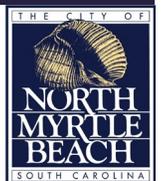


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT MAY 2024

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





BUILDING DIVISION MONTHLY REPORT MAY 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	MAY 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	79	47	32	577	343	68%
Townhouse Building Permits ~	26	0	8	91	106	-14%
Townhouse Units	(35)	(0)	(14)	(186)	(133)	40%
Multifamily Buildings	0	0	2	8	6	33%
Multifamily Units	(0)	(0)	(80)	(296)	(215)	38%
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	1	0	14	11	-21%
Relocation	0	0	0	2	4	100%
Demolitions	2	2	5	47	35	34%
Swimming Pools	15	21	18	145	137	6%
Signs	2	7	5	51	71	-28%
Alter/Addition/Repair	362	398	334	3413	3449	-1%
Mobile Homes (New)	0	1	9	23	46	-50%
Mobile Homes (Replace)	0	0	0	0	1	0%
RV's/Park Models	0	0	0	3	9	200%
Other	23	18	40	210	288	-27%
TOTALS:	512	495	453	4585	4506	2%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	MAY 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	729	382	310	3554	2752	29%
Zoning Compliances	374	343	149	2369	1231	92%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	MAY 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1159	1282	1022	11397	8007	42%
Electrical	522	535	382	4954	3595	38%
Plumbing	513	507	460	4813	3372	43%
HVAC/Gas	375	385	233	3582	2349	52%
Info (Tenant Changes)	29	11	20	156	172	-9%
C.O.'s	865	570	398	4956	3671	35%
Other	745	799	496	6336	4032	57%
Totals:	4208	4089	3011	36194	25198	44%
Daily Average	191	186	137			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$399,829,465.16	\$331,427,263.23	21%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,642,800.00**	\$1,361,649.00	\$1,100,000.00	149%

* In May - 12 Duplex Structures
~ In May - 7 TH Bldgs, 26 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>
Big Dan's Car Wash	1211 N Hwy 17	\$1,307,476.00	\$8,227.50	Grading
PGA Tour Superstore	2310 S Hwy 17	\$800,000.00	\$3,412.50	Alterations
Big Dan's Car Wash	1211 N Hwy 17	\$723,337.85	\$184,070.60	New Construction
Murphy USA Fuel	1001 Hwy 17 N	\$641,573.57	\$2,938.50	Canopy

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
May	2	9	0	2

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, May 9, 2024, and took the following actions:

- POSTPONED VARIANCE #V6-24:** Application by D. Ryan McCabe Jr. for a variance of side yard setback for a generator at 2609 South Ocean Blvd. zoned Resort Residential, R-4 District.
- REMOVED VARIANCE #V15-24:** Application by Donald Stegall for a variance of minimum side yard setback for a proposed lift at 310 44th Avenue North zoned Mid Rise Multifamily R-2A District.
- REMOVED VARIANCE #V16-24:** Application by Philip Hornbeck for a variance of the tree protection regulations at the Bahama Island RV Resort located at Bowline Boulevard South of the NMB RV Resort and Drydock zoned Planned Development, PDD District.
- POSTPONED VARIANCE #V17-24:** Application by David Pitts for a setback variance in the rear project setback at 708 18th Avenue South zoned Medium Density Residential, R-2 District.
- POSTPONED VARIANCE #V18-24:** Application by William McGonigal for a setback variance for proposed mechanical equipment to be located in the side yard and for a variance of the ocean front fencing regulations at 1717 South Ocean Boulevard zoned Resort Commercial, R4 District.

6. **APPROVED VARIANCE #V19-24:** Application by Kyle Davis for a rear yard setback variance for a proposed addition to the Blue Drum restaurant located at 4436 Kingsport Road zoned Highway Commercial, HC District.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

	OPEN COMPLAINTS					
	Accessory Structures	Lighting	Parking & Storage of Certain Vehicles	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers
May	2	0	1	2	17	2

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

Code Enforcement Monthly Complaint Statistics:

	COMPLAINTS					
	Business	Misc.	Overgrowth	Property Maintenance	Trash/Debris	Vehicles
May	0	3	11	3	1	0

PLANNING DIVISION

During the month of May, 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
May	8	0	20	2

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
May	2	4	1	1	2	6.40

May 7, 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 item was withdrawn by the applicant.

NEW BUSINESS

5. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-10:** City staff received an application for a major amendment to the Surf Estates Planned Development District (PDD) revising the entry and signage at the Sea Mountain Highway beach store.

Action: The Planning Commission voted unanimously to recommend denial of the major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the May 20, 2024, meeting.

6. **ANNEXATION & ZONING DESIGNATION Z-24-11:** City staff received a petition to annex ±0.83 acres on Riverside Drive identified by PIN 311-16-04-0003. The lot is currently unincorporated and zoned Manufactured/Single-Family 10 (MSF10) 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 May 20, 2024, meeting.

7. **ANNEXATION & ZONING DESIGNATION Z-24-12:** City staff received a petition to annex ±7.95 acres off Cenith Drive identified by PINs 357-01-03-0001, 357-01-03-0002, 357-02-04-0005, 357-02-04-0006, 357-07-01-0016, 357-07-01-0017, and 357-07-01-0022. 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 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 May 20, 2024, meeting.

8. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-13:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the monument signage for Abrazo at Grande Dunes North.

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 May 20, 2024, meeting.

9. **ANNEXATION & ZONING DESIGNATION Z-24-15:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Tom E. Chestnut Road totaling approximately ±0.16 acres and identified by PIN 357-07-01-0012. The lots are currently unincorporated and zoned Single-Family Residential 6 (SF6) 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 May 20, 2024, meeting.

10. **PRELIMINARY SUBDIVISION PLAT SUB-24-21:** A major preliminary plat of subdivision creating one lot and public right-of-way for the City of North Myrtle Beach Fire Station #7.

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

11. **FINAL SUBDIVISION PLAT SUB-24-24:** A major final plat of subdivision creating one lot and public right-of-way for the East Coast Greenway in the Parkway Group Planned Development District (PDD).

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

May 21, Planning Commission Meeting:

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-24-16:** City staff received a petition to annex ± 0.98 acres on Little River Neck Road identified by PIN 351-05-01-0021. 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 June 17, 2024, meeting.

- B. **ANNEXATION & ZONING DESIGNATION Z-24-17:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Anne Street totaling approximately ± 0.68 acres and identified by PIN 357-03-04-0003. 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-Medium (R-1A) 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 June 17, 2024, meeting.

- C. **FINAL SUBDIVISION PLAT SUB-23-116:** A major final bonded plat of subdivision creating three commercial lots and private rights-of-way in Park Village.

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