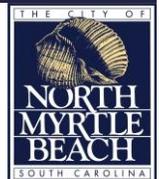


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT OCTOBER 2025

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





BUILDING DIVISION MONTHLY REPORT OCTOBER 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	OCT 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	65	67	54	300	199	51%
Townhouse Building Permits ~	27	12	0	49	9	-82%
Townhouse Units	(27)	(12)	(0)	(49)	(20)	-59%
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	0	3	2	7	22	214%
Relocation	0	1	2	1	2	100%
Demolitions	3	2	3	12	23	-48%
Swimming Pools	11	14	7	50	37	35%
Signs	6	8	7	23	21	10%
Alter/Addition/Repair	369	340	364	1440	1288	12%
Mobile Homes (New)	0	0	2	1	6	-83%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	29	24	29	93	103	-10%
TOTALS:	510	471	470	1976	1710	16%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	OCT 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	398	375	394	1550	1129	37%
Zoning Compliances	296	285	247	1153	816	41%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	OCT 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1441	1568	1380	6042	4384	38%
Electrical	769	736	551	2842	1800	58%
Plumbing	668	699	471	2544	1640	55%
HVAC/Gas	500	500	379	1856	1278	45%
Info (Tenant Changes)	16	13	20	53	58	-9%
C.O.'s	575	581	545	2209	1597	38%
Other	984	911	611	3618	2239	62%
Totals:	4953	5008	3957	19164	12996	47%
Daily Average	215	239	172			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$189,165,996.21	\$166,302,692.31	+14%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,983,851.00	\$591,865.00	\$1,600,000.00	+124%

* In Oct - 1 Duplex Structures
~ In Oct - 5 TH Bldg, 27 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>
Lansing Building Products	8725 Water Tower Rd	\$1,250,000.00	\$10,730.50	Upfit
Crescent Shores	1625 S Ocean Blvd	\$680,375.00	\$7,098.00	Replacement, Repair, New
Peppertree Ocean Club	1908 N Ocean Blvd	\$675,000.00	\$4,702.00	Replacement, Repair, New

MONTHLY RECEIPTS REPORT

Tree Bank	\$9,225.00
Tradesman Certification Cards	\$1,125.00
Electrical Safety Inspections - Tenant Changes	\$280.00
Re-inspection Fees	\$1,900.00
Grand Total	\$12,530.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
October	0	7	0	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, October 9, 2025, and took the following actions:

1. **APPROVED BZA-25-29:** Application by Daniel Colomb for a variance to cut a tree exceeding 24" at 1005 Tarpon Pond Road.
2. **WITHDRAWN 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.
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-25-36:** Application by Kevin Noble for a variance of the swimming pool location requirements for swimming pools at 6302 Nixon Street located in the Mid-Rise Multifamily residential, R-2A District.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

	OPEN COMPLAINTS						
	Accessory Structures	Home Occupation	Construction	Parking & Storage of Certain Vehicles	Property Maintenance	Storage Containers & Trailers	Tree Removal
October	2	1	2	2	13	1	0

	CLOSED COMPLAINTS						
	Accessory Structures	Home Occupation	Lighting	Parking & Storage of Recreational Equipment	Property Maintenance	Signs	Tree Removal
October	2	0	1	1	0	0	0

Code Enforcement Monthly Complaint Statistics:

	OPEN COMPLAINTS						
	Civil Matter	Home Occupation	Overgrowth	Property	Right-of-Way	Trash/Debris	Trees
October	0	0	3	2	5	1	1

	CLOSED COMPLAINTS						
	Misc.	Obstruction	Overgrowth	Property	Right-of-Way	Swimming Pools	Trash/Debris
October	0	0	4	1	0	0	5

PLANNING DIVISION

During the month of October, 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
October	12	1	17	1

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
October	1	33	2	160	10	205.55

October 7, 2025, 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 regarding tree quality 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 hosted the first of two public hearings on the development agreement; the second public hearing was scheduled for the City Council meeting on October 20, 2025.

NEW BUSINESS

- A. **PRELIMINARY SUBDIVISION PLAT SUB-24-70:** A major preliminary plat of subdivision creating 33 residential lots, open space, and rights-of-way in Hudson Creek at Palmetto Harbor.

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

- B. **REZONING REQUEST Z-25-15:** The Planning & Development Department received an application requesting the rezoning of one parcel containing ± 0.33 acres located on the corner of Poinsett Street and 37th Avenue South, PIN 391-04-01-0031 from R-2 Medium Density Residential (R-2) to Highway Commercial (HC).

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

- C. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-16:** City staff received an application for a major amendment to the Gator Hole Planned Development District (PDD), expanding the Walmart Supercenter for online pickup and storage.

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 October 20, 2025, meeting.

- D. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-11:** City staff has initiated a text amendment removing the definition and special exception associated with beach cabanas.

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 20, 2025, meeting.

- E. ZONING ORDINANCE TEXT AMENDMENT ZTX-25-12:** City staff has initiated a text amendment creating a conservation zoning district and an estate lot zoning district and amending other sections of the code as needed for consistency.

Action: The Planning Commission voted unanimously to recommend approval of the zoning text amendment to advance the item to City Council, with the understanding that a future joint workshop will address the details of the proposal. The Commission's motion included incorporating future City Council recommendations, addressing open space platting timing, allowing accessory units in CR District front yards with waterfront access, and increasing rear yard setbacks in the CR District. The item was forwarded to City Council for first reading on October 20, 2025.

October 21, 2025, Planning Commission Meeting:

CONSENT

- A. **FINAL SUBDIVISION PLAT SUB-25-52:** A major final bonded plat of subdivision creating 33 residential lots, open space, and public right-of-way in Phase Two of Hope Pointe.

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

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 at the applicant's request.

- B. **REZONING REQUEST Z-25-15:** The Planning & Development Department received an application requesting the rezoning of one parcel containing ± 0.33 acres located on the corner of Poinsett Street and 37th Avenue South, PIN 391-04-01-0031 from R-2 Medium Density Residential (R-2) to Highway Commercial (HC).

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

NEW BUSINESS

- A. **PRELIMINARY SUBDIVISION PLAT SUB-25-33:** A major preliminary plat of subdivision creating 127 residential lots, common area, and rights-of-way in Dockside Preserve which is also known as Bahama Island.

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