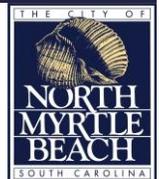


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT FEBRUARY 2025

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





BUILDING DIVISION MONTHLY REPORT FEBRUARY 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	FEB 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	72	89	116	464	396	17%
Townhouse Building Permits ~	15	10	8	46	54	-15%
Townhouse Units	(27)	(22)	(32)	(81)	(140)	-42%
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	0	3	27	9	-67%
Relocation	0	0	0	2	2	0%
Demolitions	10	3	5	42	40	5%
Swimming Pools	11	7	13	82	92	-11%
Signs	5	2	2	31	36	-14%
Alter/Addition/Repair	281	227	339	2246	2331	-4%
Mobile Homes (New)	0	1	0	9	19	-53%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	1	3	200%
Other	15	15	12	170	144	18%
TOTALS:	409	354	498	3120	3135	0%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	FEB 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	283	290	303	2454	2087	18%
Zoning Compliances	210	190	257	1733	1328	30%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	FEB 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1183	1070	1130	8807	7624	16%
Electrical	536	489	467	3858	3422	13%
Plumbing	484	472	492	3462	3324	4%
HVAC/Gas	335	312	368	2618	2510	4%
Info (Tenant Changes)	12	6	21	101	100	1%
C.O.'s	415	409	434	3411	2984	14%
Other	762	591	648	4790	4035	19%
Totals:	3727	3349	3560	27047	23999	13%
Daily Average	186	160	170			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$307,765,428.06	\$285,989,859.73	8%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,144,005.00	\$1,169,994.00	\$1,400,000.00	82%

* In Feb- 4 Duplex Structures
~ In Feb- 6 TH Bldgs, 15 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>
Amazon Distribution Warehouse	8651 Water Tower Rd	\$2,000,000.00	\$7,012.50	Alterations
McDowell Corporate Center	8389 Water Tower Rd	\$1,878,434.00	\$6,649.50	Grading
House Creek Dredging	413 53 rd Ave N	\$1,337,463.00	\$0.00 (FEE WAIVED)	Grading

MONTHLY RECEIPTS REPORT

Tradesman Certification Cards	\$2,375.00
Tenant Changes	\$480.00
Re-inspection Fees	\$700.00
Grand Total	\$3,555.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
February	0	9	3	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, February 13, 2025, and took the following actions:

1. **APPROVED 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.

APPROVED BZA-25-1: Application by Chad Hatley for a Special Exception to construct and operate a climate-controlled storage facility near the intersection of Robert Edge Parkway and Hwy. 90 in the Highway Commercial, HC District. Pin Number 34907020014.
2. **APPROVED BZA-25-2:** Application by Sarah Bryson for a Special Exception to allow on site consumption of alcohol at a proposed restaurant and family entertainment facility at 3607 Highway 17 South zoned Highway Commercial, HC District.
3. **APPROVED BZA-25-3:** Application by Sergii Soshka for a variance of front yard setback for a staircase at 207 30th Avenue North zoned Resort Residential, R-4 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	Tree Removal
February	2	1	1	14	1	1

CLOSED COMPLAINTS						
	Accessory Structures	Parking & Storage of Certain Vehicles	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers	Prohibited Signs
February	0	0	3	0	0	0

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS						
	Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Utility	Noise
February	0	0	2	1	0	1

COMPLAINTS						
	Obstructions	Overgrowth	Property Maintenance	Trash/Debris	Utility	Vehicles
January	0	0	3	1	0	0

PLANNING DIVISION

During the month of February, the City of North Myrtle Beach Planning Commission held two regularly scheduled meetings and workshops.

Monthly Plan and Plat Review Statistics:

	SITE PLAN SUBMITTALS			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
February	12	0	8	4

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
February	3	126	0	NA	4	6.76 AC

February 4, Planning Commission Meeting:

NEW BUSINESS - CONSENT AGENDA

- A. **FINAL SUBDIVISION PLAT SUB-24-62:** A major final bonded plat of subdivision creating three lots and public rights-of-way at the Amenity Area in Waterside.
- B. **FINAL SUBDIVISION PLAT SUB-24-87:** A major final bonded plat of subdivision creating 41 residential lots, open space, pump station, and private rights-of-way in phase one of Rosewood at Waterside.
- C. **FINAL SUBDIVISION PLAT SUB-25-1:** A major final bonded plat of subdivision creating 82 residential lots, common area, and rights-of-way in Phase Two of the Bell Tract which is also known as Forestwood.

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

NEW BUSINESS

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-1:** 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 recommend approval of the major amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the February 17, 2025, meeting.

- B. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-25-1 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: Staff withdrew the item in lieu of the Development Agreement already before City Council.

February 18, Planning Commission Meeting:

NEW BUSINESS - CONSENT AGENDA

- A. **FINAL SUBDIVISION PLAT SUB-24-77:** A major final bonded plat of subdivision creating 112 single-family lots, common area, pump station lot, and public rights-of-way in phase one of the Lauret Tract (also known as Marshfield).
- B. **FINAL SUBDIVISION PLAT SUB-24-87:** A major preliminary plat of subdivision creating 38 blocks for 76 duplex lots and private rights-of-way in Phase 1 of Grande Dunes North.

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