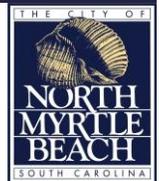


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT AUGUST 2025

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





BUILDING DIVISION MONTHLY REPORT AUG 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	AUG 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	84	84	35	168	82	105%
Townhouse Building Permits ~	4	6	2	10	2	-80%
Townhouse Units	(4)	(6)	(8)	(10)	(8)	-20%
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	2	3	4	6	50%
Relocation	0	0	0	0	0	0%
Demolitions	4	3	0	7	10	-30%
Swimming Pools	12	13	7	25	18	39%
Signs	3	6	4	9	7	29%
Alter/Addition/Repair	322	409	274	731	574	27%
Mobile Homes (New)	0	1	0	1	1	0%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	20	20	28	40	48	-17%
TOTALS:	451	544	353	995	748	33%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	AUG 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	361	416	216	777	511	52%
Zoning Compliances	267	305	166	572	403	42%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	AUG 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1402	1631	898	3033	1996	52%
Electrical	647	690	404	1337	882	52%
Plumbing	533	644	388	1177	844	39%
HVAC/Gas	369	487	304	856	659	30%
Info (Tenant Changes)	10	14	7	24	18	33%
C.O.'s	477	576	339	1053	749	41%
Other	795	928	459	1723	1116	54%
Totals:	4233	4970	2799	9203	6264	47%
Daily Average	202	226	127			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$89,073,449.95	\$83,305,452.52	+7%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$997,214.50	\$261,277.50	\$1,600,000.00	+62%

* In Aug - 0 Duplex Structures
~ In Aug - 1 TH Bldg, 4 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>
CNMB Police Dept. & Fire Station No. 7	3515 Hunt Club Rd	\$2,126,018.36	\$0.00 (FEE WAIVED)	New Construction
Parker's Kitchen #140	4530 S Hwy 17	\$1,135,372.00	\$10,102.50	Grading
Parker's Kitchen / Convenience Store	4530 S Hwy 17	\$634,185.61	\$6,461.66	New Construction

MONTHLY RECEIPTS REPORT

Tree Bank	\$1,800.00
After Hours Inspections	\$200.00
Tradesman Certification Cards	\$1,375.00
Electrical Safety Inspections - Tenant Changes	\$280.00
Re-inspection Fees	\$300.00
Grand Total	\$3,955.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
August	2	4	1	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, August 14, 2025, and took the following actions:

1. **DENIED BZA-25-20:** Application by Sandra Mueller for variances of minimum lot width and minimum lot area for the subdivision of the lot at 708 38th Avenue South zoned Single Family, Low Density Residential, R-1 District.
2. **APPROVED BZA-25-25:** Application by Mark Stoughton for a special exception to allow a common amenity site within the Marshfield Subdivision (PIN 348-019-02-0005) zoned Mid-Rise Multifamily Residential R-2A District.
3. **POSTPONED BZA-25-26:** Application by Kyle McCracken for a variance to cut a tree exceeding 24" at 1771 Cenith Street.
4. **APPROVED BZA-25-27:** Application by David O'Connell for a variance to reduce the required front yard setback from 25' to 20' at 113 Palmetto Harbor Drive zoned Single-Family Low-Medium Density R-1B District.
5. **APPROVED BZA-25-28:** Application by Rene Schnog for a variance to reduce the required rear yard setback at 818 Arbor Lane zoned Medium Density Residential, R-2 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
August	1	1	2	0	7	1	0

CLOSED COMPLAINTS							
	Accessory Structures	Home Occupation	New Construction	Parking & Storage of Major Recreational Equipment	Property Maintenance	Storage Containers & Trailers	Tree Removal
August	1	1	0	1	0	0	2

Code Enforcement Monthly Complaint Statistics:

OPEN COMPLAINTS							
	Civil Matter	Obstruction	Overgrowth	Property	Swimming Pools	Trash/Debris	Vehicles
August	1	0	11	1	0	4	0

CLOSED COMPLAINTS							
	Misc.	Obstruction	Overgrowth	Property	Swimming Pools	Trash/Debris	Vehicles
August	1	2	7	1	0	5	1

PLANNING DIVISION

During the month of August, 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
August	6	0	16	2

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
August	0	NA	2	333	2	0.29

August 19, Planning Commission Meeting:

NEW BUSINESS

- A. ANNEXATION & ZONING DESIGNATION Z-25-11:** City staff received a petition to annex ±0.22 acres on Wiley Drive identified by PIN 358-13-02-0071. The lots are currently unincorporated and zoned Single-Family 40 (SF40) 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 September 15, 2025, meeting.

- B. ZONING ORDINANCE TEXT AMENDMENT ZTX-25-9:** City staff has initiated a text amendment creating standards for propane tanks.

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 September 15, 2025, meeting.

- C. SKETCH PLAN SUB-25-19:** A sketch plan of subdivision creating 41 residential lots, open space, and public rights-of-way at Harper Valley off Tom E. Chestnut Road.

Action: The Planning Commission voted unanimously to postpone the sketch plan to the next meeting for additional clarification from the applicant.

- D. PRELIMINARY SUBDIVISION PLAT SUB-24-35:** A major preliminary plat of subdivision creating 98 residential lots, open space, and rights-of-way in the Wax Myrtle neighborhood of Waterside.

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

- E. PRELIMINARY SUBDIVISION PLAT SUB-25-24:** A major preliminary plat of subdivision creating 235 residential lots, open space and rights-of-way in The Retreat at the Preserve.

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

- F. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-4:** City staff received an application for a minor amendment to the Bahama Island Planned Development District (PDD) revising the allowed building height for piano lot residences.

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

- G. FIRST PUBLIC HEARING REGARDING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR LAURET ASSOCIATES TRACT:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed First Amendment to the Development Agreement associated with Lauret Associates Tract regarding off-site road improvements.

Action: The Planning Commission voted unanimously to postpone the public hearing to the next meeting at the applicant's request.