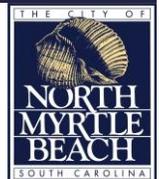


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT MARCH 2025

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





BUILDING DIVISION MONTHLY REPORT MARCH 2025

| PERMITS ISSUED | THIS MONTH | LAST MONTH | MAR 2024 | THIS FY YTD | LAST FY YTD | %CHANGE |
|------------------------------|-------------------|-------------------|-----------------|--------------------|--------------------|----------------|
| Single Family * | 61 | 72 | 55 | 525 | 451 | 16% |
| Townhouse Building Permits ~ | 7 | 15 | 11 | 53 | 65 | -18% |
| Townhouse Units | (10) | (27) | (11) | (91) | (151) | -40% |
| 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 | 2 | 0 | 1 | 29 | 10 | -66% |
| Relocation | 0 | 0 | 0 | 2 | 2 | 0% |
| Demolitions | 1 | 10 | 3 | 43 | 43 | 0% |
| Swimming Pools | 12 | 11 | 17 | 94 | 109 | -14% |
| Signs | 3 | 5 | 6 | 34 | 42 | -19% |
| Alter/Addition/Repair | 308 | 281 | 322 | 2554 | 2653 | -4% |
| Mobile Homes (New) | 3 | 0 | 3 | 12 | 22 | -45% |
| Mobile Homes (Replace) | 0 | 0 | 0 | 0 | 0 | 0% |
| RV's/Park Models | 0 | 0 | 0 | 1 | 3 | 200% |
| Other | 15 | 15 | 25 | 185 | 169 | 9% |
| TOTALS: | 412 | 409 | 443 | 3532 | 3578 | -1% |

| CERTIFICATES ISSUED | THIS MONTH | LAST MONTH | MAR 2024 | THIS FY YTD | LAST FY YTD | % CHANGE |
|----------------------------|-------------------|-------------------|-----------------|--------------------|--------------------|-----------------|
| C.O.'s | 414 | 283 | 356 | 2868 | 2443 | 17% |
| Zoning Compliances | 272 | 210 | 324 | 2005 | 1652 | 21% |

| NUMBER OF INSPECTIONS | THIS MONTH | LAST MONTH | MAR 2024 | THIS FY YTD | LAST FY YTD | % CHANGE |
|------------------------------|-------------------|-------------------|-----------------|--------------------|--------------------|-----------------|
| Building | 1269 | 1183 | 1332 | 10076 | 8956 | 13% |
| Electrical | 446 | 536 | 475 | 4304 | 3897 | 10% |
| Plumbing | 518 | 484 | 469 | 3980 | 3793 | 5% |
| HVAC/Gas | 337 | 335 | 312 | 2955 | 2822 | 5% |
| Info (Tenant Changes) | 9 | 12 | 16 | 110 | 116 | -5% |
| C.O.'s | 521 | 415 | 537 | 3932 | 3521 | 12% |
| Other | 775 | 762 | 757 | 5565 | 4792 | 16% |
| Totals: | 3875 | 3727 | 3898 | 30922 | 27897 | 11% |
| Daily Average | 185 | 186 | 195 | | | - |

BUILDING VALUATION

| THIS FY TO DATE | LAST FY TO DATE | CHANGE |
|------------------------|------------------------|---------------|
| \$342,497,867.62 | \$325,699,937.57 | 5% |

REVENUE

| THIS FY TO DATE | LAST FY TO DATE | FY BUDGET | % OF BUDGET |
|------------------------|------------------------|------------------|--------------------|
| \$1,315,469.00 | \$1,323,375.50 | \$1,400,000.00 | 94% |

* In Mar- 0 Duplex Structures
~ In Mar- 2 TH Bldgs, 7 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> |
|----------------------------------|---------------------------|------------------|------------------------|--------------------|
| Lauret Tract Phase 2 | 2700 Long Bay Rd | \$3,051,730.39 | \$10,168.50 | Grading |
| Sandridge Pod Phase 1 | 696 Champions Blvd | \$2,110,388.00 | \$7,345.50 | Grading |
| CNMB | 5498 Little River Neck Rd | \$925,877.00 | \$0.00 (FEE WAIVED) | Repairs |
| Cottages @ Dye Club Amenity Pool | 2626 Pete Dye Dr | \$566,000.00 | \$28,205.00 | Swimming Pool |

MONTHLY RECEIPTS REPORT

| | |
|---|-------------------|
| Tradesman Certification Cards | \$2,125.00 |
| Tenant Changes | \$320.00 |
| Re-inspection Fees | \$600.00 |
| Zoning Ordinance, Rezoning, Variance Fees & Comp Plan | 50.00 |
| Grand Total | \$3,095.00 |

TENANT CHANGES

Tenant Changes Monthly Statistics:

| | TENANT CHANGES | | | |
|-------|--------------------------------------|---------------------------------------|--------------------|--------|
| | New Business (New classification) | New Business (Same classification) | Ownership Transfer | Vacant |
| March | 1 | 7 | 0 | 0 |

BOARD OF ZONING APPEALS

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

1. **APPROVED BZA-25-4:** Application by Cameron Parker for a variance to remove trees that measure greater than 24 caliper inches at Grande Dunes North, phases 4, 5, 6, 7a and 8a.
2. **APPROVED BZA-25-5:** Application by Ty Bellamy for a variance to remove a tree that measures greater than 24 caliper inches at 312-214 23rd Avenue North.
3. **APPROVED BZA-25-6:** Application by Randy Pinkston for a variance to remove a tree that measures greater than 24 caliper inches at 107 Cedar Avenue.
4. **APPROVED BZA-25-7:** Application by Jonathan Reynolds for a variance to remove trees greater than 24 caliper inches at 1308 Holly Drive.
5. **APPROVED BZA-25-8:** Application by Philip Hornbeck for a special exception for commonly owned amenities at Sandridge Pod 2 off Champion's Blvd. zoned Mid-Rise Multifamily, R-2A District.
6. **APPROVED BZA-25-9:** Application by Philip Hornbeck for a special exception for commonly owned amenities at Sandridge Pod 3 off Champion's Blvd. zoned Mid-Rise Multifamily, R-2A District.
7. **POSTPONED BZA-25-10:** Application by Chris Coleman for a variance to exceed the maximum allowed signage at 210 Highway 17 North zoned Highway Commercial, HC District.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

| OPEN COMPLAINTS | | | | | | | |
|-----------------|----------------------|----------|---------------------------------------|---|----------------------|-------------------------------|--------------|
| | Accessory Structures | Lighting | Parking & Storage of Certain Vehicles | Parking & Storage of Major Recreational Equipment | Property Maintenance | Storage Containers & Trailers | Tree Removal |
| March | 1 | 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 | Trees |
| March | 1 | 0 | 1 | 1 | 0 | 1 |

Code Enforcement Monthly Complaint Statistics:

| COMPLAINTS | | | | | | |
|------------|----------------------|------------|----------------------|--------------|---------|----------|
| | Accessory Structures | Overgrowth | Property Maintenance | Trash/Debris | Utility | Vehicles |
| March | 1 | 0 | 7 | 1 | 0 | 1 |

PLANNING DIVISION

During the month of March, 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 |
| March | 8 | 0 | 12 | 4 |

| | APPROVED MAJOR FINAL PLATS | | APPROVED MAJOR PRELIMINARY PLAT | | STAFF APPROVED PLATS | |
|-------|----------------------------|--------|---------------------------------|--------|----------------------|---------|
| | Number | # Lots | Number | # Lots | Number | Acreage |
| March | 0 | NA | 0 | NA | 0 | NA |

March 4, Planning Commission Meeting:

NEW BUSINESS

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-2:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) converting phase two to a single-family neighborhood.

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 AMENDED AND RESTATED DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-25-2 AND REVISIONS TO THE BAHAMA ISLAND 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 Bahama Island PDD. The proposal converts phase two of the PDD to a single-family neighborhood.

Action: The Planning Commission hosted the first of two public hearings on the development agreement; the second public hearing was scheduled for the City Council meeting on March 17, 2025.

- C. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-1:** City staff has initiated an amendment to the zoning ordinance addressing the maximum standards for parking.

Action: The Planning Commission voted unanimously to recommend approval of the text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the March 17, 2025, meeting.

March 18, Planning Commission Meeting:

NEW BUSINESS

- A. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-2:** City staff has initiated an amendment to the zoning ordinance regarding the height of telecommunications towers.

Action: The Planning Commission voted unanimously to postpone the text amendment to allow further staff review.

- B. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-3:** City staff has initiated a text amendment regarding the minimum length of driveways for residential uses.

Action: The Planning Commission voted unanimously to recommend approval of the text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the April 7, 2025, meeting.

- C. **PRELIMINARY SUBDIVISION PLAT SUB-24-63:** A major preliminary plat of subdivision creating 58 residential lots, common area, and rights-of-way in Phase Three of the Bell Tract.

Action: The Planning Commission voted unanimously to postpone the major preliminary plat at the applicant's request.