DEPARTMENT OF PLANNING & DEVELOPMENT

MONTHLY REPORT MARCH 2024

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach SC 29582

BUILDING DIVISION
MONTHLY REPORT MARCH 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	MAR 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	55	116	46	451	292	54%
Townhouse Building Permits ~	11	8	3	65	97	-33%
Townhouse Units	(11)	(32)	(14)	(151)	(113)	34%
Multifamily Buildings	0	0	1	8	4	100%
Multifamily Units	(0)	(0)	(40)	(296)	(135)	119%
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	1	3	1	10	7	-30%
Relocation	0	0	0	2	4	100%
Demolitions	3	5	2	43	26	65%
Swimming Pools	17	13	15	109	108	1%
Signs	6	2	17	42	59	-29%
Alter/Addition/Repair	322	339	367	2653	2803	-5%
Mobile Homes (New)	3	0	6	22	34	-35%
Mobile Homes (Replace)	0	0	0	0	1	0%
RV's/Park Models	0	0	8	3	8	167%
Other	25	12	30	169	226	-25%
TOTALS:	443	498	496	3578	3669	-2%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	MAR 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	356	303	367	2443	2160	13%
Zoning Compliances	324	257	148	1652	969	70%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	MAR 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1332	1130	941	8956	6200	44%
Electrical	475	467	436	3897	2867	36%
Plumbing	469	492	397	3793	2564	48%
HVAC/Gas	312	368	251	2822	1896	49%
Info (Tenant Changes)	16	21	31	116	130	-11%
C.O.'s	537	434	483	3521	2887	22%
Other	757	648	425	4792	3166	51%
Totals:	3898	3560	2964	27897	19710	42%
Daily Average	195	170	129			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
$325,699,937.57	$276,381,401.65	18%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
$1,323,375.50**	$1,136,364.00	$1,100,000.00	120%

*** In Mar - 5 Duplex Structures**
~ In Mar - 2 TH Bldgs, 11 Permits

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

MAJOR PROJECTS PERMITTED

PROJECT	LOCATION	VALUATION	PERMIT FEE	DESCRIPTION
SSD - SSC3 Distribution Warehouse Facility	8651 Water Tower Rd	$10,000,000.00	$31,102.50	Tenant upfit
Tidewater Basin Restoration Project - Grading	4639 Little River Neck Rd	$1,986,660.00	$0.00 (CNMB - Waived)	Grading

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
March	0	14	1	1

BOARD OF ZONING APPEALS

The North Myrtle Beach Board of Zoning Appeals met on Thursday, March 14, 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 SPECIAL EXCEPTION #SE1-24**: Application by Mark Stoughton for a special exception to provide commonly owned amenities within the Forestwood Development at 9525 Potters Pass Dr. zoned Medium Density Residential, R-2A District.

2. **APPROVED VARIANCE #V9-24:** Application by Sandra Cummings for a variance of side yard setback at 304 14th Avenue South zoned Resort Residential, R-4 District.

3. **APPROVED VARIANCE #V10-24:** Application by Brenda Tucker for a rear yard setback variance at 2507 North Ocean Boulevard zoned Resort Residential, R-4 District.

4. **APPROVED VARIANCE #V12-24:** Application by Mark Stoughton for Board determined penalty for the improper removal of a protected tree at the Forestwood Development formerly known as the RL Bell Tract.

5. **APPROVED VARIANCE #V13-24:** Application by Thomas Watts for a variance of the maximum fence height for properties on the oceanfront at 707 South Ocean Boulevard zoned Resort Residential, R-4 District.

6. **APPROVED SPECIAL EXCEPTION #SE2-24**: Application by Ida Hussey for a special exception to provide commonly owned amenities at the Seachase Development off of Little River Neck Road just to the west of Charleston Landing zoned Single Family Low-Medium Density Residential, R-1B District.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

	OPEN COMPLAINTS				
	Accessory Structures	Lighting	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers
March	1	0	3	15	2

	CLOSED COMPLAINTS				
	Accessory Structures	Lighting	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers
March	0	2	1	1	0

Code Enforcement Monthly Complaint Statistics:

	COMPLAINTS					
	Business	Fire Hydrant Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Vehicles
March	0	7	3	4	6	2

PLANNING DIVISION

During the month of March, the City of North Myrtle Beach Planning Commission held two regularly scheduled meetings and workshops.

Monthly Plan and Plat Review Statistics:

	SITE PLAN SUBMITTALS			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
March	2	0	13	1

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
March	0	NA	1	45	5	69.9 AC

March 5, Planning Commission Meeting:

NEW BUSINESS

A. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-8:** City staff received an application for a minor amendment to the Bahama Island Planned Development District (PDD) revising the phase two offsite improvements.

Action: The Planning Commission voted unanimously to postpone the item to allow it to be heard simultaneously with the pending development agreement amendment.

B. **FIRST PUBLIC HEARING REGARDING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MINOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-24-8 AND REVISIONS TO THE BAHAMA ISLAND PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed first amendment to the Development Agreement associated with the minor amendment to the Bahama Island PDD. The proposal revises off-site improvements along Sandridge Road.

Action: The Planning Commission voted unanimously to postpone the item to allow staff review of the proposed amendment.

C. **STREET PLANNING MANUAL UPDATE SPM-24-2:** City staff has revised the Street Planning Manual to revise the tree lawn in the 25' private right-of-way.

Action: The Planning Commission voted unanimously to approve the street planning manual update.

D. **PRELIMINARY SUBDIVISION PLAT SUB-23-108:** A major preliminary plat of subdivision creating 45 residential lots, common area, and private rights-of-way in Southwind Cove.

Action: The Planning Commission voted 5-1 to approve the major preliminary plat of subdivision.

March 19, Planning Commission Meeting:

OLD BUSINESS

A. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-8:** City staff received an application for a minor amendment to the Bahama Island Planned Development District (PDD) revising the phase two offsite improvements.

Action: The Planning Commission voted unanimously to postpone the item to allow the applicant to amend the master plan.

B. **FIRST PUBLIC HEARING REGARDING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MINOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-24-8 AND REVISIONS TO THE BAHAMA ISLAND PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed first amendment to the Development Agreement associated with the minor amendment to the Bahama Island PDD. The proposal revises off-site improvements along Sandridge Road.

Action: The Planning Commission hosted the first of two public hearings on the development agreement. The second public hearing was scheduled for the City Council meeting on April 1, 2024.