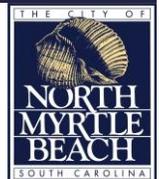


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT MAY 2025

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





BUILDING DIVISION MONTHLY REPORT MAY 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	MAY 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	85	73	79	683	577	18%
Townhouse Building Permits ~	16	12	26	81	91	-11%
Townhouse Units	(22)	(18)	(35)	(131)	(186)	-30%
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	1	3	30	14	-53%
Relocation	0	0	0	2	2	0%
Demolitions	4	2	2	49	47	4%
Swimming Pools	11	15	15	120	145	-17%
Signs	9	1	2	44	51	-14%
Alter/Addition/Repair	362	487	362	3403	3413	0%
Mobile Homes (New)	1	2	0	15	23	-35%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	1	3	200%
Other	14	28	23	227	210	8%
TOTALS:	502	621	512	4655	4585	2%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	MAY 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	408	440	729	3716	3554	5%
Zoning Compliances	298	329	374	2632	2369	11%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	MAY 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1564	1423	1159	13063	11397	15%
Electrical	629	588	522	5521	4954	11%
Plumbing	544	503	513	5027	4813	4%
HVAC/Gas	385	399	375	3739	3582	4%
Info (Tenant Changes)	19	20	29	149	156	-4%
C.O.'s	561	626	865	5119	4956	3%
Other	762	867	745	7194	6336	14%
Totals:	4464	4426	4208	39812	36194	10%
Daily Average	213	211	191			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$423,566,023.96	\$399,829,465.16	6%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,663,430.50	\$1,642,800.00	\$1,400,000.00	119%

* In May - 3 Duplex Structures
~ In May - 6 TH Bldgs, 16 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>
Warehouse (Cintas)	8388 Water Tower Rd	\$617,944.00	\$2,866.50	Grading

MONTHLY RECEIPTS REPORT

Tradesman Certification Cards	\$1,625.00
Electrical Safety Inspections - Tenant Changes	\$400.00
Re-inspection Fees	\$1,600.00
Grand Total	\$3,625.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
May	0	8	2	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. **APPROVED 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.
2. **APPROVED 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.
3. **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.
4. **APPROVED 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.
5. **APPROVED 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.
6. **APPROVED BZA-25-19:** Application by Aviz Shamah for a request Special Exception for serving or permitting on premise consumption of alcoholic beverages, beer, and/or wine at 614 Sea Mountain Highway zoned Highway Commercial, HC District.
7. **APPROVED BZA-25-20:** Application by Michael Kurtz for reduction of the required front setback at 510 12th Avenue South zoned Single Family Low Density Residential, R-1 District.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

	OPEN COMPLAINTS						
	Accessory Structures	Home Occupation	New Construction	Parking & Storage of Certain Vehicles	Property Maintenance	Storage Containers & Trailers	Tree Removal
May	4	1	1	1	14	1	1

	CLOSED COMPLAINTS					
	Accessory Structures	Lighting	New Construction	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers
May	0	1	1	1	1	0

Code Enforcement Monthly Complaint Statistics:

	COMPLAINTS					
	Misc.	Obstruction	Overgrowth	Swimming Pools	Trash/Debris	Vehicles
May	1	1	10	4	6	1

PLANNING DIVISION

During the month of May, 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
May	6	0	16	2

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
May	1	162	0	NA	2	.81

May 5, Planning Commission Meeting:

OLD BUSINESS

- A. **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 recommend approval of the land development regulations text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the May 19, 2025, meeting.

NEW BUSINESS

- A. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-4:** City staff received an application for a minor amendment to the Parkway Group Planned Development District (PDD) revising the amenity and signage for the Indigo at the Preserve neighborhood.

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

- B. **FINAL SUBDIVISION PLAT SUB-25-11:** A major final bonded plat of subdivision creating 162 residential lots, open space, pump station, and private rights-of-way in phase two of Rosewood at Waterside.

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

May 20, Planning Commission Meeting:

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-25-6:** City staff received a petition to annex ±2.00 acres on Water Tower Road identified by PIN 348-02-04-0002. The lots are currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Limited Industrial (LI) and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend approval of the petition for annexation and zoning. The item was forwarded to the City Council to be considered for first reading of ordinance at the June 16, 2025, meeting.

- B. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-4:** City staff has initiated a text amendment revising the definition of Motel.

Action: The Planning Commission voted unanimously to recommend approval of the zoning text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the June 16, 2025, meeting.