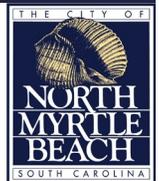


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT NOVEMBER 2024

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





BUILDING DIVISION MONTHLY REPORT NOVEMBER 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	NOV 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	48	54	37	247	176	40%
Townhouse Building Permits ~	0	0	3	9	35	-74%
Townhouse Units	(0)	(0)	(16)	(20)	(82)	-76%
Multifamily Buildings	0	0	7	0	8	0%
Multifamily Units	(0)	(0)	(262)	(0)	(296)	0%
Mixed-Use (Comm & M/F)	0	0	0	0	1	0%
Hotel/Motel Buildings	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	2	2	5	24	6	-75%
Relocation	0	2	0	2	1	-50%
Demolitions	1	3	3	24	29	-17%
Swimming Pools	13	7	14	50	54	-7%
Signs	0	7	5	21	25	-16%
Alter/Addition/Repair	226	364	241	1514	1481	2%
Mobile Homes (New)	2	2	4	8	17	-53%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	1	0	0	1	2	100%
Other	21	29	15	124	104	19%
TOTALS:	314	470	334	2024	1939	4%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	NOV 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	375	394	224	1504	1338	12%
Zoning Compliances	230	247	174	1046	705	48%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	NOV 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1019	1380	825	5403	4724	14%
Electrical	476	551	337	2276	2126	7%
Plumbing	396	471	337	2036	2052	-1%
HVAC/Gas	317	379	282	1595	1541	4%
Info (Tenant Changes)	14	20	12	72	54	33%
C.O.'s	465	545	326	2062	1845	12%
Other	532	611	437	2771	2329	19%
Totals:	3219	3957	2556	16215	14671	11%
Daily Average	169	172	128			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$202,043,790.93	\$192,876,037.92	5%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$701,367.00	\$746,314.50	\$1,400,000.00	50%

* In Nov- 0 Duplex Structures
~ In Nov- 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>
18 th Ave N Outfall Landward Drain	1710 N Ocean Blvd	\$7,144,000.00	\$0.00 (FEE WAIVED)	Grading
The Preserve	2990 Long Branch Lp	\$4,650,000.00	\$14,962.50	Grading
Centerwell	240 N HWY 17	\$610,294.32	\$0.00	Upfit
NMB Maintenance Building	1130 Victory Ln	\$1,245,787.45	\$4,750.50 (FEE WAIVED)	New Construction
Ocean Drive Presbyterian Church	410 6 th Ave S	\$600,000.00	\$2,812.50	Alteration
Sandridge Spine Road	680 Champions Blvd	\$518,500.00	\$2,569.50	Grading

MONTHLY RECEIPTS REPORT

Tree Bank	\$1,900.00
Tradesman Certification Cards	\$500.00
Tenant Changes	\$320.00
Grand Total	\$2,720.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
November	0	6	2	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, November 14, 2024, and took the following actions:

1. **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.
2. **APPROVED VARIANCE #V32-24:** Application by Mitch Sells for a variance of side yard setback for the placement of a generator at 2609 South Ocean Blvd zoned Resort Residential, R-4 District.
3. **WITHDRAWN VARIANCE #V33-24:** Application by James Baldwin to remove a tree exceeding 24 caliper inches at 1104 Palm Bay Drive.
4. **APPROVED VARIANCE #V34-24:** Application by Douglas Jolly for a variance of rear yard setback for a proposed propane tank at 609 21st Avenue North Zoned Single Family, Low Density Residential, R-1 District.
5. **APPROVED VARIANCE #V35-24:** Application by Jane Dodge for a variance to remove two trees exceeding 24 caliper inches at 875 Westport Drive.
6. **WITHDRAWN VARIANCE #V36-24:** Application by Phillip Hornbeck for a variance to remove trees exceeding 24 caliper inches at the proposed Bahama Island RV Park at the end of Bowline Boulevard abutting the NMB Drydock and RV Park.
7. **POSTPONED VARIANCE #V37-24:** Application by Stephanie Carroll for a variance of the front yard setback requirements at 704 Windy Hill Road zoned Single Family-Low Density Residential, R-1 District.
8. **POSTPONED VARIANCE #V38-24:** Application by Jeffrey Kiser for a variance of the minimum building setback requirements of the archaic, superseded, patio home regulations for a proposed home addition at 729 Sweet Gum Lane zoned Medium Density Residential, R-2 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	Violation of HC Zoning District
November	1	1	2	13	1	1

	CLOSED COMPLAINTS					
	Accessory Structures	Parking & Storage of Certain Vehicles	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers	Prohibited Signs
November	0	0	0	1	1	1

Code Enforcement Monthly Complaint Statistics:

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

PLANNING DIVISION

During the month of November, 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
November	6	0	7	3

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
November	0	NA	0	NA	4	36.71

November 12, Planning Commission Meeting:

OLD BUSINESS

- A. **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 December 3 meeting at the applicant's request to allow more time for plan development.

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-24-35:** 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 Residential Low-Medium Density (R-1A) and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend approval of petition for annexation and zoning. The item was forwarded to the City Council to be considered for first reading of ordinance at the December 2, 2024, meeting.

- B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-24-36:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the Preserve.

Action: The Planning Commission voted unanimously to postpone the item to the November 12 meeting to allow the applicant to address staff and commission concerns.

- C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-24-36 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 revises the Preserve.

Action: The Planning Commission voted to postpone the first public hearing on the development agreement to the November 12 meeting to keep the development agreement approval aligned with the PDD amendment approval process.

- D. BUILDING ORDINANCE TEXT AMENDMENT B-24-1:** City staff has initiated an amendment to Chapter 6, Article I of the City code to revise reinspection fees.

Action: The Planning Commission voted unanimously to recommend approval of the building ordinance text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the December 2, 2024, meeting.

- E. ZONING ORDINANCE TEXT AMENDMENT Z-24-1:** City staff has initiated an amendment to the zoning ordinance addressing the replacement value of trees in the tree mitigation bank.

Action: The Planning Commission voted unanimously to recommend approval of zoning ordinance text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the December 2, 2024, meeting.