DEPARTMENT OF PLANNING & DEVELOPMENT

MONTHLY REPORT OCTOBER 2024

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach, SC 29582

BUILDING DIVISION
MONTHLY REPORT OCTOBER 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	OCT 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	54	63	33	199	139	43%
Townhouse Building Permits ~	0	7	0	9	32	-72%
Townhouse Units	(0)	(12)	(0)	(20)	(66)	-70%
Multifamily Buildings	0	0	1	0	1	0%
Multifamily Units	(0)	(0)	(34)	(0)	(34)	0%
Mixed-Use (Comm & M/F)	0	0	1	0	1	0%
Hotel/Motel Buildings	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	2	14	0	22	1	-95%
Relocation	2	0	0	2	1	-50%
Demolitions	3	10	6	23	26	-12%
Swimming Pools	7	12	12	37	40	-8%
Signs	7	7	5	21	20	5%
Alter/Addition/Repair	364	350	347	1288	1240	4%
Mobile Homes (New)	2	3	3	6	13	-54%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	2	0%
Other	29	26	13	103	89	16%
TOTALS:	470	492	421	1710	1605	7%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	OCT 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	394	224	371	1129	1114	1%
Zoning Compliances	247	166	179	816	531	54%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	OCT 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1380	1008	1052	4384	3899	12%
Electrical	551	367	531	1800	1789	1%
Plumbing	471	325	502	1640	1715	-4%
HVAC/Gas	379	240	414	1278	1259	2%
Info (Tenant Changes)	20	20	5	58	42	38%
C.O.'s	545	303	489	1597	1519	5%
Other	611	512	545	2239	1892	18%
Totals:	3957	2775	3538	12996	12115	7%
Daily Average	172	139	169			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
$166,302,692.31	$130,233,517.44	28%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
$591,865.00**	$520,143.75	$1,400,000.00	42%

*** In Oct- 0 Duplex Structures**
~ In Oct- 0 TH Bldgs, 0 Permits

**** 3.1, 3.2, 3.4 codes only**

MAJOR PROJECTS PERMITTED

PROJECT	LOCATION	VALUATION	PERMIT FEE	DESCRIPTION
Sandridge Pod 2 (Champions Park)	654 Champions Blvd	$2,916,000.00	$9,760.50	Grading
Forestwood PH 2 (fka Bell Tract)	9516 Martins Cut Dr A	$2,726,544.15	$9,193.50	Grading
Grande Dunes North PH 7B & 8B	9050 Bliss Dr	$2,281,720.79	$7,858.50	Grading
The Cottages at The Dye Club	2600 Pete Dye Dr	$1,245,787.45	$4,750.50	Grading
Grande Dunes North PH 10C	2201 Vera Way A	$750,119.40	$3,265.50	Grading
Grande Dunes North PH 9C	9100 Bliss Dr A	$714,193.99	$3,157.50	Grading
Dairy Queen	4518 S Hwy 17	$635,762.70	$43,745.50	New Construction
Dunkin Donuts	4526 S Hwy 17	$618,820.50	$45,169.70	New Construction

MONTHLY RECEIPTS REPORT

Tree Bank		$1,500.00
Tradesman Certification Cards		$1,125.00
Tenant Changes		$520.00
Zoning Ordinance, Rezoning, Variance Fees & Comp Plan		$100.00
	Grand Total	**$3,145.00**

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
October	0	7	6	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, October 10, 2024, and took the following actions:

1. **WITHDRAWN 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.
2. **APPROVED VARIANCE #V28-24:** Application by Sarah Hamblin for a variance of the maximum parking allowance for a proposed convenience retail establishment at 10571 Park Village Drive zoned Highway Commercial, HC District.
3. **POSTPONED VARIANCE #V29-24:** Application by Ann Walters for a variance of the side yard setback requirements for a cargo lift at 338 46th Avenue North zoned Single Family, Low Density, R-1 District.
4. **DENIED VARIANCE #V30-24:** Application by Phillip Jones for a variance of the accessory structure requirements to construct a swimming pool in the front yard at 319 36th Avenue North zoned Single Family, Low Density Residential, R-1 District.
5. **APPROVED VARIANCE #V31-24:** Application by Michelle Barney for a variance to remove a tree exceeding 24 caliper inches at 1101 Anne Street zoned R-1A Single Family Residential Low Medium 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
October	2	1	2	14	2	0

	CLOSED COMPLAINTS					
	Accessory Structures	Parking & Storage of Certain Vehicles	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers	Visual Clearance
October	1	3	1	1	1	1

Code Enforcement Monthly Complaint Statistics:

	COMPLAINTS					
	Misc.	Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Vehicles
October	0	0	7	2	2	1

PLANNING DIVISION

During the month of October, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop. The meeting/workshop originally scheduled for October 8 was canceled due to lack of business.

Monthly Plan and Plat Review Statistics:

	SITE PLAN SUBMITTALS			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
October	8	0	16	0

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
October	0	NA	0	NA	7	9.90

October 22, 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 recommend denial of the petition for annexation and zoning citing concerns on stormwater, traffic, and effects on the neighborhood. The item was forwarded to the City Council to be considered for first reading of ordinance at the November 4, 2024, meeting.

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 recommend denial of the major PDD amendment citing concerns on stormwater, traffic, and effects on the neighborhood. The item was forwarded to the City Council to be considered for first reading of ordinance at the November 4, 2024, meeting.

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 hosted the first of two public hearings on the development agreement; commissioners recommended that the development agreement require a full sprinkler system and define prohibited building materials. The second public hearing was scheduled for the City Council meeting on November 4, 2024.

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 November 12 meeting at the applicant's request to allow more time for plan development.

NEW BUSINESS

A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-34:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating Phases Four and Five of the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevations.

Action: The Planning Commission voted unanimously to recommend denial of the major PDD amendment citing concerns on traffic and aesthetics. The item was forwarded to the City Council to be considered for first reading of ordinance at the November 4, 2024, meeting.

B. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-24-34 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 Phases Four and Five of the Palmetto Coast Industrial Park.

Action: The Planning Commission hosted the first of two public hearings on the development agreement; commissioners recommended that inflation be accounted for in sidewalk and street tree costs. The second public hearing was scheduled for the City Council meeting on November 4, 2024.