DEPARTMENT OF PLANNING & DEVELOPMENT

MONTHLY REPORT FEBRUARY 2024

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach SC 29582

BUILDING DIVISION
MONTHLY REPORT FEBRUARY 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	FEB 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	116	53	31	396	246	61%
Townhouse Building Permits ~	8	3	1	54	94	-43%
Townhouse Units	(32)	(12)	(6)	(140)	(99)	41%
Multifamily Buildings	0	0	0	8	3	167%
Multifamily Units	(0)	(0)	(0)	(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	3	0	3	9	6	-33%
Relocation	0	1	1	2	4	100%
Demolitions	5	2	1	40	24	67%
Swimming Pools	13	14	10	92	93	-1%
Signs	2	6	7	36	42	-14%
Alter/Addition/Repair	339	298	314	2331	2436	-4%
Mobile Homes (New)	0	1	8	19	28	-32%
Mobile Homes (Replace)	0	0	0	0	1	0%
RV's/Park Models	0	0	0	3	0	-100%
Other	12	16	25	144	196	-27%
TOTALS:	498	394	401	3135	3173	-1%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	FEB 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	303	242	256	2087	1793	16%
Zoning Compliances	257	199	105	1328	821	62%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	FEB 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1130	1027	678	7624	5259	45%
Electrical	467	414	292	3422	2431	41%
Plumbing	492	420	301	3324	2167	53%
HVAC/Gas	368	307	199	2510	1645	53%
Info (Tenant Changes)	21	15	24	100	99	1%
C.O.'s	434	361	316	2984	2404	24%
Other	648	573	353	4035	2741	47%
Totals:	3560	3117	2163	23999	16746	43%
Daily Average	170	148	108			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
$285,989,859.73	$238,222,118.28	20%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
$1,169,994.00**	$988,822.50**	$1,100,000.00	106%

*** In Feb - 4 Duplex Structures**
~ In Feb - 8 TH Bldgs, 8 Permits

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

MAJOR PROJECTS PERMITTED

PROJECT	LOCATION	VALUATION	PERMIT FEE	DESCRIPTION
T.E.A. Retail Center	2800 S Hwy 17	$1,199,128.20	$4,612.50	Shell Building & (7) tenant spaces

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
February	0	7	4	0

BOARD OF ZONING APPEALS

The North Myrtle Beach Board of Zoning Appeals met on Thursday, February 8, 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 #V53-23: Application by Frank Boulineau for a variance to erect an electronic message sign at 2315 North Ocean Blvd. zoned Resort Commercial, RC District.

2. APPROVED VARIANCE #V3-24: Application by Steven Martin for a variance of side yard setback for a propane tank at 5400 Little River Neck Road, lot 167 zoned Planned Development District, PDD.

3. APPROVED VARIANCE #V4-24: Application by Chad Hatley for a variance to place a swimming pool in the rear project setback at 629 Water Oak Lane zoned Medium Density Residential, R-2 District.

4. APPROVED VARIANCE #V5-24: Application by Chris Chockley for a variance to remove 13 protected trees with 5 of them exceeding 24” in diameter at Waterside Phase 2, Sycamore, located off Old Water Tower Road Zoned Planned Development District, PDD. This property has yet to be addressed.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

	OPEN COMPLAINTS				
	Accessory Structures	Lighting	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers
February	1	2	4	16	2

	CLOSED COMPLAINTS				
	Accessory Structures	Lighting	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers
February	0	0	1	5	0

Code Enforcement Monthly Complaint Statistics:

	COMPLAINTS					
	Business	Misc.	Overgrowth	Property Maintenance	Trash/Debris	Vehicles
February	1	2	1	5	6	1

PLANNING DIVISION

During the month of February, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop.

Monthly Plan and Plat Review Statistics:

	SITE PLAN SUBMITTALS			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
February	3	0	21	2

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
February	0	NA	2	167	5	97.4 AC

<u>February 20, Planning Commission Meeting:</u>

<u>NEW BUSINESS</u>

A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-2:** City staff received an application for a major amendment to the North Beach Plantation Planned Development District (PDD) revising the monument signage to a pylon-type road sign on North Market Street off 48th Avenue South.

Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the March 4, 2024, meeting.

B. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-3:** City staff received an application for a minor amendment to the Barefoot Resort Planned Development District (PDD) revising the pool at the Cottages at the Dye Club.

Action: The Planning Commission voted unanimously to -approve the minor PDD amendment.

C. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-4:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising pedestrian circulation in the Rosewood neighborhood of Waterside.

Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the March 4, 2024, meeting.

D. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-5:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) for signage at Parcel 3/Building 4 of the Palmetto Coast Industrial Park.

Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the March 4, 2024, meeting.

E. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-6:** City staff proposed a major amendment to the Parkway Group Planned Development District (PDD) creating Fire Station #7.

Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the March 4, 2024, meeting.

F. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-7:** City staff received an application for a major amendment to the Tidewater Plantation Planned Development District (PDD) renovating and expanding the Clubhouse.

Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the March 4, 2024, meeting.

G. **EXTERNAL ACCESS WAIVER AW-24-2:** Waiver request to § 20-40(c.1)(3) seeking relief from the required separate fire apparatus access road at Sovereign Village.

Action: The Planning Commission voted unanimously to approve the external access waiver under the conditions that NFPA 13D sprinkler systems be provided in all units and the development incorporated Firewise landscaping principles.

H. **PRELIMINARY SUBDIVISION PLAT SUB-23-111:** A major preliminary plat of subdivision creating 163 residential lots, common area, and rights-of-way in the Sycamore neighborhood of Waterside.

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

I. **PRELIMINARY SUBDIVISION PLAT SUB-23-105:** A major preliminary plat of subdivision creating four commercial lots, one pump station lot, and private right-of-way at the McDowell Corporate Center in the Parkway Group Planned Development District (PDD).

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