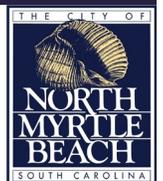


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT NOVEMBER 2023

Office of Planning and Development
1018 2nd Avenue South, North Myrtle Beach SC 29582





BUILDING DIVISION MONTHLY REPORT NOVEMBER 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	NOV 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	37	33	25	176	103	71%
Townhouse Building Permits ~	3	0	12	35	83	-58%
Townhouse Units	(16)	(0)	(12)	(82)	(83)	-1%
Multifamily Buildings	7	1	0	8	1	700%
Multifamily Units	(262)	(34)	(0)	(296)	(15)	1873%
Mixed-Use (Comm & M/F)	0	1	0	1	0	-100%
Hotel/Motel Buildings	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	5	0	1	6	3	-50%
Relocation	0	0	2	1	3	200%
Demolitions	3	6	4	29	19	53%
Swimming Pools	14	12	15	54	53	2%
Signs	5	5	7	25	23	9%
Alter/Addition/Repair	241	347	324	1481	1554	-5%
Mobile Homes (New)	4	3	0	17	12	42%
Mobile Homes (Replace)	0	0	0	0	1	0%
RV's/Park Models	0	0	0	2	0	-100%
Other	15	13	31	104	121	-14%
TOTALS:	334	421	421	1939	1976	-2%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	NOV 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	224	371	176	1338	1021	31%
Zoning Compliances	174	179	96	705	524	35%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	NOV 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	825	1052	793	4724	3490	35%
Electrical	337	531	223	2126	1589	34%
Plumbing	337	502	317	2052	1404	46%
HVAC/Gas	282	414	243	1541	1085	42%
Info (Tenant Changes)	12	5	17	54	53	2%
C.O.'s	326	489	264	1845	1435	29%
Other	437	545	342	2329	1731	35%
Totals:	2556	3538	2199	14671	10787	36%
Daily Average	128	169	110			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$192,876,037.92	\$113,525,148.87	70%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$746,314.50**	\$496,191.50	\$1,100,000.00	68%

* In Nov- 1 Duplex Structure
~ In Nov - 3 TH Bldgs, 3 Permits

** 3.1, 3.2, 3.4 codes only

MAJOR PROJECTS PERMITTED

<u>PROJECT</u>	<u>LOCATION</u>	<u>VALUATION</u>	<u>PERMIT FEE</u>	<u>DESCRIPTION</u>
Arcadia at Grande Dunes North Bldg 2	2740 Grande Dunes North Village Blvd, Unit 2	\$6,325,754.86	\$180,080.50	Multi-Family
Arcadia at Grande Dunes North Bldg 4	2740 Grande Dunes North Village Blvd, Unit 4	\$6,325,754.86	\$180,080.50	Multi-Family
Arcadia at Grande Dunes North Bldg 5	2740 Grande Dunes North Village Blvd, Unit 5	\$6,325,754.86	\$180,080.50	Multi-Family
Arcadia at Grande Dunes North Bldg 7	2740 Grande Dunes North Village Blvd, Unit 7	\$6,324,898.66	\$180,077.50	Multi-Family
Arcadia at Grande Dunes North Bldg 3	2740 Grande Dunes North Village Blvd, Unit 3	\$5,172,713.13	\$152,621.50	Multi-Family
Arcadia at Grande Dunes North Bldg 6	2740 Grande Dunes North Village Blvd, Unit 6	\$5,172,713.13	\$152,621.50	Multi-Family
Arcadia at Grande Dunes North Bldg 8	2740 Grande Dunes North Village Blvd, Unit 8	\$5,172,713.13	\$152,621.50	Multi-Family
Bungalows at Grande Dunes North	8840 Henry Rd	\$910,109.89	\$3,835.50	Clubhouse
Egret Pointe 1	407 24 th Ave N	\$550,000.00	\$2,662.50	Repairs

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (Change classification)	New Business (Same classification)	Ownership Transfer	Vacant
November	0	5	1	1

BOARD OF ZONING APPEALS

The North Myrtle Beach Board of Zoning Appeals met on Thursday, October 12th, 2023, at 5:00 p.m. in the Council Chambers of City Hall at 1018 2nd Avenue South and took the following actions:

1. **APPROVED VARIANCE #V46-23:** Application by Robert Rogers to exceed the maximum allowed signage for a proposed convenience store on a currently vacant lot at the corner of Hwy. 17 North and Vereen Drive zoned Highway Commercial, HC District.
2. **APPROVED VARIANCE #V48-23:** Application by Porter Hardee for a variance to install a privacy fence on the oceanfront at 2406 North Ocean Boulevard zoned Resort Residential, R-4 District.
3. **APPROVED VARIANCE #V49-23:** Application by Robert Rogers to exceed the maximum allowed signage for a proposed convenience store on a currently vacant lot at the corner of Hwy. 17 North and Vereen Drive zoned Highway Commercial, HC District.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

OPEN COMPLAINTS					
	Property Maintenance	Parking & Storage of Major Recreational Equipment	Parking & Storage of Certain Vehicles	Storage Containers & Trailers	Accessory Structures
November	19	4	3	2	1

CLOSED COMPLAINTS					
	Property Maintenance	Parking & Storage of Major Recreational Equipment	Parking & Storage of Certain Vehicles	Storage Containers & Trailers	Accessory Structures
November	3	3	0	0	0

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS					
	Misc.	Overgrowth	Property	Trash/Debris	Vehicles
November	1	3	1	8	3

PLANNING DIVISION

During the month of November, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop. Five Technical Review Committee meetings were held.

Monthly Plan and Plat Review Statistics:

	SITE PLAN SUBMITTALS			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
November	10	0	18	3

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
November	0	NA	1	1	6	32.93

November 14, 2023, Planning Commission Meeting:

OLD BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-23-19:** City staff received a petition to annex ± 1.26 acres on Cenith Drive identified by PIN 357-02-04-0001. The lot is currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Low-Medium Density (R-1B) and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend denial of the petition for annexation and zoning. The item was forwarded to the City Council to be considered for first reading of ordinance at the December 4 meeting.

NEW BUSINESS

- A. **REZONING REQUEST Z-23-21:** The Planning & Development Department received an application requesting a rezoning of one parcel containing approximately 0.37 acres located at the northeast corner of the intersection of West Port Drive and Parkway Drive, PIN 350-15-01-0007, from Highway Commercial (HC) to Mobile/Manufactured Home Residential (R-3).

Action: The Planning Commission voted unanimously to recommend approval of the rezoning request. The item was forwarded to the City Council to be considered for first reading of ordinance at the December 4 meeting.

- B. **ANNEXATION & ZONING DESIGNATION Z-23-23:** City staff received a petition to annex ± 1.71 acres on Little River Neck Road and Church View Lane identified by PIN 351-06-01-0001. The lot is currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend approval of the petition for annexation and zoning. The item was forwarded to the City Council to be considered for first reading of ordinance at the December 4 meeting.

- C. **PRELIMINARY SUBDIVISION PLAT SUB-23-96:** A major preliminary plat of subdivision creating one commercial lot, public right-of-way, and one remainder lot near 1401 Highway 17 N.

Action: The Planning Commission voted unanimously to approve the major preliminary plat of subdivision.