <ul style="list-style-type: none"> <li>3. Dumpster pad (plan and details) does not meet standards. Concrete Bumper is only required for compactors. Clarify front load (private service) or side load (city service).</li> <li>4. Looking at the outlet pipe - run from the pond to the existing ditch-there is no water quality after the water exits the pond. Perforated pipe and a raised invert out on the last structure may be an acceptable solution.</li> <li>5. Has an easement been acquired for the force main through the adjacent parcel?</li> <li>6. Since Doctors Care is no longer being built, have you acquired an easement for the access road?</li> <li>7. Water line needs to be shown as looped per previous comments. Show waterline tie-in to existing waterline via Wyndell Dr., if this project goes in first, the developer will be responsible for making the water loop connection through Wyndell, so we would like to see that potential connection on the plans.</li> <li>8. An SCDOT encroachment permit is required for all work in the Hwy 17 right-of-way (force main tie-in, waterline tie-in and any driveway improvements).</li> <li>9. Use city standard details for all utilities and dumpsters.</li> <li>10. Additional comments pending receipt of revised plans</li> </ul> |
| Zoning:   | <ul style="list-style-type: none"> <li>11. 5' rear perimeter buffer to include 10' tall evergreen trees.</li> <li>12. Buildings to be earth tones.</li> <li>13. Parcel shall not front Hwy 17. (Sign area to be not touching Hwy 17 ROW.)</li> </ul>  |
| Building: | No comments   |
| Fire:     | <ul style="list-style-type: none"> <li>14. The plan should show designated access lanes around the building to ensure proper emergency vehicle access.</li> <li>15. The proposed two fire hydrants do not appear sufficient to meet fire flow requirements; additional hydrants may be necessary.</li> </ul>  |
| Planning: | <ul style="list-style-type: none"> <li>16. It appears that the property owner behind you is creating ROW that could be used to access your property. You may want to reach out to them to tie directly to that proposed street.</li> </ul>  |