DEPARTMENT OF PLANNING & DEVELOPMENT

MONTHLY REPORT JULY 2025

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach, SC 29582

BUILDING DIVISION
MONTHLY REPORT JUL 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	JUL 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	84	49	47	84	47	79%
Townhouse Building Permits ~	6	7	0	6	0	-100%
Townhouse Units	(6)	(7)	(0)	(6)	(0)	-100%
Multifamily Buildings	0	0	0	0	0	0%
Multifamily Units	(0)	(0)	(0)	(0)	(0)	0%
Mixed-Use (Comm & M/F)	0	0	0	0	0	0%
Hotel/Motel Buildings	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	2	4	3	2	3	50%
Relocation	0	0	0	0	0	0%
Demolitions	3	3	10	3	10	-70%
Swimming Pools	13	12	11	13	11	18%
Signs	6	4	3	6	3	100%
Alter/Addition/Repair	409	367	300	409	300	36%
Mobile Homes (New)	1	2	1	1	1	0%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	20	16	20	20	20	0%
TOTALS:	544	464	395	544	395	38%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JUL 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	416	707	295	416	295	41%
Zoning Compliances	305	321	237	305	237	29%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JUL 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1631	1559	1098	1631	1098	49%
Electrical	690	619	478	690	478	44%
Plumbing	644	582	456	644	456	41%
HVAC/Gas	487	436	355	487	355	37%
Info (Tenant Changes)	14	15	11	14	11	27%
C.O.'s	576	560	410	576	410	40%
Other	928	895	657	928	657	41%
Totals:	4970	4666	3465	4970	3465	43%
Daily Average	226	222	158			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
$50,488,676.29	$41,959,813.33	+20%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
$522,818.00	$106,269.00	$1,600,000.00	+33%

*** In Jul - 3 Duplex Structures**
~ In Jul - 1 TH Bldg, 6 Permits

**** 3.1, 3.2, 3.4 codes only**

MAJOR PROJECTS PERMITTED

PROJECT	LOCATION	VALUATION	PERMIT FEE	DESCRIPTION
Forestwood PH 3	9516 Martins Cut Dr Unit A	$2,732,778.96	$17,289.00	Grading
Grande Dunes North PH 4	8799 Brynlee Rd	$2,482,497.00	$16,164.00	Grading
CNMB - Police Dept. & Fire Station No. 7	3515 Hunt Club Rd	$2,126,018.36	$0.00 (FEE WAIVED)	New Construction
Grande Dunes North Amenity Pool	9000 Everlee Ln	$880,000.00	$8,705.50	Swimming Pool
Parker's Kitchen Fuel Canopy	10571 Park Village Dr	$849,377.62	$8,365.50	Accessory Structure
NMB Corporate Center	1000 2nd Ave S	$800,000.00	$7,990.50	Alteration
Parker's Kitchen / Convenience Store	10571 Park Village Dr	$634,185.61	$3,032.50	New Construction

MONTHLY RECEIPTS REPORT

Tree Bank	$10,840.00
Tradesman Certification Cards	$1,375.00
Electrical Safety Inspections - Tenant Changes	$400.00
Re-inspection Fees	$1,000.00
Zoning Ordinances, Rezoning, Variance Fees & Comp Plan & BZA App Fees	$750.00
Grand Total	**$14,315.00**

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
July	1	8	0	1

BOARD OF ZONING APPEALS

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

1. **APPROVED BZA-25-15:** Application by Robert Guyton for a variance to allow 9 floors over 2 floors of structured parking for a hotel, at a maximum height of 116' at 1424 South Ocean Boulevard zoned Resort Residential, R-4 District.

2. **WITHDRAWN BZA-25-22:** Application by Jonathan Reynolds for a variance to remove a protected tree at 914 Perrin Drive.

3. **APPROVED BZA-25-24:** Application by Phillip Hornbeck for a variance to remove protected trees at the proposed Bahama Island development off Bowline Drive directly south of the NMB RV Resort and Drydock.

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
July	3	1	1	1	13	1	2

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

Code Enforcement Monthly Complaint Statistics:

	OPEN COMPLAINTS					
	Civil Matter	Obstruction	Overgrowth	Swimming Pools	Trash/Debris	Vehicles
July	2	1	7	0	2	1

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

PLANNING DIVISION

During the month of July, 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
July	5	0	10	2

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
July	0	NA	0	NA	5	42.93

July 22, Planning Commission Meeting:

NEW BUSINESS

A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-9:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Eagle's Nest Village, a retail center with retail and office space, convenience store, and restaurants on a 5.4-acre site on Water Tower Road.

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 August 18, 2025, meeting.

B. **ANNEXATION & ZONING DESIGNATION Z-25-10:** City staff received a petition to annex ±2.29 acres on Little River Neck Road identified by PIN 351-06-02-0021. 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 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 August 18, 2025, meeting.

C. **SKETCH PLAN SUB-25-12:** A sketch plan of subdivision creating 17 residential lots on Hillside Drive North between 16th and 18th Ave N on Block 45 of Tilghman Estates.

Action: The Planning Commission voted unanimously to approve the sketch plan of subdivision.

D. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-6:** City staff has initiated a text amendment removing regulations for driveway width from the zoning code.

Action: The item was withdrawn by staff prior to the meeting as the regulation was still required for the site-specific development plan process.

E. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-7:** City staff has initiated a text amendment revising allowed locations for electronic message board signs.

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 August 18, 2025, meeting.

F. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-8:** City staff has initiated a text amendment defining pervious and impervious surfaces and creating an exception for swimming pools.

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 August 18, 2025, meeting.

G. **CAPITAL IMPROVEMENT PROJECT REVIEW CIP-25-1:** In accordance with § 6-29-540 of the SC Code of Laws, City staff will present a proposed Water Transmission Improvements project, which includes the construction of a new ground storage tank and 30" transmission main near Barefoot Resort Bridge Road.

Action: The Planning Commission voted unanimously found the proposed capital improvement project to be consistent with the Comprehensive Plan.