

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 2, 2026

Agenda Item: 7E	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: New Business: Ordinance. First Reading	Date: February 25, 2026
Subject: Amendment to the Gator Hole Planned Development District (PDD) revising the TGI Friday’s site to a new Chick-fil-A site [Z-25-22]	Division: Planning and Development

Background:

The Gator Hole Planned Development District was originally approved to allow a mix of commercial uses within the plaza located along Highway 17 North and Ashley Loop. In 2001, City Council approved an amendment to the PDD [MJPUD-01-09] creating a specific outparcel for a TGI Friday’s restaurant. The subject outparcel has since operated under that approved restaurant entitlement.

Proposed Changes:

The applicant now proposes redevelopment of the site of the previously approved TGI Friday’s outparcel to allow development of a Chick-fil-A restaurant in its place. The proposal includes a new 4,847-square-foot building footprint, multi-lane drive-through configuration, revised parking layout, updated landscape plan, monument sign, wall signage, and architectural elevations consistent with the Chick-fil-A prototype.

Staff Review:

The amendment has been reviewed by the Department of Public Safety and the Department of Planning and Development; no concerns have been expressed. Public Works reviewed the Traffic Impact Analysis (TIA) and acknowledges that the study concludes the site will operate within acceptable levels of service under projected conditions.

Public Works has expressed ongoing concern regarding internal circulation and site access, particularly left-turn movements from the site and the potential for queueing to affect adjacent driveways within the shopping center during peak seasonal traffic. While these concerns reflect existing congestion patterns in the area, the TIA does identify a measurable operational deficiency attributable to the proposed redevelopment.

“Since the proposed development is expected to have a significant adverse impact on operations at this intersection, the northbound intersection was considered for mitigation. To mitigate the impacts, **a dedicated northbound left-turn lane along Gator Hole Plaza Access 1 with 200 feet of storage** was considered to mitigate the impacts. This would bring the northbound approach down to LOS E [Level of Service E] on the PM [evening] peak hour but not completely alleviate the MD [midday] queuing delay.”¹

¹Kimley-Horn and Associates, Inc., *North Myrtle Beach Chick-fil-A Traffic Impact Analysis*, Section 6.2, “Ashley Loop at Gator Hole Plaza Access 1/Sherri Drive,” p. 22 (Oct. 2025), prepared for Interplan, LLC.

In other words, the traveling public can expect left-turn delays from the site toward the Hwy 17 N intersection at peak hour times, hence the need for the dedicated northbound left-turn lane with 200 feet of storage.

Planning Commission Action:

The Planning Commission held a public hearing on February 17, 2026, and voted unanimously to recommend approval of the proposal. There was no public comment.

Commission discussion focused primarily on traffic circulation and site access along Ashley Loop and US 17. The applicant's traffic engineer explained that traffic counts were conducted at surrounding intersections during AM, midday, and PM peak periods and that the analysis compared existing and proposed conditions. He stated that while the area is currently congested and left-turn movements from the site toward US 17 are challenging due to the short distance to the signalized intersection, the relocation would not create a new traffic issue beyond existing conditions.

The engineer further noted that a dedicated left-turn lane is proposed at the site driveway to separate left-turning vehicles from through and right-turn traffic, allowing those movements to operate independently. He also indicated that the proposed site provides approximately 800 linear feet of drive-thru stacking, compared to approximately 330 linear feet at the existing Chick-fil-A location.

Recommended Actions:

Approve or deny the proposed ordinance on first reading

Reviewed by Department Head

Reviewed by City Manager

Reviewed by City Attorney

Council Action:

Motion By _____ 2nd By _____ To _____

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
PROVIDING THAT THE CODE OF ORDINANCES,
CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA,
BE AMENDED BY REVISING THE TGI FRIDAY’S SITE TO A
NEW CHICK-FIL-A SITE AT THE GATOR HOLE PLANNED
DEVELOPMENT DISTRICT (PDD)**

Section 1:

That the Gator Hole PDD be amended to revise the TGI Friday’s site to a new Chick-fil-A site as depicted in Exhibit A, attached and included in this ordinance.

If a conflict arises between the amendments listed in the ordinance and those listed in the PDD booklet, the PDD booklet shall take precedence. The proposed changes are reflected in the PDD booklet.

Section 2:

That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2026.

ATTEST:

Mayor J.O. Baldwin, III

City Clerk

APPROVED AS TO FORM:

FIRST READING: 3.2.2026

City Attorney

SECOND READING: _____

REVIEWED:

City Manager

ORDINANCE: _____

LEGEND

- PARKING SPACE TOTALS
- DETAIL NUMBER
SHEET NUMBER
- TRAFFIC DIRECTIONAL ARROW
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- OVERHEAD CANOPY

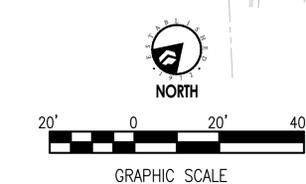
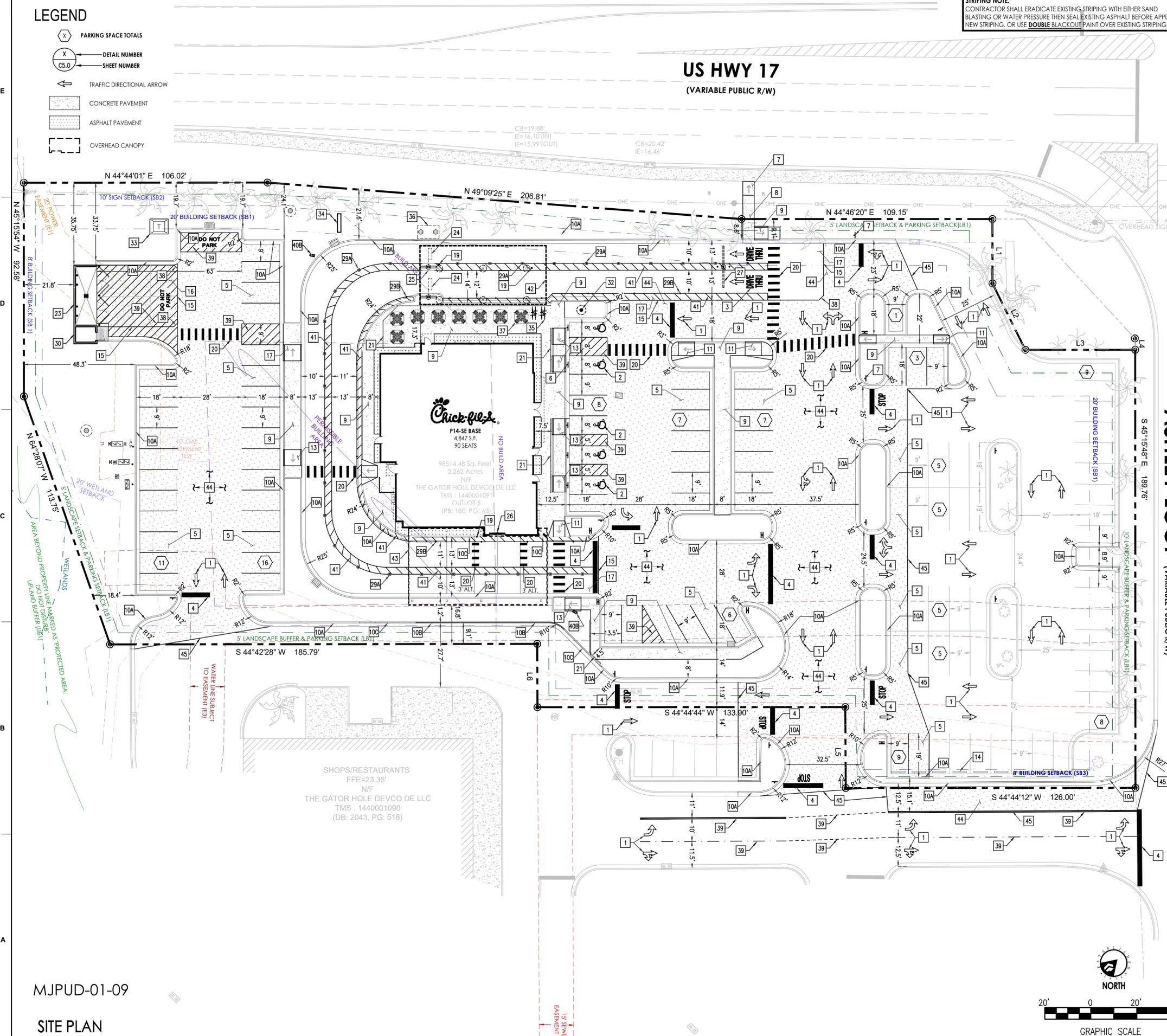
STRIPING NOTE:
CONTRACTOR SHALL ERADICATE EXISTING STRIPING WITH EITHER SAND BLASTING OR WATER PRESSURE THEN SEAL EXISTING ASPHALT BEFORE APPLYING NEW STRIPING. OR USE **DOUBLE BLACKOUT PAINT** OVER EXISTING STRIPING.

US HWY 17
(VARIABLE PUBLIC R/W)

SITE PLAN DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW
- 2 PAINTED HANDICAP PARKING SYMBOL
- 3 DRIVE-THRU GRAPHICS
- 4 STOP LINE GRAPHIC
- 5 STANDARD PARKING STALL
- 6 ACCESSIBLE PARKING SIGN
- 7 CONCRETE RAMP
- 8 CONCRETE SIDEWALK
- 9 SIDEWALK WITH CURB AND GUTTER
- 10 24" CONCRETE CURB AND GUTTER
- 10A STANDARD CURB & GUTTER
- 10B 1" CURB & STANDARD GUTTER
- 10C HEIGHT TRANSITION CURB & STANDARD GUTTER
- 11 CURB RAMP w/ SHORT FLARED SIDES
- 12 CURB RAMP WITH FLARED SIDES
- 13 SIDEWALK YELLOW PLASTIC RAMP
- 14 SOLID YELLOW PLASTIC WHEEL STOP
- 15 PAVEMENT EDGE (ASPHALT & CONCRETE)
- 16 CONCRETE APRON AT DUMPSTER ENCLOSURE
- 17 CONCRETE PAVING AT DRIVE-THRU LANES
- 18 TYPICAL HMAC (ASPHALT) PAVEMENT SECTION
- 19 CONCRETE BOLLARD (6" STEEL PIPE) (TOTAL QTY: 5)
- 20 CROSSWALK MARKINGS (CONTINENTAL TYP.)
- 21 ALUMINUM HANDRAIL
- 22 TYPICAL ADA RAMP AND HANDRAIL (RAMP > 6" RISE)
- 23 SCREENED REFUSE ENCLOSURE (ALT. DRAINAGE)
- 24 MENU BOARD LOOP DETECTION SYSTEM
- 25 DRIVE-THRU ORDER POINT ISLAND CURB (MENU BOARDS)
- 26 DRIVE-THRU PLAN - PICKUP (AUTOMATIC DOOR)
- 27 DRIVE-THRU CLEARANCE BAR
- 28 DRIVE-THRU ISOMETRIC
- 29A MOVABLE "MAGNETIC BASE" DELINEATOR (TOTAL QTY: 29)
- 29B MOVABLE "RUBBER BASE" DELINEATOR (TOTAL QTY: 18)
- 30 REFUSE STORAGE BUILDING (REFER TO ARCH'L PLANS)
- 31 TYPICAL LIGHT POLE BASE (REFER TO SHEET ES-1.0)
- 32 FLAGPOLE - ECK SERIES FOOT FLAG POLE PACKAGE. APPROVED VENDORS: THE FLAG COMPANY OR ATLAS FLAGS.
- 33 PAD MOUNTED TRANSFORMER
- 34 CHICK-FIL-A MONUMENT SIGN
NOTE: CONTRACTOR SHALL COORDINATE WITH SIGN COMPANY IF THERE WILL BE SPECIAL FINISH REQUIREMENTS AT THE BASE OF THE MONUMENT SIGN.
- 35 PROPOSED BICYCLE RACK (ON 4" THICK CONCRETE SLAB)
- 36 GREASE INTERCEPTOR (REFER TO SHEET PS-1.0)
- 37 OUTDOOR PATIO SEATING (32 SEATS) (REFER TO ARCH'L PLANS FOR DETAILS)
- 38 2 FT. CHAMFER ON CONCRETE PAVEMENT
- 39 4" WIDE WHITE STRIPING (SEE PAINT NOTES IN DETAIL 4, SHEET C-4.0)
- 40A SECURITY CAMERA (LIGHT POLE MOUNTED - COORD. WITH STRONG SYSTEMS)
- 40B SECURITY CAMERA (12' POLE MOUNTED - COORD. WITH STRONG SYSTEMS)
- 41 PAINTED DIAGONAL / CHEVRON STRIPING
- 42 PROPOSED MULTI-LANE ORDER POINT CANOPY (MLOP / F2F)
- 43 PROPOSED MULTI-LANE ORDER MEAL DELIVERY CANOPY (OMD)
- 44 TYPICAL HMAC (ASPHALT) PAVEMENT SECTION
- 45 BUTT JOINT (EX. ASPHALT TO NEW)

ASHLEY LOOP
(VARIABLE PUBLIC R/W)



Chick-fil-A
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

INTERPLAN
INTERPLAN LLC

ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTIMONTE SPRINGS, FL 32701
407.645.5008

SEAL:
THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

CORPORATE SEAL:



CHICK-FIL-A
CHICK-FIL-A
NORTH MYRTLE BEACH
500 HWY 17 N
NORTH MYRTLE BEACH,
NORTH CAROLINA 29582

FSR#06089
BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 01-2025
PRINTED FOR: 2024.11

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2024.0744
DATE 01-2025
DRAWN BY NR
CHECKED BY KGB
SHEET SITE PLAN
SHEET NUMBER

C-2.0

MJPUD-01-09
SITE PLAN

Exhibit A

LANDSCAPE REQUIREMENTS

A. PARKING LOT LANDSCAPE REQUIREMENTS

REQUIRED	1. 15% of the total parking area for landscaping within the parking area 47,730 SF x 15%	=	7,160 SF landscape area
	2. (1) Tree at least 3" caliper inches and (4) shrubs per 10 parking spaces 111 parking spaces / 10 111 parking spaces / 10 x 4	=	11 trees 44 shrubs
PROVIDED	1. Total interior landscape area provided	=	7,656 SF landscape area
	2. (4) existing trees, (11) Live Oaks	=	15 trees

B. PERIMETER LANDSCAPED AREAS

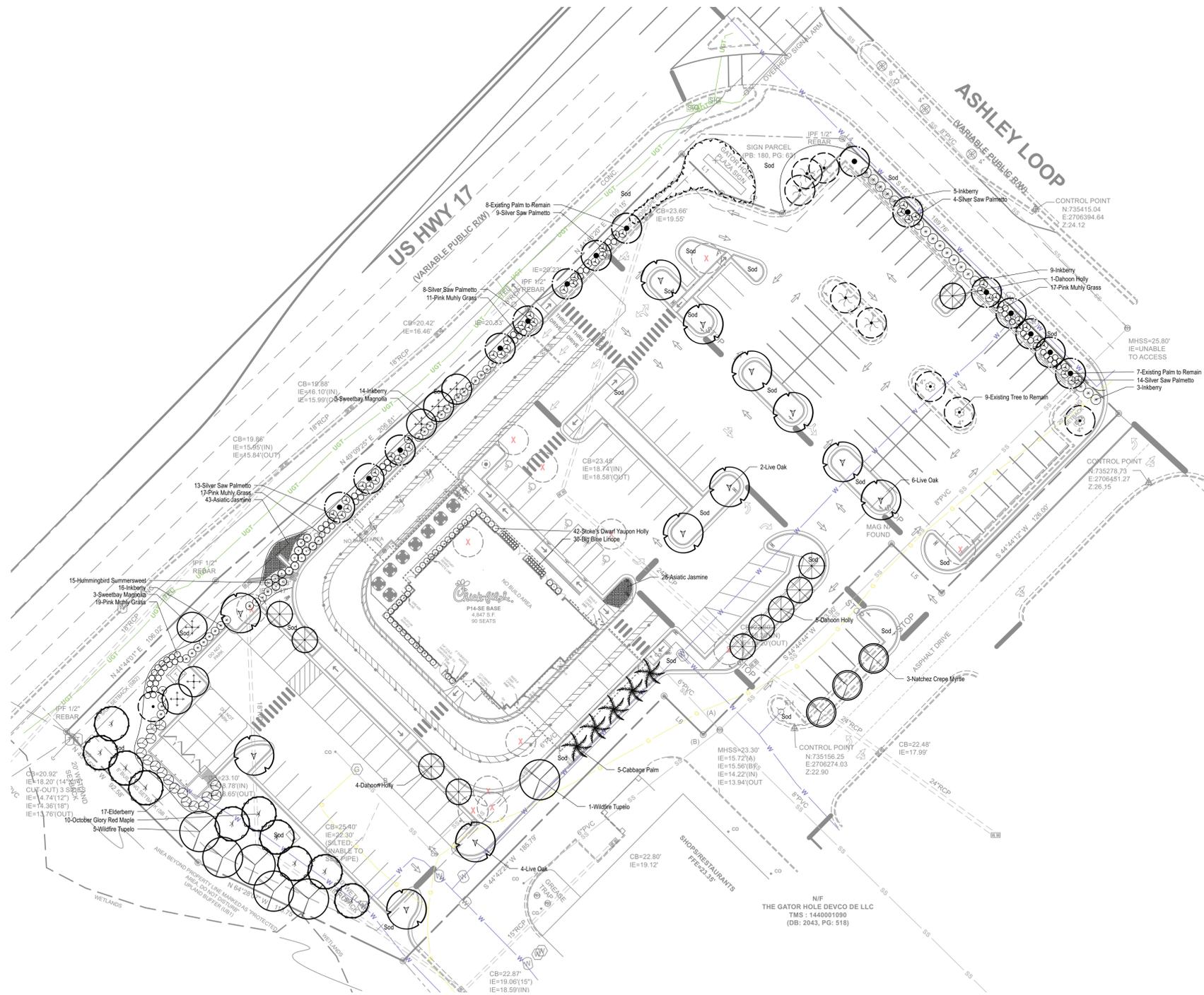
REQUIRED	1. (1) Tree per 25 LF of perimeter and (1) Shrub per 10 LF of perimeter 1,434 LF / 25 1,434 LF / 10	=	57 trees 143 shrubs
PROVIDED	1. (19) existing trees, (5) Sabal Palm, (9) Dahoon Holly, (3) Crepe Myrtle, (6) Sweetbay Magnolia (5) Wildfire Blackgum, (10) Red Maple (15) Summersweet, (47) Inkberry, (48) Saw Palmetto, (17) Elderberry, (64) Muhly Grass	=	57 trees 191 shrubs

PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
	10	Acer rubrum 'October Glory'	October Glory Red Maple	Min. 3" Cal.; 12' Hgt.	FL #1; B & B; single straight leader
	10	Ilex cassine	Dahoon Holly	10' Hgt.	FL #1, Tree-form
	3	Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle	10' Hgt. x 5'-6' Spr.	FL #1, Multi-trunked
	6	Magnolia virginiana	Sweetbay Magnolia	3" Cal.; 12' Hgt.	FL #1, Multi-stem
	6	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	3" Cal.; 12' Hgt.	FL #1, B & B, single straight leader
	12	Quercus virginiana	Live Oak	3" Cal.; 12'Hgt.	FL #1, B & B
	5	Sabal palmetto	Cabbage Palm	8'-14' CT	CT as shown
Shrubs					
	15	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	24" Hgt.	
	47	Ilex glabra	Inkberry	30" Hgt.	
	42	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	24" Hgt.	
	64	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
	17	Sambucus canadensis	Elderberry	Min. 30" Hgt.	
	48	Serenoa repens 'Cinerea'	Silver Saw Palmetto	24" Hgt.	
Groundcovers					
	30	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
	71	Trachelospermum asiaticum	Asiatic Jasmine	1 Gal.	Plant 24" O.C.
Other					

ATLANTIC LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- Remove debris, gravel, rock, and media not suitable for planting from all parking lot islands. Fracture/loosen subgrade to a min. 24" depth and ensure proper drainage is achieved; complete water perk test. Add planting mix to achieve desired soil elevation; refer to landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the 'American Standard for Nursery Stock' and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
- All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (mulch type to be: double shredded hardwood mulch).
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched, or metal edging shall be installed if rock mulch is used; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. Irrigation as-built shall be provided to the owners' top within 24 hours of irrigation install completion.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.



Chick-fil-A
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



MLD STUDIO
Landscape Architecture

51 Old Canton Street
Alpharetta, GA 30009
770.442.8171



CHICK-FIL-A
NORTH MYRTLE BEACH FSU
500 Highway 17 North
North Myrtle Beach, SC 29582

FSU# 06089

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	11/11/25	MB new site plan/irrigation

MLD PROJECT #	2025172
PRINTED FOR	PERMIT
DATE	8/12/25
DRAWN BY	MB

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SHEET
Landscape Plan
SHEET NUMBER
L-101





NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR FINISHES



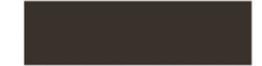
BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



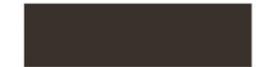
BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE



CFA FSR# 06089 NORTH MYRTLE BEACH
690 HIGHWAY 17 N, NORTH MYRTLE BEACH, SC 29582

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING.





EAST ELEVATION



WEST ELEVATION

EXTERIOR FINISHES



BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE



CFA FSR# 06089 NORTH MYRTLE BEACH

690 HIGHWAY 17 N, NORTH MYRTLE BEACH, SC 29582

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LOC	DESCRIPTION	QTY
A	MONUMENT	1
B1	CHANNEL LETTERS (5')	3
B2	WALL ICON (5' - 0")	1
B3	WELCOME FRIENDS AND NEIGHBORS	1
C	STOP	10
D	STOP / DO NOT ENTER	4
E	STOP - LEFT TURN ONLY	1
F	PEDESTRIAN CROSSING	2
G	PED CROSSING / PED CROSSING	1
H	DRIVE THRU → / DRIVE THRU ←	1
I	FLAG POLE (50')	1
J	ADA	3
K	ADA VAN ACCESSIBLE	2
L	DOUBLE CLEARANCE BAR	1
M	DRIVE THRU MENU BOARD	2
V	STORE HOURS & ADDRESS VINYL	2
V2	TEAM MEMBERS ONLY VINYL	1



Chick-fil-A # **6089**
 500 Hwy 17 North
 N Myrtle Beach SC 29582
 N Myrtle Beach

SIGNAGE DOCUMENT

ACCOUNT REP: BRANDON GUEST
 PROJECT MANAGER: STEVE BRIDGENS
 DRAWN BY: BRANDON GUEST

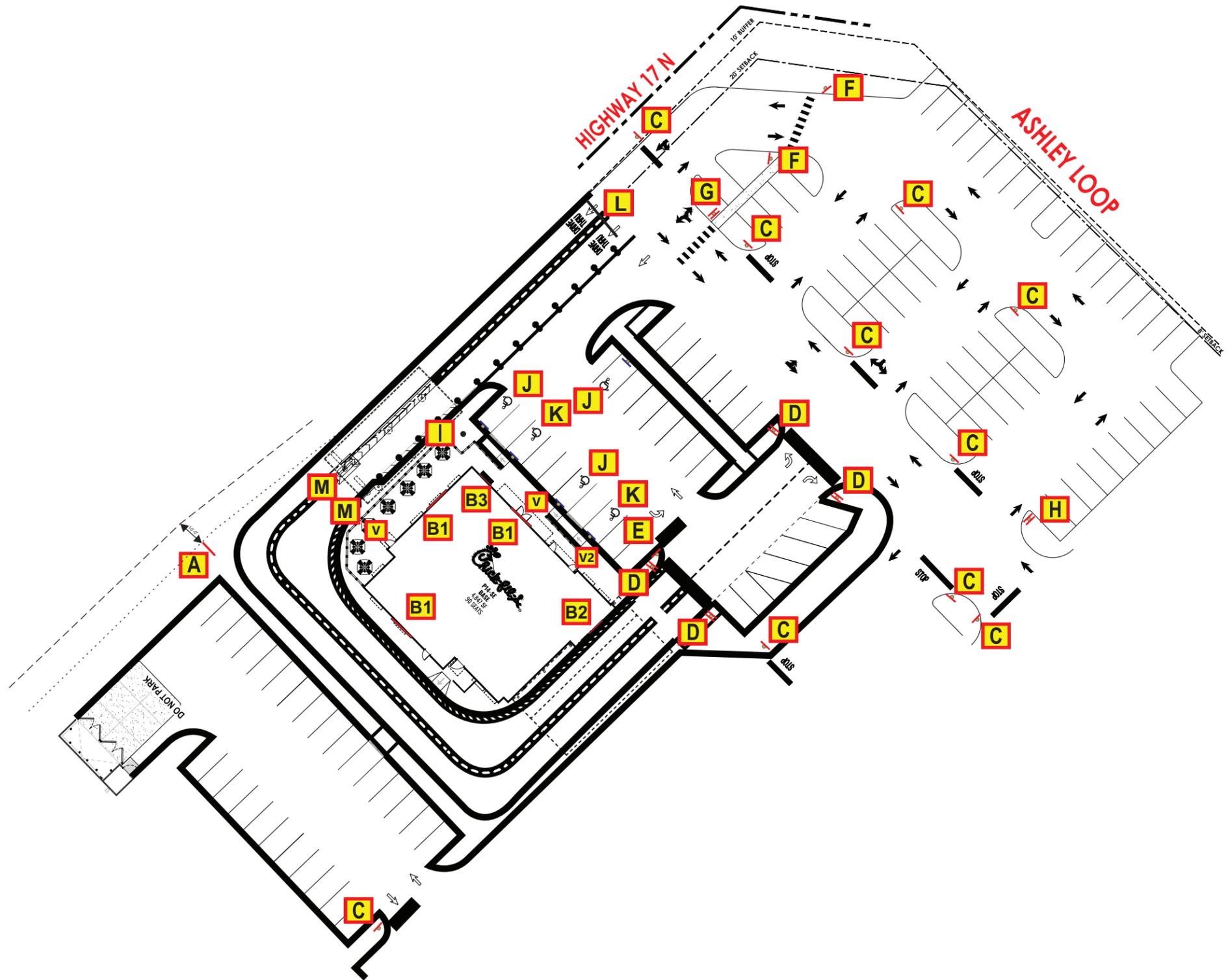


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 LAKE CITY, GEORGIA 30260
 OFFICE: 404-361-3800
 FACSIMILE: 404-361-7038
 WWW.CLAYTONSIGNS.COM

965

LOC	DESCRIPTION	QTY
A	MONUMENT	1
B1	CHANNEL LETTERS (5')	3
B2	WALL ICON (5' - 0")	1
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M	DRIVE THRU MENU BOARD	2
V	STORE HOURS & ADDRESS VINYL	2
V2	TEAM MEMBERS ONLY VINYL	1



5198 North Lake Drive
 Lake City, GA 30260
 404-361-3800 fax 404-361-7038
 website - www.claytonsigns.com

REMODEL

DRAWING FILE -

ALL ELECTRICAL
 SIGNS ARE
 120 VOLTS
 UNLESS
 OTHERWISE INDICATED

DRAWN BY BRANDON GUEST
 ACCOUNT REP. BRANDON GUEST
 DRAWING DATE 04-07-25

STORE NUMBER
6089

STORE ADDRESS
 Chick-fil-A
 500 Hwy 17 North
 N Myrtle Beach SC 29582
 N Myrtle Beach

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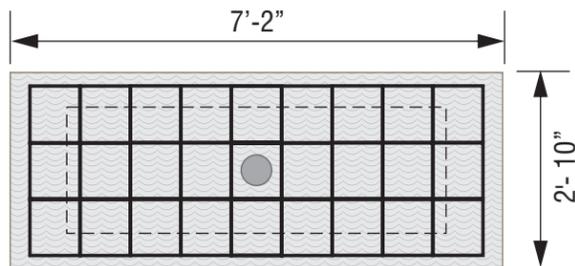
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SPECIFICATIONS

Sign cabinet is sign comp #2005 extruded cabinet with a sign comp # 2085/2095 bleed flex face cabinet is internally illuminated white led 6500k lights, spaced evenly. paint interior of cabinets matte white. Closed sunday panel (if shown) is .125" alum. routed face backed acrylic or white vinyl letters applied to surface.

Reader board cabinet (if shown) .125" alum. face panel with routed opening for reader board and copy reading "closed sunday" apercu sentence case bold. Hinged vandal cover frame with 187" thick clear polycarbonate face with inset .125" #7328 white. reader face with zip track to accommodate wagner zip letter set that includes franklin gothic extra condensed uppercase letter set of 334 characters with punctuation marks.

Masonry work and concrete pad for masonry work is furnished by the general contractor sign foundation is furnished by Clayton Signs, Inc.



3m #3630-53 Translucent Cardinal Red
Tension Frame Cover To Be Painted
Genesis M Single Stage (g2-series) Red #48247



White Bleed 3M Panographic Iii Flex Face
W/ .125" #7328 White Plex

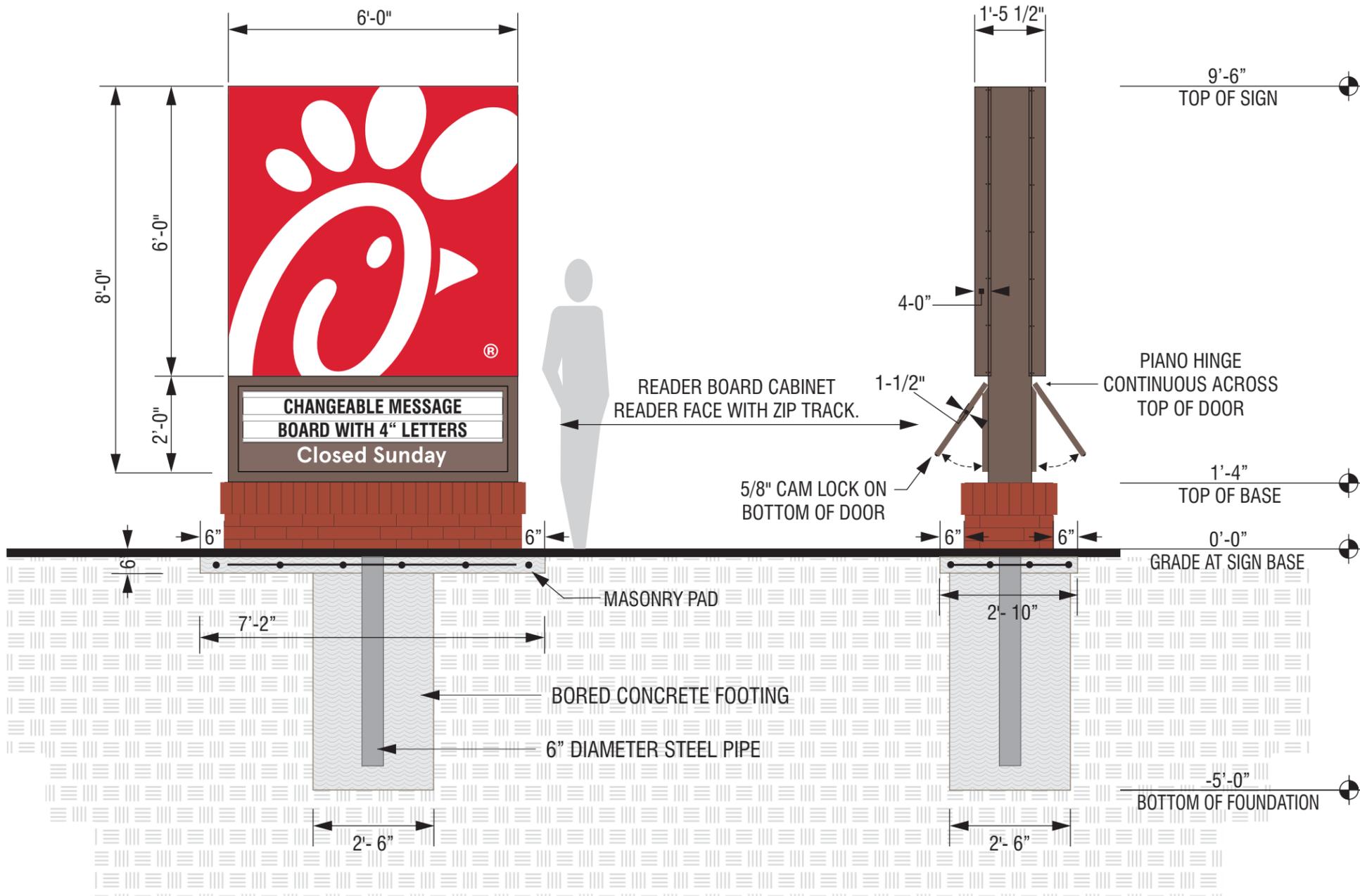


Painted Matthews
#74155 Dark Bronze, Semi-gloss



Masonry To Match Building

	DOUBLE FACED CABINET LED'S GEWHOSP6-71K -DOUBLE SIDED POWER SUPPLY GEPS24 - 24V POWER SUPPLY	WET LOCATION CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.	



ELEVATION

SCALE - 3/8" = 1'- 0"

END VIEW

SCALE - 3/8" = 1'- 0"

5198 North Lake Drive
Lake City, GA 30260
404-361-3800 fax 404-361-7038
website - www.claytonsigns.com

REMODEL	DRAWING FILE -

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY	BRANDON GUEST
ACCOUNT REP.	BRANDON GUEST
DRAWING DATE	04-07-25

STORE NUMBER	6089
STORE ADDRESS	Chick-fil-A 500 Hwy 17 North N Myrtle Beach SC 29582 N Myrtle Beach

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SPECIFICATIONS

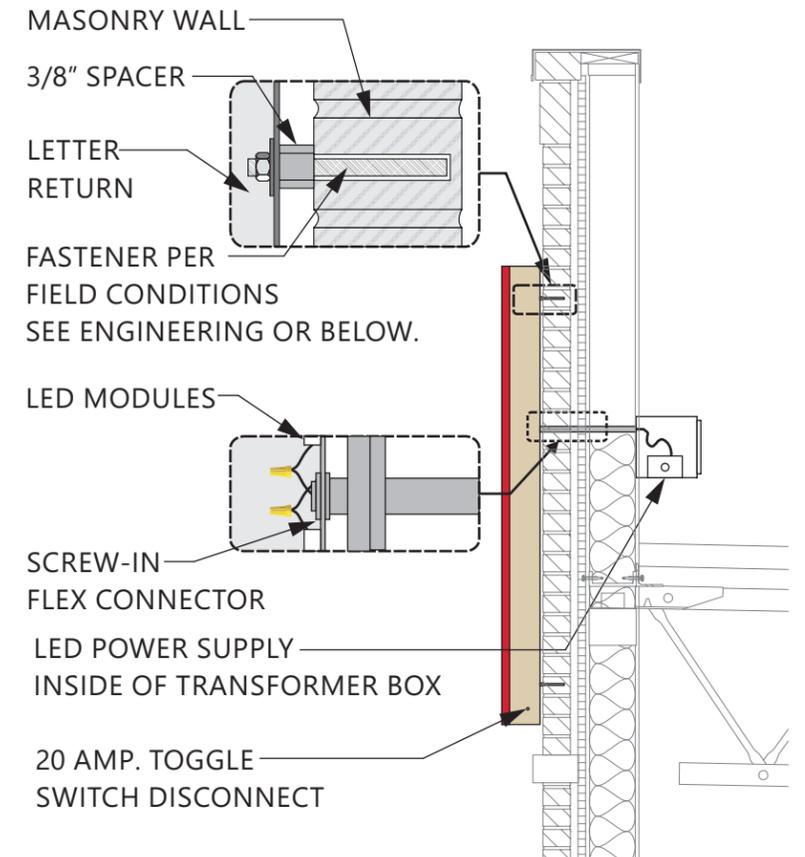
CHICK-FIL-A SCRIPT LETTERS
 LETTERS ARE LED-ILLUMINATED
 CHANNEL LETTERS MOUNTED
 ON ALUMINUM SURFACE OF BUILDING
 WITH TRANSFORMERS REMOTELY
 LOCATED BEHIND THE WALL IN
 UL APPROVED TRANSFORMER BOXES.
 FACES ARE 3/16" ACRYLIC
 RETURNS ARE .063 ALUMINUM
 BACKS ARE .080 ALUMINUM
 ALL RETURNS ARE ARC-WELDED TO
 LETTER BACKS

-  CHANNEL LETTER FACES
 2793 RED ACRYLIC
 TRIMCAP RETAINER-
 1" RED JEWELITE TRIMCAP
-  ALUMINUM RETURNS
 PAINTED TO MATCH
 SHERWIN WILLIAMS
 SW6108 LATTE

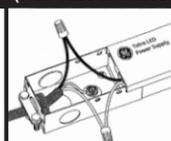
QTY: 3



ELEVATION
 SCALE - 1/2" = 1'- 0"

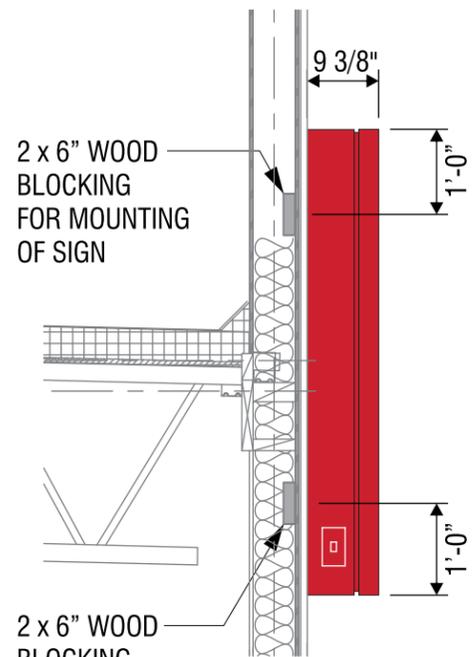


CROSS-SECTION
 SCALE - 1/2" = 1'- 0"

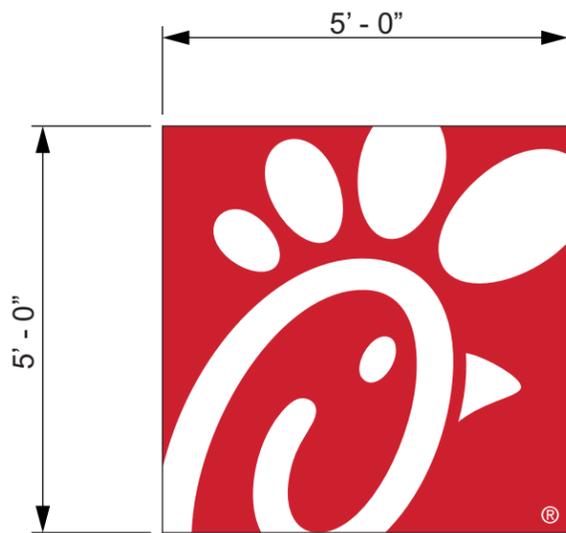
 	CHANNEL LETTERS (RED ILLUMINATION) LED's JTLS016R-0.4 RED LED POWER SUPPLY BL-120-12-60 POWER SUPPLY		WET LOCATION CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.
	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		

 5198 North Lake Drive
 Lake City, GA 30260
 404-361-3800 fax 404-361-7038
 website - www.claytonsigns.com

REMODEL	DRAWING FILE -	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST ACCOUNT REP. BRANDON GUEST DRAWING DATE 04-07-25	STORE NUMBER 6089	STORE ADDRESS Chick-fil-A 500 Hwy 17 North N Myrtle Beach SC 29582 N Myrtle Beach	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2025 ALL RIGHTS RESERVED	B1



2 x 6" WOOD
BLOCKING
FOR MOUNTING
OF SIGN

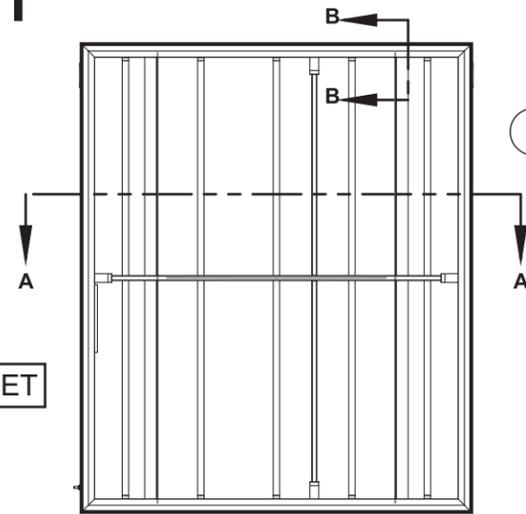


ELEVATION

SCALE - 3/8" = 1'-0"

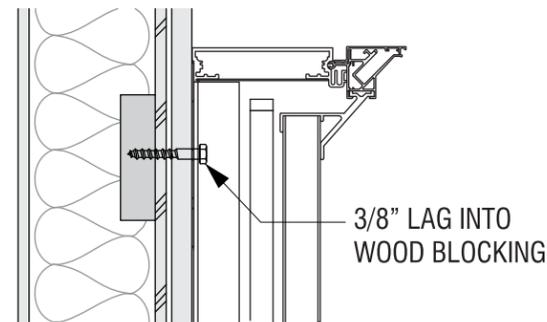
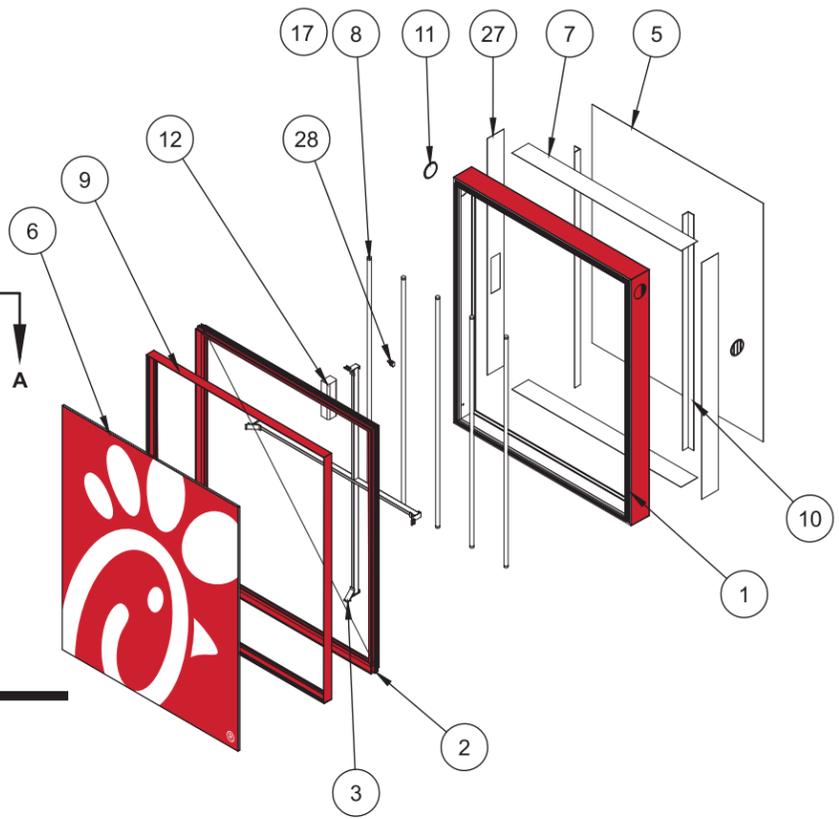
QTY: 1

25 SQUARE FEET



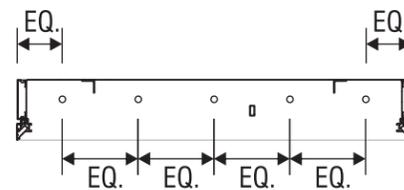
BRACE SUPPORT DETAIL

NOT TO SCALE



SECTION B-B

NOT TO SCALE



SECTION A-A

SCALE - 1/2" = 1'-0"

END VIEW

SCALE - 1/2" = 1'-0"

 	SINGLE FACED CABINET LED's GEWHSSPS3 - 71K - SINGLED SID POWER SUPPLY GEPS12 - 12V POWER SUPPLY	WET LOCATION
	CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.		

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REMODEL

DRAWING FILE -

ALL ELECTRICAL
 SIGNS ARE
120 VOLTS
 UNLESS
 OTHERWISE INDICATED

DRAWN BY BRANDON GUEST
 ACCOUNT REP. BRANDON GUEST
 DRAWING DATE 04-07-25

STORE NUMBER
6089

STORE ADDRESS
 Chick-fil-A
 500 Hwy 17 North
 N Myrtle Beach SC 29582
 N Myrtle Beach

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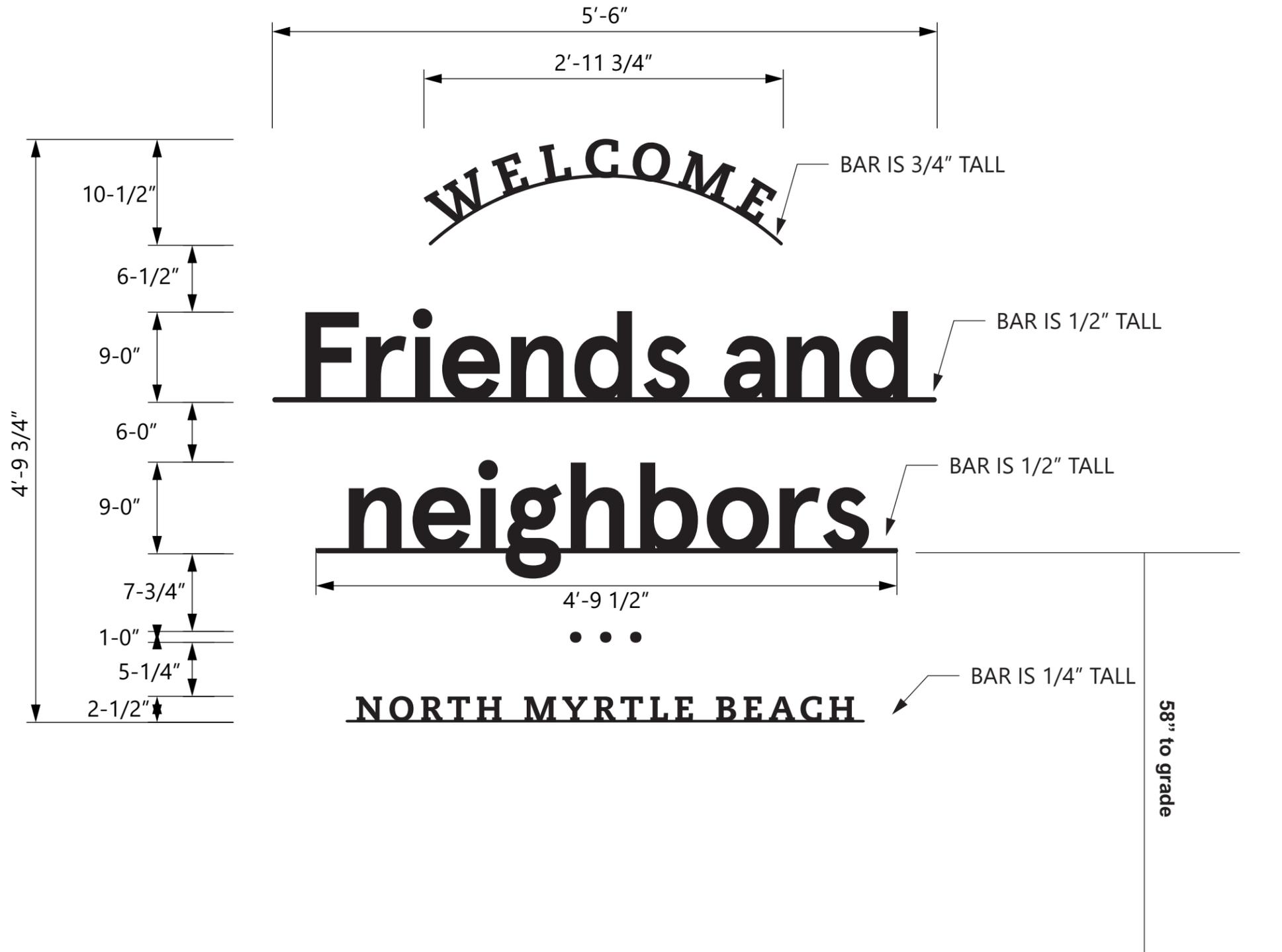
B2

SIGN TYPE: EXTERIOR WALL SIGN
 SINGLE-SIDED
 QTY:1

FLAT CUT-OUT ALUMINUM LETTERS, 1/2"
 THICK, PIN-MOUNTED TO WALL.

FONTS -
APERCU BOLD
CAECILIA COM 85 HEAVY

QTY: 1



SCALE 1":1'

MATTHEWS PAINT
 EQUUS BRONZE METALLIC
 Mp20181



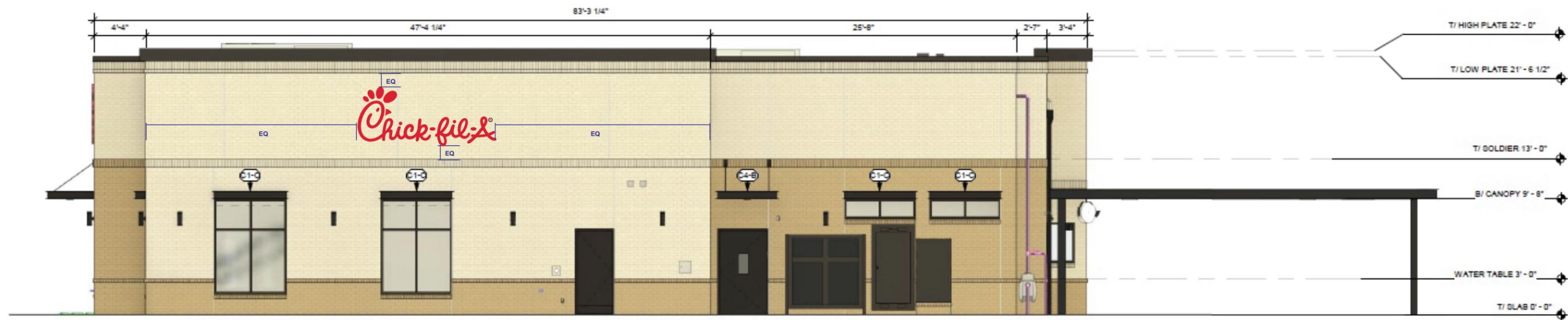
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REMODEL	DRAWING FILE -	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY BRANDON GUEST	STORE NUMBER	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2025 ALL RIGHTS RESERVED	B3
			ACCOUNT REP. BRANDON GUEST	6089	Chick-fil-A 500 Hwy 17 North N Myrtle Beach SC 29582 N Myrtle Beach		
			DRAWING DATE 04-07-25				



EXTERIOR ELEVATION

3/16" = 1'-0"



EXTERIOR ELEVATION

3/16" = 1'-0"



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REMODEL

DRAWING FILE -

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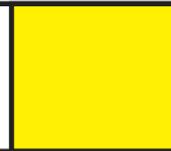
DRAWN BY BRANDON GUEST
 ACCOUNT REP. BRANDON GUEST
 DRAWING DATE 04-07-25

STORE NUMBER
6089

STORE ADDRESS
 Chick-fil-A
 500 Hwy 17 North
 N Myrtle Beach SC 29582
 N Myrtle Beach

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6D. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-22: City staff received an application for a major amendment to the Gator Hole Planned Development District (PDD) to redevelop an existing restaurant site with a Chick-fil-A drive-thru restaurant.

Background

The Gator Hole Planned Development District was originally approved to allow a mix of commercial uses within the plaza located along Highway 17 North and Ashley Loop. In 2001, City Council approved an amendment to the PDD [M]PUD-01-09] to create a specific outparcel for a TGI Friday's restaurant, including an approved site plan, building elevations, and associated signage.

The subject outparcel has since operated under that approved restaurant entitlement. The applicant now proposes redeveloping a new restaurant. The proposal includes demolition of the existing structure and construction of a new 4,847 square foot restaurant building with associated drive-through facilities, updated site layout, building elevations, landscaping, and signage as shown in the attached proposal.

Proposed Changes

The proposed amendment revises the previously approved TGI Friday's outparcel within the Gator Hole PDD to allow development of a Chick-fil-A restaurant in its place. The amendment updates the site plan to reflect a new building footprint, multi-lane drive-through configuration, parking layout, landscape plan, monument sign, wall signage, and architectural elevations specific to the Chick-fil-A prototype.

Staff Review

Planning & Development, Planning Division

The planning division has no issue with the proposed amendment.

Planning & Development, Zoning Division

The Zoning Administrator has no issue with the proposed amendment.

Public Works

Public Works has reviewed the proposed amendment and has no objection to the revised building location or architectural elevations. However, staff has ongoing concerns regarding the potential traffic and circulation impacts associated with the relocation of the Chick-fil-A within the existing shopping center. While the applicant's traffic engineer concludes that the revised layout will function adequately, Public Works remains concerned that the intensity and queueing associated with this use may adversely affect internal circulation and access to adjacent tenants within the shopping center.

Public Safety

The Fire Marshal has no issue with the proposed amendment.

According to § 23-4, Amendments, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The

amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for February 17, 2026.

Planning Commission Action

The Planning Commission may approve, approve with modifications and/or conditions, or deny the proposal as submitted.

Alternative Motions

- 1) I move that the Planning Commission recommend approval of the major planned development district amendment to the Gator Hole PDD [Z-25-22] as submitted.
OR
- 2) I move that the Planning Commission recommend denial of the major planned development district amendment to the Gator Hole PDD [Z-25-22] as submitted.
OR
- 3) I move (an alternate motion).

PDD Zoning Finance Account Code:	3.22
FEE PAID:	\$500.00 on
FILE NUMBER:	Z-25-22
Complete Submittal Date:	



Notice Published:	January 15, 2026
Planning Commission:	February 3, 2026
First Reading:	February 16, 2026
Second Reading:	March 2, 2026

City of North Myrtle Beach, SC

**Application for a Major Amendment
to a Planned Development District (PDD)**

GENERAL INFORMATION

Date of Request: December 19, 2025	Property PIN(S): 35015040009
Property Owner(s): THF Gator Hole DEVCO DE LLC	Type of Zoning Map Amendment: Major PDD Amendment
Address or Location: 500 N HWY 17 North Myrtle Beach, FL	Project Contact: Sheyanna Day
Contact Phone Number: Contact the Planning Division for Info	Contact Email Address: Contact the Planning Division for Info
PDD Name: Gator Hole	Total Area of Property: 2.32 Acres
Proposed Amendment: Commercial site plan changes to demo existing sit-down restaurant and build new Chick-fil-A drive-thru restaurant with associated parking, landscaping, and setback changes.	

RECORDED COVENANT INFORMATION

I hereby certify that the tract(s) or parcel(s) of land to which this approval request pertains is not restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which approval is sought, as provided in South Carolina Code of Laws (§ 6-29-1145).
Applicant's E-signature: Sheyanna Day

This form complies with a state law that took effect on July 1, 2007 (S.C. Code § 6-29-1145) that requires all planning agencies to inquire in an application for a permit if the parcel of land is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity. If such a covenant exists, the agency shall not issue the permit until written confirmation of its release is received. The release must be through the action of an appropriate legal authority.

THF GATOR HOLE DEVCO DE, L.L.C.

211 N. Stadium Boulevard, Suite 201, Columbia, Missouri 65203 573.449.8323

November 7, 2025

Reference: Letter of Authorization
Chick-fil-A #6089-North Myrtle Beach
500 Highway 17 North, North Myrtle Beach, SC 29582 (the "Property")

To Whom It May Concern:

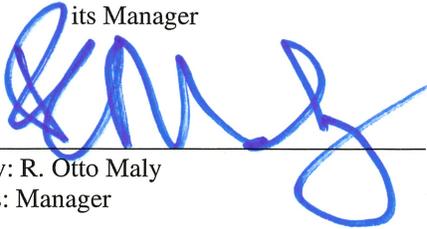
Ownership of the Property is currently vested in THF GATOR HOLE DEVCO DE, L.L.C. ("Owner"). Please accept this letter as authorization for Chick-fil-A, Inc. ("CFA"), to act as agent in correspondence and representation of all approval and permitting matters required for Chick-fil-A #6089-North Myrtle Beach at the Property. Once the plans for the proposed remodel have been approved and constructed, this authorization will be considered null and void. Owner's signature below shall not amend the terms of the lease between Owner and CFA, and the terms of such lease shall continue to govern the respective rights and obligations of Owner and CFA, including without limitation, Owners right to approve plans for CFA's alterations at the Property.

If you have any questions, please contact Suni Walbrecht at 573.449.8323 or swalbrecht@thekroenkegroup.com.

Sincerely,

THF GATOR HOLE DEVCO DE, L.L.C.,
a Delaware limited liability company

By: THF GATOR HOLE DEVELOPMENT, L.L.C.,
its Manager



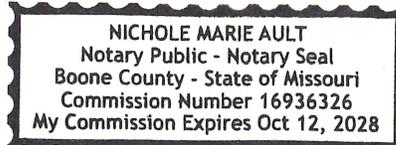
By: R. Otto Maly
Its: Manager

Subscribed and sworn to before me this 12 day of November 2025.

Notary Public 

Seal

My Commission Expires: 10/12/2028





November 5, 2025

Reference: Letter of Authorization
Chick-fil-A #6089-North Myrtle Beach
500 Highway 17 North, North Myrtle Beach, SC 29582

To Whom It May Concern:

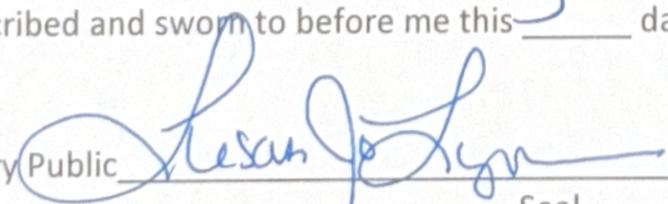
Please accept this letter as authorization for Interplan LLC, to act as agent in correspondence and representation of all approval and permitting matters required for Chick-fil-A at the location referenced above.

If you have any questions, please contact me at 847-227-7670.

Sincerely,

Whitni Kalman
Director, Strategic Reinvestment
Chick-fil-A

Subscribed and sworn to before me this 5th day of Nov., 2025.

Notary Public 
Seal

My Commission Expires:

8/23/27

