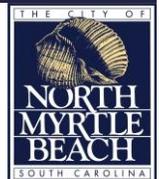


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT JUNE 2025

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





BUILDING DIVISION MONTHLY REPORT JUN 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	JUN 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	49	85	53	732	630	16%
Townhouse Building Permits ~	7	16	1	88	92	-4%
Townhouse Units	(7)	(22)	(4)	(138)	(190)	-27%
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	4	0	1	34	15	-56%
Relocation	0	0	2	2	4	100%
Demolitions	3	4	7	52	54	-4%
Swimming Pools	12	11	4	132	149	-11%
Signs	4	9	7	48	58	-17%
Alter/Addition/Repair	367	362	355	3770	3768	0%
Mobile Homes (New)	2	1	3	17	26	-35%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	1	3	200%
Other	16	14	21	243	231	5%
TOTALS:	464	502	454	5119	5039	2%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JUN 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	707	408	269	4423	3823	16%
Zoning Compliances	321	298	219	2953	2588	14%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JUN 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1559	1564	1081	14622	12478	17%
Electrical	619	629	533	6140	5487	12%
Plumbing	582	544	428	5609	5241	7%
HVAC/Gas	436	385	352	4175	3934	6%
Info (Tenant Changes)	15	19	10	164	166	-1%
C.O.'s	560	561	439	5679	5395	5%
Other	895	762	617	8089	6953	16%
Totals:	4666	4464	3460	44478	39654	12%
Daily Average	222	213	173			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$458,289,843.95	\$421,182,724.81	9%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,866,416.00	\$1,738,148.50	\$1,400,000.00	133%

* In Jun - 2 Duplex Structures
~ In Jun - 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>
Alley Oops	3607 S HWY 17	\$4,885,233.00	\$20,670.50	New Construction
Warehouse (Cintas)	8388 Water Tower Rd	\$2,836,152.60	\$9,638.50	New Construction
Grande Dunes North Phase 5	8799 Brynlee Rd	\$2,469,814.00	\$8,422.50	Grading
McDonald's	1 Lassiter Ct	\$594,671.22	\$6,568.00	New Construction
The Dye Cottages at Dye Club - Pool House	2626 Pete Dye Dr	\$71,902.43	\$544.50	New Construction

MONTHLY RECEIPTS REPORT

Tree Bank	\$4,950.00
Tradesman Certification Cards	\$2,250.00
Electrical Safety Inspections - Tenant Changes	\$320.00
Re-inspection Fees	\$800.00
Grand Total	\$8,320.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
June	1	6	1	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, June 12, 2025, and took the following actions:

1. **APPROVED BZA-25-11:** Application by Shannon Jordan for a variance to place a swimming pool in the side yard at 313 42nd Avenue North zoned Single Family Low Density Residential, R-1 District.
2. **POSTPONED BZA-25-15(A):** Application by Robert Guyton for three separate variance requests: (1) Variance to allow 9 floors over 2 floors of structured parking for a hotel, at a maximum height of 116’;
3. **APPROVED BZA-25-15(B):** (2) Increase the number of compact parking spaces from 14 to 30; and
4. **APPROVED BZA-25-15(C):** (3) Variance of the 5’ perimeter landscape buffer to 4’ on the interior boundary, to include wheel stops along that boundary at 1424 South Ocean Boulevard zoned Resort Residential, R-4 District.
5. **APPROVED BZA-25-21:** Application by James Hannon for a variance to reduce the required front yard setback at 120 Palmetto Harbor Drive zoned Single-Family Low-Medium Density, R-1B District.
6. **POSTPONED BZA-25-22:** Application by Jonathan Reynolds for a variance to remove a protected tree at 914 Perrin Drive.
7. **APPROVED BZA-25-23:** Application by Jeffrey Zeiler for a variance of the side yard setback requirement for placement of a new generator at 1501 South Ocean Boulevard zoned Resort Residential, R-4 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
June	3	1	1	1	14	1	2

	CLOSED COMPLAINTS					
	Accessory Structures	Lighting	New Construction	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers
June	2	0	0	1	1	0

Code Enforcement Monthly Complaint Statistics:

	OPEN COMPLAINTS					
	Misc.	Obstruction	Overgrowth	Swimming Pools	Trash/Debris	Vehicles
June	1	0	7	1	1	0

	CLOSED COMPLAINTS					
	Misc.	Obstruction	Overgrowth	Swimming Pools	Trash/Debris	Vehicles
June	0	2	9	3	4	1

PLANNING DIVISION

During the month of June, 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
June	6	0	11	3

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
June	1	140	0	NA	1	.14

June 17, Planning Commission Meeting:

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-25-7:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Riverside Drive totaling approximately ± 0.94 acres and identified by PIN 311-16-01-0003. The lots are currently unincorporated and zoned Manufactured/Single-Family 10 (MSF10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) 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 July 21, 2025, meeting.

- B. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-5:** City staff has initiated a text amendment revising the display of outdoor merchandise.

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 July 21, 2025, meeting.

- C. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-8:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) adding a 7-11 store at the Palmetto Coast Industrial Park (PCIP).

Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the July 21, 2025, meeting.

- D. **FINAL SUBDIVISION PLAT SUB-25-26:** A major final bonded plat of subdivision creating 140 residential lots and private rights-of-way in Phase Two of the Lauret Tract, also known as Marshfield.

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