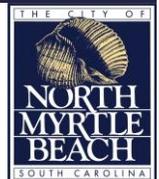


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT SEPTEMBER 2024

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





BUILDING DIVISION MONTHLY REPORT SEPTEMBER 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	SEPT 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	63	35	37	145	106	37%
Townhouse Building Permits ~	7	2	2	9	32	-72%
Townhouse Units	(12)	(8)	(12)	(20)	(66)	-70%
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	14	3	0	20	1	-95%
Relocation	0	0	1	0	1	0%
Demolitions	10	0	7	20	20	0%
Swimming Pools	12	7	10	30	28	7%
Signs	7	4	4	14	15	-7%
Alter/Addition/Repair	350	274	274	924	893	3%
Mobile Homes (New)	3	0	3	4	10	-60%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	2	0%
Other	26	28	20	74	76	-3%
TOTALS:	492	353	358	1240	1184	5%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	SEPT 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	224	216	189	735	743	-1%
Zoning Compliances	166	166	110	569	352	62%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	SEPT 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1008	898	1030	3004	2847	6%
Electrical	367	404	436	1249	1258	-1%
Plumbing	325	388	447	1169	1213	-4%
HVAC/Gas	240	304	351	899	845	6%
Info (Tenant Changes)	20	7	12	38	37	3%
C.O.'s	303	339	298	1052	1030	2%
Other	512	459	415	1628	1347	21%
Totals:	2775	2799	2989	9039	8577	5%
Daily Average	139	127	149			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$128,191,559.29	\$103,640,316.37	24%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$430,445.00**	\$413,174.25	\$1,400,000.00	31%

* In Sept - 0 Duplex Structures
~ In Sept - 2 TH Bldgs, 7 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>
Lauret Tract PH 1	2700 Long Bay Rd	\$7,869,124.80	\$24,622.50	Grading
First Baptist Church Worship Center	200 S Hwy 17	\$4,829,887.50	\$39,573.50	New Construction

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
September	0	5	1	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, September 12, 2024, and took the following actions:

- REMOVED 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. This is a rehearing of VARIANCE #42-23.
- APPROVED 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.
- WITHDRAWN 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.
- APPROVED VARIANCE #V26-24:** Application by Karson Setzer for a variance of the required separation between primary and accessory structures at 313 46th Avenue North zoned Single Family, Low Density Residential R-1 District.
- POSTPONED VARIANCE #V27-24:** Application by George Bennett for a variance of the required side yard setback for a proposed addition to the home at 2400 Bryan Street zoned Mobile/Manufactured Home Residential R-3 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	Visual Clearance
September	3	4	2	14	3	1

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

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS						
	Misc.	Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Vehicles
September	0	0	9	0	1	0

PLANNING DIVISION

During the month of September, 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
September	5	0	9	3

APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS		
Number	# Lots	Number	# Lots	Number	Acreage	
September	0	NA	1	2	3	2.05

September 17, 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 October 8 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 October 8 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 October 8 meeting at the applicant's request to allow more time for coordination with the neighboring community.

- D. **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 October 8 meeting at the applicant's request to allow more time for plan development.

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-24-32:** City staff received a petition to annex ±1.04 acres on Riverside Drive identified by PINs 311-16-01-0004 and 311-16-04-0024. The lots are 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 October 8, 2024, meeting.

- B. **ANNEXATION & ZONING DESIGNATION Z-24-33:** City staff received a petition to annex ±0.86 acres on Riverside Drive identified by PIN 311-16-04-0016. 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 October 8, 2024, meeting.

- C. **STREET RENAMING SN-24-1:** A proposed renaming of an existing street from 7th Street to Roller Coaster Lane.

Action: The Planning Commission voted unanimously to approve the street renaming.

- D. **PRELIMINARY SUBDIVISION PLAT SUB-23-94:** A major preliminary plat of subdivision creating two lots and public right-of-way off Champions Boulevard Phase Two.

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

PUBLIC COMMENT

- A. Commissioner Wise asked that the following be added to the record: The Planning Commission would like to look at future road use for Water Tower Road and other roads connecting future development. That the City consider taking a more proactive approach rather than reactive to avoid the traffic issues seen on Highway 90 and Highway 57 in rapidly developing areas, such as Champions Boulevard and Water Tower Road.
- B. Commissioner Horton asked that the Planning Commission also make provisions when plans were approved for additional rights-of-way, if that was appropriate.