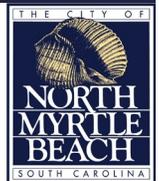


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT DECEMBER 2025

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





BUILDING DIVISION MONTHLY REPORT DECEMBER 2025

PERMITS ISSUED	THIS MONTH	LAST MONTH	DEC 2024	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	74	62	56	436	303	44%
Townhouse Building Permits ~	2	0	12	51	21	143%
Townhouse Units	(2)	(0)	(12)	(51)	(32)	59%
Multifamily Buildings	0	0	0	0	0	0%
Multifamily Units	(0)	(0)	(0)	(0)	(0)	0%
Mixed-Use (Comm & M/F)	1	0	0	1	0	0%
Hotel/Motel Buildings	0	1	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	1	1	3	9	27	-67%
Relocation	0	0	0	1	2	-50%
Demolitions	0	5	5	17	29	-41%
Swimming Pools	13	7	14	70	64	9%
Signs	3	7	3	29	24	21%
Alter/Addition/Repair	265	265	224	1970	1738	13%
Mobile Homes (New)	1	1	0	3	8	-63%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	1	-100%
Other	20	25	16	138	140	-1%
TOTALS:	380	374	333	2725	2357	16%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	DEC 2024	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	203	408	377	2161	1881	15%
Zoning Compliances	253	317	287	1702	1333	28%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	DEC 2024	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1228	1344	1151	8614	6554	31%
Electrical	530	582	557	3954	2833	40%
Plumbing	468	552	470	3564	2506	42%
HVAC/Gas	336	451	376	2643	1971	34%
Info (Tenant Changes)	13	12	11	78	83	-6%
C.O.'s	442	554	525	3205	2587	24%
Other	788	1084	666	5490	3437	60%
Totals:	3805	4579	3756	27548	19971	38%
Daily Average	181	229	188			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$268,439,975.40	\$234,458,812.08	+14%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$2,841,129.00	\$832,751.00	\$1,600,000.00	+177%

* In Dec - 0 Duplex Structures

~ In Dec - 1 TH Bldg, 2 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>
Blueberry's Grill	1720 Old Hwy 17	\$1,883,664.60	\$286,543.50	New Construction
Kingswood Amenity Center	1232 Crooked Hook Rd	\$71,718.80	\$1,252.50	New Construction

MONTHLY RECEIPTS REPORT

Tree Bank	\$15,425.00
Tradesman Certification Cards	\$1,125.00
Electrical Safety Inspections - Tenant Changes	\$400.00
Re-inspection Fees	\$700.00
Revised Site Plan Review	1,005.00
Grand Total	\$18,655.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
December	5	35	0	2

BOARD OF ZONING APPEALS

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

1. **APPROVED 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
2. **POSTPONED BZA-25-40:** Application by Roger Roy for a 15' foot front yard variance and a 10' side yard variance for a proposed residential project at 6810 Water Tower Road zoned Medium Density Residential, R-2 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
December	1	0	3	2	14	3	0

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

Code Enforcement Monthly Complaint Statistics:

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

	CLOSED COMPLAINTS						
	Misc.	Noise	Overgrowth	Property	Right-of-Way	Swimming Pools	Trash/Debris
December	0	1	2	1	0	0	1

PLANNING DIVISION

During the month of December, 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
December	9	0	12	2

Site Specific Development Plan Approvals:

- White Heron at 1104 Highway 17 South
- Chase Bank at 213 Highway 17 North

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
December	2	54	0	NA	8	320

December 8, 2025, Planning Commission Meeting:

CONSENT

- A. **FINAL SUBDIVISION PLAT SUB-25-60:** A major final bonded plat of subdivision creating 26 residential lots, common area, and private rights-of-way in Phase 10C of Grande Dunes North.
- B. **FINAL SUBDIVISION PLAT SUB-25-61:** A major final bonded plat of subdivision creating 28 residential lots, common area, and private rights-of-way in Phase 7B of Grande Dunes North.

Action: The Planning Commission voted unanimously to approve the major final plats 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 approve the sketch plan.

- 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 recommend denial of the rezoning request. The item was forwarded to the City Council to be considered for first reading of ordinance at the January 5, 2026, meeting.

NEW BUSINESS

- A. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-13:** City staff has initiated a text amendment adding provisions for the reconstruction, repair, or re-establishment of non-conforming 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 January 5, 2026, meeting.

- B. **ZONING ORDINANCE TEXT AMENDMENT ZTX-25-14:** City staff has initiated a text amendment revising subdivision and non-commercial 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 January 5, 2026, meeting.

- C. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-18:** City staff received an application for a minor amendment to the Prince Resort Planned Development District (PDD) for a temporary sign for the pier and restaurant.

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

Respectfully submitted,



L. Suzanne Pritchard
Assistant Director