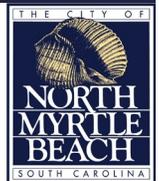


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT DECEMBER 2024

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





BUILDING DIVISION MONTHLY REPORT DECEMBER 2024

PERMITS ISSUED	THIS MONTH	LAST MONTH	DEC 2023	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	56	48	51	303	227	33%
Townhouse Building Permits ~	12	0	8	21	43	-51%
Townhouse Units	(12)	(0)	(14)	(32)	(96)	-67%
Multifamily Buildings	0	0	0	0	8	0%
Multifamily Units	(0)	(0)	(0)	(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	3	2	0	27	6	-78%
Relocation	0	0	0	2	1	-50%
Demolitions	5	1	4	29	33	-12%
Swimming Pools	14	13	11	64	65	-2%
Signs	3	0	3	24	28	-14%
Alter/Addition/Repair	224	226	213	1738	1694	3%
Mobile Homes (New)	0	2	1	8	18	-56%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	1	1	1	3	200%
Other	16	21	12	140	116	21%
TOTALS:	333	314	304	2357	2243	5%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	DEC 2023	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	377	375	204	1881	1542	22%
Zoning Compliances	287	230	167	1333	872	53%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	DEC 2023	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1151	1019	743	6554	5467	20%
Electrical	557	476	415	2833	2541	11%
Plumbing	470	396	360	2506	2412	4%
HVAC/Gas	376	317	294	1971	1835	7%
Info (Tenant Changes)	11	14	10	83	64	30%
C.O.'s	525	465	344	2587	2189	18%
Other	666	532	485	3437	2814	22%
Totals:	3756	3219	2651	19971	17322	15%
Daily Average	188	169	140			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$234,458,812.08	\$213,968,504.06	10%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$832,751.00	\$838,546.50	\$1,400,000.00	59%

* In Dec- 0 Duplex Structures
~ In Dec- 2 TH Bldgs, 12 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>
Grande Dunes North Amenity Building	9000 Everlee Ln	\$1,564,811.00	\$5,822.50	New Construction
Wells Fargo Bank	210 N Hwy 17	\$637,553.84	\$11,149.50	New Construction

MONTHLY RECEIPTS REPORT

Tree Bank	\$1,100.00
Tradesman Certification Cards	\$320.00
Tenant Changes	\$1,000.00
Grand Total	\$2,420.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

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

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, December 12, 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 #V37-24:** Application by Stephanie Carroll for a variance of the front and side yard setback requirements at 704 Windy Hill Road zoned Single Family-Low Density Residential, R-1 District.

3. **APPROVED VARIANCE #V39-24:** Application by Sarah Hamblin for a variance to increase the maximum parking spaces allowed for a proposed development from 26 to 44 spaces at 4350 Highway 17 South 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	Violation of HC Zoning District
December	1	1	1	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
December	0	0	2	1	0	0

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS						
	Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Utility	Vehicles
December	1	2	1	2	1	1

PLANNING DIVISION

During the month of December, 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
December	5	0	7	4

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
December	1	62	0	NA	6	62.42

December 3, 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 next meeting after receiving the full plan to allow more time for plan development.

- 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 4-1 to recommend approval of major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the January 6, 2025, meeting.

- 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 hosted the first of two public hearings on the development agreement; commissioners recommended that amenity be required at 85% CO for the paired villa section of the development only. The second public hearing was scheduled for the City Council meeting on January 6, 2025.

NEW BUSINESS

- A. LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-24-2:** City staff has initiated an amendment to the land development regulations creating a sketch plan step for major subdivisions and in-common residential developments to address tree removal

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 January 6, 2025, meeting.

- B. CORRECTIVE 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 corrective final plat.