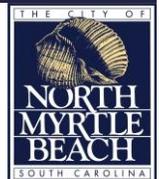


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT APRIL 2025

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





BUILDING DIVISION MONTHLY REPORT APRIL 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	APR 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	73	61	47	598	498	20%
Townhouse Building Permits ~	12	7	0	65	65	0%
Townhouse Units	(18)	(10)	(0)	(109)	(151)	-28%
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	1	2	1	30	11	-63%
Relocation	0	0	0	2	2	0%
Demolitions	2	1	2	45	45	0%
Swimming Pools	15	12	21	109	130	-16%
Signs	1	3	7	35	49	-29%
Alter/Addition/Repair	487	308	398	3041	3051	0%
Mobile Homes (New)	2	3	1	14	23	-39%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	1	3	200%
Other	28	15	18	213	187	14%
TOTALS:	621	412	495	4153	4073	2%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	APR 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	440	414	382	3308	2825	17%
Zoning Compliances	329	272	343	2334	1995	17%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	APR 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1423	1269	1282	11499	10238	12%
Electrical	588	446	535	4892	4432	10%
Plumbing	503	518	507	4483	4300	4%
HVAC/Gas	399	337	385	3354	3207	5%
Info (Tenant Changes)	20	9	11	130	127	2%
C.O.'s	626	521	570	4558	4091	11%
Other	867	775	799	6432	5591	15%
Totals:	4426	3875	4089	35348	31986	11%
Daily Average	211	185	186			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$383,904,351.93	\$355,818,043.89	8%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,493,915.50	\$1,445,547.50	\$1,400,000.00	107%

* In Apr - 3 Duplex Structures
~ In Apr - 4 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>
ABC Warehouse & Showroom	8501 Water Tower Rd	\$5,782,677.58	\$18,476.50	New Construction
Buena Vista	4000 N Ocean Blvd	\$706,074.00	\$3,133.50	Repairs
CNMB Public Safety/Training Center	1011 2 nd Ave S	\$817,556.54	\$0.00 (FEE WAIVED)	Alterations

MONTHLY RECEIPTS REPORT

Tree Bank	\$3,825.00
Tradesman Certification Cards	\$875.00
Tenant Changes	\$520.00
Re-inspection Fees	\$1,600.00
Grand Total	\$6,820.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
April	1	12	0	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, April 10, 2025, and took the following actions:

1. **WITHDRAWN 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.
2. **FAILED BZA-25-11:** Application by Shannon Jordan for a swimming pool in the side yard at 313 42nd Avenue North zoned Single Family Low Density Residential, R-1 District.
3. **POSTPONED BZA-25-12:** Application by Travis Collins for a reduction of front yard setback at 508 10th Avenue South zoned Single Family Low Density Residential, R-1 District.
4. **APPROVED BZA-25-13:** Application by Priscilla Calvo to the Board of Zoning Appeals for determination of penalty for removal of a 42" tree at 1304 Thomas Avenue.
5. **POSTPONED BZA-25-14:** Application by Chad Hatley for a swimming pool in the side yard at 107 Cashmere Lane zoned Single Family Low Density Residential, R-1 District.
6. **POSTPONED BZA-25-15:** Application by Robert Guyton for four separate variance requests: (1) Variance to allow 9 floors over 2 floors of structured parking for a hotel, at a maximum height of 116'; (2) Provide permeable parking areas in lieu of 10% green space; (3) Increase the number of compact parking spaces from 14 to 20; and (4) Variance of the perimeter landscape buffer on the interior boundary, to include wheel stops along that boundary at 1424 South Ocean Boulevard zoned Resort Residential, R-4 District.
7. **POSTPONED BZA-25-16:** Application by Kailee Smith for a variance to exceed the maximum allowable sign area square footage for a proposed gas station/convenience store at 10560 Hwy. 90 zoned Highway Commercial, HC District.
8. **POSTPONED BZA-25-17:** Application by Kailee Smith for a variance to exceed the maximum allowable sign area square footage for a proposed gas station/convenience store at 4530 South Hwy. 17 zoned Highway Commercial, HC District.
9. **APPROVED BZA-25-18:** Application by Phil Jones for a variance to remove a 32" oak tree at 500 Hillside Drive South.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

OPEN COMPLAINTS							
	Accessory Structures	Lighting	New Construction	Parking & Storage of Certain Vehicles	Property Maintenance	Storage Containers & Trailers	Tree Removal
April	4	1	1	1	12	1	1

CLOSED COMPLAINTS						
	Accessory Structures	Parking & Storage of Certain Vehicles	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers	Trees
April	2	0	4	1	0	0

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS						
	Accessory Structures	Overgrowth	Property Maintenance	Trash/Debris	Utility	Vehicles
April	0	6	2	6	0	1

PLANNING DIVISION

During the month of April, 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
April	8	0	12	3

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
April	0	NA	1	55	3	67.50

April 8, Planning Commission Meeting:

OLD 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 4-2 to recommend approval of the text amendment; the dissenting members cited concerns about allowing taller telecommunications towers in all zoning districts, potential impacts on green spaces, and the perception that the City would have more flexibility than private industry. The item was forwarded to the City Council to be considered for first reading of ordinance at the May 5, 2025, meeting.

- B. **PRELIMINARY SUBDIVISION PLAT SUB-24-63:** A major preliminary plat of subdivision creating 55 residential lots, common area, and rights-of-way in Phase Three of the Bell Tract.

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

NEW BUSINESS

- A. **ZONING OVERLAY REQUEST Z-25-3:** City staff has initiated a zoning map amendment to apply the Historic Low-Density Residential Overlay (R-1H) zoning district to one lot containing approximately ± 0.34 acres located on 21st Avenue N where it intersects Paul Street, PIN 351-16-04-0003.

Action: The Planning Commission voted unanimously to recommend approval of the zoning overlay request. The item was forwarded to the City Council to be considered for first reading of ordinance at the May 5, 2025, meeting.

- B. **LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-25-1:** City staff has initiated an amendment to the land development regulations addressing street and rights-of-way standards in planned development districts.

Action: The Planning Commission voted unanimously to postpone the text amendment to meet state law requirements regarding public notice.

- C. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-5:** City staff received an application for a minor amendment to the Parkway Group Planned Development District (PDD) revising the amenities at Abrazo at Waterway Hills.

Action: The Planning Commission voted unanimously to approve the minor PDD amendment.