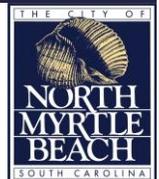


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT AUGUST 2024

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





BUILDING DIVISION MONTHLY REPORT AUG 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	AUG 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	35	47	34	82	69	19%
Townhouse Building Permits ~	2	0	10	2	30	-93%
Townhouse Units	(8)	(0)	(26)	(8)	(54)	-85%
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	3	1	6	1	-83%
Relocation	0	0	0	0	0	0%
Demolitions	0	10	5	10	13	-23%
Swimming Pools	7	11	8	18	18	0%
Signs	4	3	7	7	11	-36%
Alter/Addition/Repair	274	300	359	574	619	-7%
Mobile Homes (New)	0	1	1	1	7	-86%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	1	0	2	0%
Other	28	20	24	48	56	-14%
TOTALS:	353	395	450	748	826	-9%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	AUG 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	216	295	339	511	554	-8%
Zoning Compliances	166	237	141	403	242	67%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	AUG 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	898	1098	1020	1996	1817	10%
Electrical	404	478	426	882	822	7%
Plumbing	388	456	411	844	766	10%
HVAC/Gas	304	355	268	659	494	33%
Info (Tenant Changes)	7	11	18	18	25	-28%
C.O.'s	339	410	442	749	732	2%
Other	459	657	460	1116	932	20%
Totals:	2799	3465	3045	6264	5588	12%
Daily Average	127	158	132			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$83,305,452.52	\$72,463,006.48	15%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$261,277.50**	\$296,118.25	\$1,400,000.00	19%

* In Aug - 0 Duplex Structures
~ In Aug - 2 TH Bldgs, 2 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>
Palmetto Coast Industrial Park - PH II	8725 Water Tower Rd	\$17,756,091.29	\$54,383.54	New Construction
Palmetto Coast Industrial Park - PH II	8725 Water Tower Rd	\$2,625,969.16	\$8,890.50	Grading
Sovereign Village	6876 Water Tower Rd	\$1,300,000.00	\$4,912.50	Grading
Park Village	10600 Hwy 90	\$1,140,202.00	\$4,435.50	Grading
Chapel by the Sea	1051 Sea Mountain Hwy.	\$721,683.50	\$5,393.50	Addition

TENANT CHANGES

Tenant Changes Monthly Statistics:

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

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, August 8, 2024, and took the following actions:

1. **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.
2. **POSTPONED VARIANCE #V25-24:** Application by Kim Ford for a variance of the side and rear setback requirements for a proposed park model at 5400 Little River Neck Road, lot #47, zoned Planned Development District, PDD.

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
August	2	4	1	15	2	3

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

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS						
	Misc.	Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Vehicles
August	0	0	7	0	0	0

PLANNING DIVISION

During the month of August, 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
August	11	0	16	4

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
August	1	62	0	NA	8	83.42

August 20, Planning Commission Meeting:

OLD 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 September 17 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 September 17 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 September 17 meeting at the applicant's request to allow more time for coordination with the neighboring community.

NEW BUSINESS

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-26:** City staff received an application for a major amendment to the Surf Estates Planned Development District (PDD) revising the entry at the Sea Mountain Highway beach store.

Action: The Planning Commission voted unanimously to recommend denial of the major PDD amendment citing concerns over aesthetics and safety. The item was forwarded to the City Council to be considered for first reading of ordinance at the September 16, 2024, meeting.

- B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-27:** City staff received an application for a major amendment to the Gator Hole Planned Development District (PDD) revising the signage for the newly proposed medical office use on 2nd Avenue North.

Action: The Planning Commission voted unanimously to postpone the item to the September 17 meeting to allow the applicant time to address staff concerns.

- C. **ANNEXATION & ZONING DESIGNATION Z-24-28:** City staff received a petition to annex ±13.32 acres on Tom E. Chestnut Road identified by PINs 357-02-03-0028 and 357-03-04-0004. The lots are 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 September 16, 2024, meeting.

- D. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-30:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising neighborhood three, known as Wax Myrtle, at 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 September 16, 2024, meeting.

- E. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-29:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising a portion of the PDD to a commercial uniform, business supplies, and service products distribution center.

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 September 16, 2024, meeting.

- F. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-24-29 AND REVISIONS TO THE PARKWAY GROUP PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Parkway Group PDD. The proposal creates a commercial uniform, business supplies, and service products distribution center.

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 September 16, 2024.

- G. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-31:** City staff received an application for a minor amendment to the Hope Pointe Planned Development District (PDD) revising the entry signage on Little River Neck Road.

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

- H. **FINAL SUBDIVISION PLAT SUB-24-33:** A major final bonded plat of subdivision creating 62 residential lots, open space, and public rights-of-way in Phase One of Hope Pointe.

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

- I. **LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-24-01:** City staff has initiated an amendment to the land development regulations addressing building permits for illegal subdivisions.

Action: The Planning Commission voted unanimously to recommend approval of the land regulations text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the September 16, 2024, meeting.