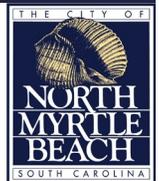


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT SEPTEMBER 2025

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





BUILDING DIVISION MONTHLY REPORT SEPTEMBER 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	SEPT 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	67	84	63	235	145	62%
Townhouse Building Permits ~	12	4	7	22	9	-59%
Townhouse Units	(12)	(4)	(12)	(22)	(20)	-9%
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	3	2	14	7	20	186%
Relocation	1	0	0	1	0	-100%
Demolitions	2	4	10	9	20	-55%
Swimming Pools	14	12	12	39	30	30%
Signs	8	3	7	17	14	21%
Alter/Addition/Repair	340	322	350	1071	924	16%
Mobile Homes (New)	0	0	3	1	4	-75%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	24	20	26	64	74	-14%
TOTALS:	471	451	492	1466	1240	18%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	SEPT 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	375	361	224	1152	735	57%
Zoning Compliances	285	267	166	857	569	51%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	SEPT 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1568	1402	1008	4601	3004	53%
Electrical	736	647	367	2073	1249	66%
Plumbing	699	533	325	1876	1169	60%
HVAC/Gas	500	369	240	1356	899	51%
Info (Tenant Changes)	13	10	20	37	38	-3%
C.O.'s	581	477	303	1634	1052	55%
Other	911	795	512	2634	1628	62%
Totals:	5008	4233	2775	14211	9039	57%
Daily Average	239	202	139			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$144,663,748.31	\$128,191,559.29	+13%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,526,172.50	\$430,445.00	\$1,600,000.00	+95%

* In Sept - 1 Duplex Structures
~ In Sept - 3 TH Bldg, 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>
Compass Resort by Margaritaville	1717 S Ocean Blvd	\$18,897,094.73	\$578,126.50	New Construction
Police Dept. & Fire Sation No. 7	3515 Hunt Club Rd	\$1,421,810.00	\$0.00 (FEE WAIVED)	Grading
Scrubby's Car Wash	10531 Park Village Dr	\$654,194.20	\$7,018.00	New Construction

MONTHLY RECEIPTS REPORT

Tradesman Certification Cards	\$1,500.00
Electrical Safety Inspections - Tenant Changes	\$480.00
Re-inspection Fees	\$1,300.00
Zoning Ordinance, Rezoning, Variance Fees, & Comp Plan & BZA Application Fees	\$330.00
Grand Total	\$3,610.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
September	0	10	0	2

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, September 11, 2025, and took the following actions:

1. **POSTPONED BZA-25-29:** Application by Daniel Colomb for a variance to cut a tree exceeding 24" at 1005 Tarpon Pond Road.
2. **POSTPONED BZA-25-30:** Application by John Russo for a variance of rear yard setback at 2200 Via Palma Drive zoned Planned Development District, PDD.
3. **APPROVED BZA-25-31:** Application by Ray Benedick for a variance of rear yard setback at 1075 Graybill Lane zoned Planned Development District, PDD.
4. **APPROVED BZA-25-33:** Application by David O'Connell for the BZA determination of penalty for removal of a tree exceeding 24" at 1113 Golfview Drive.
5. **POSTPONED BZA-25-34:** Application by Reed Wesley for a variance of rear yard setback at 2353 Hill Street zoned Mobile/Manufactured Home Residential, R-3 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
September	5	1	1	1	13	1	0

CLOSED COMPLAINTS							
	Accessory Structures	Home Occupation	New Construction	Parking & Storage of Certain Vehicles	Property Maintenance	Signs	Tree Removal
September	0	0	0	1	2	2	0

Code Enforcement Monthly Complaint Statistics:

OPEN COMPLAINTS							
	Civil Matter	Home Occupation	Overgrowth	Property	Right-of-Way	Trash/Debris	Vehicles
September	1	1	5	1	1	3	0

CLOSED COMPLAINTS							
	Misc.	Obstruction	Overgrowth	Property	Right-of-Way	Swimming Pools	Trash/Debris
September	0	1	13	0	1	0	2

PLANNING DIVISION

During the month of September, 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
September	7	1	11	7

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
September	0	NA	0	NA	1	4.29

September 16, Planning Commission Meeting:

OLD BUSINESS

- A. **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.

- B. **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.

NEW BUSINESS

- A. **REZONING REQUEST Z-25-12:** The Planning & Development Department received an application requesting the rezoning of 31 parcels containing ±8.32 acres located on Ye Olde Kings Highway, PINs 351-10-02-0027, 351-10-02-0028, 351-10-02-0029, 351-10-02-0030, 351-10-02-0031, 351-10-02-0032, 351-10-02-0033, 351-10-02-0034, 351-10-02-0035, 351-10-02-0036, 351-10-02-0037, 351-10-02-0038, 351-10-02-0039, 351-10-02-0040, 351-10-02-0041, 351-10-02-0042, 351-10-02-0043, 351-10-02-0044, 351-10-02-0045, 351-10-03-0001, 351-10-03-0002, 351-10-03-0003, 351-10-03-0004, 351-10-03-0005, 351-10-03-0006, 351-10-03-0007, 351-10-03-0008, 351-10-03-0009, 351-10-03-0010, 351-10-03-0011, and 351-10030012 from Single-Family Residential Low-Density (R-1) to Single-Family Low-Medium Density (R-1B).

Action: The Planning Commission voted unanimously to recommend approval of the rezoning request. The item was forwarded to the City Council to be considered for first reading of ordinance at the October 6, 2025, meeting.

- B. **ANNEXATION & ZONING DESIGNATION Z-25-13:** City staff received a petition to annex ±2.00 acres on Water Tower Road identified by PIN 348-02-04-0002. The lot is 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 Highway Commercial (HC) and will be heard concurrently.

Action: The Planning Commission voted 5-1 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 October 6, 2025, meeting.

- C. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-10:** City staff has initiated a text amendment revising the definition of sign regarding murals.

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 October 6, 2025, meeting.