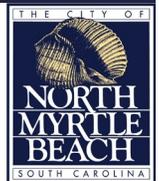


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT NOVEMBER 2025

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





BUILDING DIVISION MONTHLY REPORT NOVEMBER 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	NOV 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	62	65	48	362	247	47%
Townhouse Building Permits ~	0	27	0	49	9	-82%
Townhouse Units	(0)	(27)	(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	1	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	1	0	2	8	24	200%
Relocation	0	0	0	1	2	100%
Demolitions	5	3	1	17	24	-29%
Swimming Pools	7	11	13	57	50	14%
Signs	7	6	0	26	21	24%
Alter/Addition/Repair	265	369	226	1705	1514	13%
Mobile Homes (New)	1	0	2	2	8	-75%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	1	0	1	0%
Other	25	29	21	118	124	-5%
TOTALS:	374	510	314	2345	2024	16%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	NOV 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	408	398	375	1958	1504	30%
Zoning Compliances	317	296	230	1449	1046	39%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	NOV 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1344	1441	1019	7386	5403	37%
Electrical	582	769	476	3424	2276	50%
Plumbing	552	668	396	3096	2036	52%
HVAC/Gas	451	500	317	2307	1595	45%
Info (Tenant Changes)	12	16	14	65	72	-10%
C.O.'s	554	575	465	2763	2062	34%
Other	1084	984	532	4702	2771	70%
Totals:	4579	4953	3219	23743	16215	46%
Daily Average	229	215	169			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$240,442,815.20	\$202,043,790.93	+19%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$2,366,357.00	\$701,367.00	\$1,600,000.00	+148%

* In Nov - 2 Duplex Structures
~ In Nov - 0 TH Bldg, 0 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>
Hampton Inn & Suites	3600 N Ocean Blvd	\$23,527,730.61	\$384,661.00	New Construction
Marshfield Amenity Center	3100 Marshfield Dr	\$636,139.90	\$3,038.50	New Construction
Blueberry's Grill	1720 Old Hwy 17	\$600,000.00	\$6,490.50	Grading

MONTHLY RECEIPTS REPORT

Tree Bank	\$1,800.00
Tradesman Certification Cards	\$1,125.00
Electrical Safety Inspections - Tenant Changes	\$280.00
Re-inspection Fees	\$700.00
Grand Total	\$3,905

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
November	4	3	1	0

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Monday, November 24, 2025, and took the following actions:

1. **APPROVED BZA-25-26:** Application by Kyle McCracken for a variance to cut a tree exceeding 24" at Cenith Street
2. **WITHDRAWN BZA-25-38:** Application by Anna Cole for a reduction of the required front setback for a carport at 1523 Norris Avenue located in the Mobile/Manufactured Home Residential, R-3 District.
3. **POSTPONED BZA-25-39:** Application by David Cook for a determination of penalty for the improper removal of a 40.5" tree at 510 10th Avenue South.
4. **WITHDRAWN BZA-25-30:** Application by John Russo for a 10' variance of the 10' rear yard setback requirement for a proposed screen enclosure at 2200 Via Palma Drive zoned PDD, Planned development 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
November	2	0	2	2	14	2	0

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

Code Enforcement Monthly Complaint Statistics:

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

CLOSED COMPLAINTS							
	Misc.	Obstruction	Overgrowth	Property	Right-of-Way	Swimming Pools	Trash/Debris
November	0	0	0	0	0	0	0

PLANNING DIVISION

During the month of November, 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
November	1	0	11	3

	APPROVED MAJOR FINAL PLATS		APPROVED MAJOR PRELIMINARY PLAT		STAFF APPROVED PLATS	
	Number	# Lots	Number	# Lots	Number	Acreage
November	1	48	2	331	4	59.2

November 11, 2025, Planning Commission Meeting:

CONSENT

- A. **FINAL SUBDIVISION PLAT SUB-25-55:** A major final bonded plat of subdivision creating 48 residential lots, open space, and public right-of-way in Phase Three of SeaChase 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 for additional clarification regarding tree quality from the applicant.

- 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. **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 Phase 2 of Bahama Island.

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

NEW BUSINESS

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-17:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising parcel three at the McDowell Corporate Center.

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 December 1, 2025, meeting.

- B. **FIRST PUBLIC HEARING REGARDING THE FIRST AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR BAHAMA ISLAND PHASE II:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed First Amendment to the Amended and Restated Development Agreement for Bahama Island Phase II revising height limitations for single-family residential units.

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. There were no public comments.

- C. **PRELIMINARY SUBDIVISION PLAT SUB-25-34:** A major preliminary plat of subdivision creating 204 residential lots and public rights-of-way in Phase Three of the Lauret Tract which is also known as Marshfield.

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