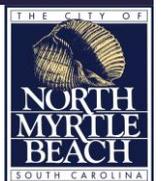


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT JUNE 2024

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





BUILDING DIVISION MONTHLY REPORT JUNE 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	JUNE 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	53	79	31	630	374	68%
Townhouse Building Permits ~	1	26	11	92	117	-21%
Townhouse Units	(4)	(35)	(21)	(190)	(154)	23%
Multifamily Buildings	0	0	1	8	7	14%
Multifamily Units	(0)	(0)	(12)	(296)	(227)	30%
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	2	15	13	-13%
Relocation	2	0	0	4	4	0%
Demolitions	7	2	4	54	39	38%
Swimming Pools	4	15	9	149	146	2%
Signs	7	2	2	58	73	-21%
Alter/Addition/Repair	355	362	314	3768	3763	0%
Mobile Homes (New)	3	0	7	26	53	-51%
Mobile Homes (Replace)	0	0	0	0	1	0%
RV's/Park Models	0	0	1	3	10	233%
Other	21	23	25	231	313	-26%
TOTALS:	454	512	407	5039	4913	3%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JUNE 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	269	729	272	3823	3024	26%
Zoning Compliances	219	374	114	2588	1345	92%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JUNE 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1081	1159	923	12478	8930	40%
Electrical	533	522	481	5487	4076	35%
Plumbing	428	513	353	5241	3725	41%
HVAC/Gas	352	375	268	3934	2617	50%
Info (Tenant Changes)	10	29	24	166	196	-15%
C.O.'s	439	865	343	5395	4014	34%
Other	617	745	478	6953	4510	54%
Totals:	3460	4208	2870	39654	28068	41%
Daily Average	173	191	130			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$421,182,724.81	\$364,461,864.34	16%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,738,148.50**	\$1,496,432.00	\$1,100,000.00	158%

* In Jun - 0 Duplex Structures
~ In Jun - 1 TH Bldg, 1 Permit

** 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>
Abrazo at Grande Dunes	8840 Henry Rd. Units 243-246	\$680,205.84	\$18,511.50	4-Unit Residential Townhouse

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
June	1	4	2	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, June 13, 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.
- APPROVED 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.
- WITHDRAWN VARIANCE #V20-24:** Application by Keith Bean for a rear yard setback variance for a proposed addition on the rear of the home at 1028 Mount Vernon Drive zoned Medium Density residential R-2 District.
- APPROVED VARIANCE #V21-24:** Application by Steve Winfree for a variance of the tree protection regulations for a 24 caliper inch tree at 1408 Hunters Rest Drive zoned Planned Development District, PDD.

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
June	3	0	0	2	16	2

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

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS						
	Business	Misc.	Overgrowth	Property Maintenance	Trash/Debris	Vehicles
June	7	1	9	8	10	5

PLANNING DIVISION

During the month of June, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop. A special joint training workshop was also held for Board of Zoning Appeals (BZA) members and Planning Commissioners focused on land use and development, covering topics such as hardships.

Monthly Plan and Plat Review Statistics:

SITE PLAN SUBMITTALS				
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
June	3	0	13	3

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
June	3	70	1	227	7	10.61

June 18, Planning Commission Meeting:

NEW BUSINESS

- A. **REZONING REQUEST Z-24-18:** The Planning & Development Department received an application requesting the rezoning of three parcels containing ± 30.1 acres located on the southeast corner of Highway 90 and Robert Edge Parkway, PINs 349-00-00-0046, 349-02-03-0008, and 349-07-02-0008 from Highway Commercial (HC) and Mid-Rise Multifamily Residential (R-2A) to HC and R-2A.

Action: The Planning Commission voted unanimously to recommend approval of rezoning request. The item was forwarded to the City Council to be considered for first reading of ordinance at the July 15, 2024, meeting.

- B. **REZONING REQUEST Z-24-19:** The Planning & Development Department received an application requesting the rezoning of four parcels containing ± 10.4 acres located at 37th Avenue South and Smith Street, PINs 358-00-00-0027, 391-03-02-0035, 391-03-02-0036, 391-03-02-0037, from Mobile/Manufactured Home Residential (R-3) to Planned Development District (PDD) through the creation of the Foxfire Village PDD.

Action: The Planning Commission voted 6-1 to recommend approval of rezoning request provided the applicant address staff comments, change the vinyl fence to one of better quality, meet the 15% open space requirement, and confirm a second, accessible entrance. The item was forwarded to the City Council to be considered for first reading of ordinance at the July 15, 2024, meeting.

- C. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-20:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the phase two access and offsite improvements.

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 July 15, 2024, meeting.

- D. **FIRST PUBLIC HEARING REGARDING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-24-20 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 major amendment to the Bahama Island PDD. The proposal revises access and off-site improvements for the project.

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 July 15, 2024.

- E. **ANNEXATION & ZONING DESIGNATION Z-24-21:** City staff received a petition to annex ± 1.25 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 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 July 15, 2024, meeting.

- F. **PRELIMINARY SUBDIVISION PLAT SUB-24-7:** A major preliminary plat of subdivision creating 227 residential lots, common area, and rights-of-way in the Preserve at the Parkway Group Planned Development District (PDD).

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

- G. **FINAL SUBDIVISION PLAT SUB-24-28:** A major final bonded plat of subdivision creating 38 residential lots, open space, and private rights-of-way in Phase 9B of Grande Dunes North in the Parkway Group Planned Development District (PDD).

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

- H. **FINAL SUBDIVISION PLAT SUB-24-29:** A major final bonded plat of subdivision creating 32 residential lots and private rights-of-way in Phase 10B of Grande Dunes North in the Parkway Group Planned Development District (PDD).

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

- I. **FINAL SUBDIVISION PLAT SUB-24-27:** A major final bonded plat of subdivision creating the Phase Two public right-of-way for Champions Boulevard

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

PUBLIC COMMENTS

- A. Commissioner Wise requested the City Council consider an ordinance amendment requiring a conceptual plat showing all trees over eight inches caliper in a proposed development prior to preliminary plat to address tree removals within the City. This step would clear up discrepancies between roles of Planning Commission and the Board of Zoning Appeals and help preserve trees in City developments.
- B. Commissioner Wise requested the City Council allow the Recreation Department to weigh in on future developments. Assistant Director Pritchard noted that, after the last discussion of the greenway, Jim Grainger, Parks and Recreation Assistant Director, was currently attending the weekly Technical Review Committee (TRC) meetings.