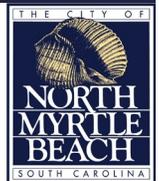


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT JANUARY 2025

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





BUILDING DIVISION MONTHLY REPORT JANUARY 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	JAN 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	89	56	53	392	280	40%
Townhouse Building Permits ~	10	12	3	31	46	-33%
Townhouse Units	(22)	(12)	(12)	(54)	(108)	-50%
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	0	3	0	27	6	-78%
Relocation	0	0	1	2	2	0%
Demolitions	3	5	2	32	35	-9%
Swimming Pools	7	14	14	71	79	-10%
Signs	2	3	6	26	34	-24%
Alter/Addition/Repair	227	224	298	1965	1992	-1%
Mobile Homes (New)	1	0	1	9	19	-53%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	1	3	200%
Other	15	16	16	155	132	17%
TOTALS:	354	333	394	2711	2637	3%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JAN 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	290	377	242	2171	1784	22%
Zoning Compliances	190	287	199	1523	1071	42%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JAN 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1070	1151	1027	7624	6494	17%
Electrical	489	557	414	3322	2955	12%
Plumbing	472	470	420	2978	2832	5%
HVAC/Gas	312	376	307	2283	2142	7%
Info (Tenant Changes)	6	11	15	89	79	13%
C.O.'s	409	525	361	2996	2550	17%
Other	591	666	573	4028	3387	19%
Totals:	3349	3756	3117	23320	20439	14%
Daily Average	160	188	148			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$268,673,165.68	\$244,166,889.04	10%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$980,164.50	\$966,493.50	\$1,400,000.00	70%

* In Jan- 10 Duplex Structures
~ In Jan- 5 TH Bldgs, 10 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>
Jasmine Tower	100 North Beach Blvd	\$1,221,698.00	\$4,678.50	Repairs
Beach Cove	4800 S Ocean Blvd	\$520,000.00	\$2,572.50	Repairs

MONTHLY RECEIPTS REPORT

Tree Bank	\$1,400.00
Tradesman Certification Cards	\$3,125.00
Tenant Changes	\$240.00
Re-inspection Fees	\$400.00
Grand Total	\$5,165.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
January	0	4	2	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, January 9, 2025, and took the following actions:

- WITHDRAWN 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.
- APPROVED VARIANCE #V40-24:** Application by Mike Elliott to remove a tree exceeding 24 caliper inches at 4912 Bucks Bluff Drive zoned, Planned Development District, PDD.

3. **POSTPONED VARIANCE #V41-24:** Application by Jessica Black for a variance to encroach into the side yard setback at 1301 Shore Drive zoned, Mobile/Manufactured Home Residential District, R-3.

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
January	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
January	0	0	1	1	0	0

Code Enforcement Monthly Complaint Statistics:

	COMPLAINTS					
	Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Utility	Vehicles
January						

PLANNING DIVISION

During the month of January, 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
January	10	0	12	2

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
January	2	123	3	233	2	0.37 AC

January 7, Planning Commission Meeting:

NEW BUSINESS

- A. **ZONING ORDINANCE TEXT AMENDMENT ZTX-24-2:** City staff has initiated an amendment to the zoning ordinance addressing the separation of structures projecting into required yards.

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 February 3, 2024, meeting.

- B. **ZONING ORDINANCE TEXT AMENDMENT ZTX-24-3:** City staff has initiated an amendment to the zoning ordinance addressing perimeter landscape requirements.

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 February 3, 2024, meeting.

- C. **ZONING ORDINANCE TEXT AMENDMENT ZTX-24-4:** City staff has initiated an amendment to the zoning ordinance addressing parking flexibility around the traditional commercial centers of the four historic beach communities that were combined to form the City of North Myrtle Beach and overlay zones.

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 February 3, 2024, meeting.

- D. **PRELIMINARY SUBDIVISION PLAT SUB-24-47:** A major preliminary plat of subdivision creating 140 residential lots and private rights-of-way off Marshfield Road in Phase Two of the Lauret Tract which is also known as Marshfield.

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

- E. **PRELIMINARY SUBDIVISION PLAT SUB-24-66:** A major preliminary plat of subdivision creating 21 residential lots and private rights-of-way off Brynlee Road in Phase Four of Grande Dunes North at the Parkway Group Planned Development District (PDD).

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

- F. **PRELIMINARY SUBDIVISION PLAT SUB-24-68:** A major preliminary plat of subdivision creating 72 residential lots and private rights-of-way in Phase Five of Grande Dunes North at the Parkway Group Planned Development District (PDD).

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

- G. **FINAL SUBDIVISION PLAT SUB-24-36:** A major final bonded plat of subdivision creating 78 residential lots and public rights-of-way in Phase Two of SeaChase Pointe.

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

- H. **FINAL SUBDIVISION PLAT SUB-24-85:** A major final bonded plat of subdivision creating 45 residential lots, common area, and private rights-of-way in Southwind Cove

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