DEPARTMENT OF PLANNING & DEVELOPMENT

MONTHLY REPORT DECEMBER 2023

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach SC 29582

BUILDING DIVISION
MONTHLY REPORT DECEMBER 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	DEC 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	51	37	71	227	174	30%
Townhouse Building Permits ~	8	3	10	43	93	-54%
Townhouse Units	(14)	(16)	(10)	(96)	(93)	3%
Multifamily Buildings	0	7	2	8	3	167%
Multifamily Units	(0)	(262)	(80)	(296)	(95)	212%
Mixed-Use (Comm & M/F)	0	0	0	1	0	-100%
Hotel/Motel Buildings	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	0	5	0	6	3	-50%
Relocation	0	0	0	1	3	200%
Demolitions	4	3	3	33	22	50%
Swimming Pools	11	14	12	65	65	0%
Signs	3	5	4	28	27	4%
Alter/Addition/Repair	213	241	302	1694	1856	-9%
Mobile Homes (New)	1	4	3	18	15	20%
Mobile Homes (Replace)	0	0	0	0	1	0%
RV's/Park Models	1	0	0	3	0	-100%
Other	12	15	18	116	139	-17%
TOTALS:	304	334	425	2243	2401	-7%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	DEC 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	204	224	276	1542	1297	19%
Zoning Compliances	167	174	88	872	612	42%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	DEC 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	743	825	433	5467	3923	39%
Electrical	415	337	200	2541	1789	42%
Plumbing	360	337	213	2412	1617	49%
HVAC/Gas	294	282	145	1835	1230	49%
Info (Tenant Changes)	10	12	7	64	60	7%
C.O.'s	344	326	365	2189	1800	22%
Other	485	437	272	2814	2003	40%
Totals:	2651	2556	1635	17322	12422	39%
Daily Average	140	128	82			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
$213,968,504.06	$159,573,246.86	34%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
$838,546.50**	$685,187.00	$1,100,000.00	76%

*** In Dec- 3 Duplex Structures**
~ In Dec - 3 TH Bldgs, 8 Permits

**** 3.1, 3.2, 3.4 codes only**

MAJOR PROJECTS PERMITTED

PROJECT	LOCATION	VALUATION	PERMIT FEE	DESCRIPTION
Arcadia at Grande Dunes North	8840 Henry Rd, Units 18-21	$680,205.20	$18,215.50	Townhome
Arcadia at Grande Dunes North	8840 Henry Rd, Units 27-30	$680,205.20	$18,215.50	Townhome

TENANT CHANGES

There were no substantial Tenant Changes to be reported this month.

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
December	0	1	3	1

BOARD OF ZONING APPEALS

The North Myrtle Beach Board of Zoning Appeals met on Thursday, December 14th, 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 #V50-23:** Application by Nation Homes II to remove a protected tree on a lot at 1002 Surf Pointe Drive zoned Planned Development District, PDD.

2. **APPROVED VARIANCE #V51-23:** Application by Nation Homes II to remove a protected tree on a lot at 1202 Surf Pointe Drive zoned Planned Development District, PDD.

3. **APPROVED VARIANCE #V52-23:** Application by Petrit Kojtari for a swimming pool to be in the front yard at 4620 Surf Street zoned Medium Density Residential, R-2 District.

4. **APPROVED SPECIAL EXCEPTION #SE3-23:** Application by Cuba Bar and Restaurante to sell alcohol for on-site consumption at 70 Highway 17 South 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
December	18	4	1	2	1

	CLOSED COMPLAINTS				
	Property Maintenance	Parking & Storage of Major Recreational Equipment	Parking & Storage of Certain Vehicles	Storage Containers & Trailers	Accessory Structures
December	1	0	2	0	0

Code Enforcement Monthly Complaint Statistics:

	COMPLAINTS				
	Misc.	Overgrowth	Property	Trash/Debris	Vehicles
December	2	3	1	4	2

PLANNING DIVISION

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

Monthly Plan and Plat Review Statistics:

	SITE PLAN SUBMITTALS			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
December	2	1	7	2

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
December	1	5	2	206	5	110.74 AC

December 12, 2023, Planning Commission Meeting:

NEW BUSINESS

A. **ANNEXATION & ZONING DESIGNATION Z-23-24:** City staff has begun the process to annex City-owned lands on Long Bay Road totaling approximately ±46.48 acres and identified by PINs 348-00-00-0006 and 348-00-00-0004. The lots are 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 Limited Industrial (LI) 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 January 8 meeting.

B. **FINAL SUBDIVISION PLAT SUB-23-70:** A major final bonded plat of subdivision creating five commercial lots and public rights-of-way in Phase 1B of Champions Crossing.

Action: The Planning Commission voted unanimously to re-approve the major final plat of subdivision.

C. **PRELIMINARY SUBDIVISION PLAT SUB-23-71:** A major preliminary plat of subdivision creating 203 residential lots, open space, pump station, and private rights-of-way in Rosewood at Waterside.

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

D. **PRELIMINARY SUBDIVISION PLAT SUB-23-80:** A major preliminary plat of subdivision creating three lots and public rights-of-way at the Amenity Area in Waterside.

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