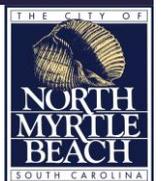


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT JULY 2024

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





BUILDING DIVISION MONTHLY REPORT JULY 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	JULY 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	47	53	35	47	35	34%
Townhouse Building Permits ~	0	1	20	0	20	-100%
Townhouse Units	(0)	(4)	(28)	(0)	(28)	-100%
Multifamily Buildings	0	0	0	0	0	0%
Multifamily Units	(0)	(0)	(0)	(0)	(0)	0%
Mixed-Use (Comm & M/F)	0	0	0	0	0	0%
Hotel/Motel Buildings	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	3	1	0	3	0	-100%
Relocation	0	2	0	0	0	0%
Demolitions	10	7	8	10	8	25%
Swimming Pools	11	4	10	11	10	10%
Signs	3	7	4	3	4	-25%
Alter/Addition/Repair	300	355	260	300	260	15%
Mobile Homes (New)	1	3	6	1	6	-83%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	1	0	1	0%
Other	20	21	32	20	32	-38%
TOTALS:	395	454	376	395	376	5%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JULY 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	295	269	215	295	215	37%
Zoning Compliances	237	219	101	237	101	135%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JULY 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1098	1081	797	1098	797	38%
Electrical	478	533	396	478	396	21%
Plumbing	456	428	355	456	355	28%
HVAC/Gas	355	352	226	355	226	57%
Info (Tenant Changes)	11	10	7	11	7	57%
C.O.'s	410	439	290	410	290	41%
Other	657	617	472	657	472	39%
Totals:	3465	3460	2543	3465	2543	36%
Daily Average	158	173	127			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$41,959,813.33	\$37,481,159.25	12%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$106,269.00**	\$151,552.00	\$1,400,000.00	8%

* In Jul - 0 Duplex Structures
~ In Jul - 0 TH Bldgs, 0 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>
NMB Park & Sports Complex PH 2	650 Champions Blvd.	\$16,885,000.00	\$0.00 (FEE WAIVED)	Grading
Southwind Cove	875 West Port Dr.	\$1,549,186.39	\$5,662.50	Grading
Trinity United Methodist Church	706 14 th Ave S	\$1,134,958.50	\$4,417.50	Fellowship Hall Addition

TENANT CHANGES

Tenant Changes Monthly Statistics:

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

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, July 11, 2024, and took the following actions:

- APPROVED VARIANCE #V17-24:** Application by David Pitts to reduce the side and rear yard setback at 703 18th Avenue South zoned Medium Density Residential, R-2 District.
- CONTINUED VARIANCE #V23-24:** Application by Jason Willwerth to remove seven trees in excess of 24 caliper inches at Watertower Road East of Hwy 31 to Cooper Meadow Loop West in the Wax Myrtle Phase of Waterside.
- APPROVED SPECIAL EXCEPTION #SE3-24:** Application by Greg Duckworth for a special exception to operate a mini warehouse and climate controlled mini warehouse development at 1425 Highway 17 North zoned Highway Commercial, HC District.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

OPEN COMPLAINTS						
	Accessory Structures	Parking & Storage of Certain Vehicles	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers	Violations
July	2	5	2	14	2	2

CLOSED COMPLAINTS						
	Accessory Structures	Lighting	Parking & Storage of Certain Vehicles	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers
July	0	0	4	6	3	1

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS						
	Misc.	Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Vehicles
July	1	1	8	3	6	1

PLANNING DIVISION

During the month of July, 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
July	4	1	10	2

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
July	1	54	0	NA	2	0.61

July 16, Planning Commission Meeting:

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-24-24:** City staff received a petition to annex ±58.3 acres at the intersection of Highway 22 and Highway 31 identified by PIN 359-00-00-0005. 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 postpone the item to the August 20 meeting at the applicant's request to allow more time for coordination with the neighboring community.

- B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-25:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) providing access to the adjacent Barefoot Lakes development by way of connection to Marsh Glen Drive.

Action: The Planning Commission voted unanimously to postpone the item to the August 20 meeting at the applicant's request to allow more time for coordination with the neighboring community.

- C. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE PETITION FOR ANNEXATION AND ZONING Z-24-24 CREATING THE BAREFOOT LAKES DEVELOPMENT:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the petition for annexation and zoning creating the Barefoot Lakes development.

Action: The Planning Commission voted unanimously to postpone the hearing to the August 20 meeting at the applicant's request to allow more time for coordination with the neighboring community.

- D. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-23:** City staff received an application for a major amendment to the Gator Hole Planned Development District (PDD) adding medical office uses to the allowed uses for Phase 2.

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 August 19, 2024, meeting.

- E. **FINAL SUBDIVISION PLAT SUB-24-36:** A major final bonded plat of subdivision creating 54 residential lots, open space, and private rights-of-way in Phase 1 of SeaChase Pointe.

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