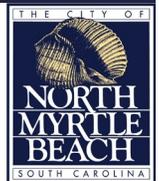


DEPARTMENT OF PLANNING & DEVELOPMENT



MONTHLY REPORT JANUARY 2026

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





BUILDING DIVISION MONTHLY REPORT JANUARY 2026

PERMITS ISSUED	THIS MONTH	LAST MONTH	JAN 2025	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	61	74	89	497	392	27%
Townhouse Building Permits ~	9	2	10	60	31	94%
Townhouse Units	(9)	(2)	(22)	(60)	(54)	11%
Multifamily Buildings	0	0	0	0	0	0%
Multifamily Units	(0)	(0)	(0)	(0)	(0)	0%
Mixed-Use (Comm & M/F)	4	1	0	5	0	0%
Hotel/Motel Buildings	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	1	1	0	10	27	-63%
Relocation	2	0	0	3	2	50%
Demolitions	6	0	3	23	32	-28%
Swimming Pools	9	13	7	79	71	11%
Signs	4	3	2	33	26	27%
Alter/Addition/Repair	274	265	227	2244	1965	14%
Mobile Homes (New)	5	1	1	8	9	-11%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	1	-100%
Other	19	20	15	157	155	1%
TOTALS:	394	380	354	3119	2711	15%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JAN 2025	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	250	203	290	2411	2171	11%
Zoning Compliances	275	253	190	1977	1523	30%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JAN 2025	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1332	1228	1070	9946	7624	30%
Electrical	576	530	489	4530	3322	36%
Plumbing	532	468	472	4096	2978	38%
HVAC/Gas	448	336	312	3091	2283	35%
Info (Tenant Changes)	13	13	6	91	89	2%
C.O.'s	479	442	409	3684	2996	23%
Other	834	788	591	6324	4028	57%
Totals:	4214	3805	3349	31762	23320	36%
Daily Average	201	181	160			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$333,037,235.80	\$268,673,165.68	+24%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$3,358,807.00	\$980,164.50	\$1,600,000.00	+209%

* In Jan - 2 Duplex Structures

~ In Jan - 2 TH Bldg, 9 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>
The Exchange at Sunset Grove	2010 N. Myrtle Point Blvd	\$33,302,063.59	\$1,029,401.00	New Construction (Multiple Permits Combined)
Parkers Kitchen	10571 Park Village Dr	\$838,762.00	\$8,283.00	Grading
Wyndham Tower 3	405 S. Ocean Blvd	\$647,444.55	\$6,850.00	Alteration

MONTHLY RECEIPTS REPORT

Tree Bank	\$4,200.00
Tradesman Certification Cards	\$1,250.00
Electrical Safety Inspections - Tenant Changes	\$1,000.00
Re-inspection Fees	\$1,300.00
Grand Total	\$7,750.00

TENANT CHANGES

Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
January	3	2	2	1

BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, January 8, 2026, and took the following actions:

1. **APPROVED 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.
2. **APPROVED BZA-25-41:** Application by Jerred Roberts to remove a multi trunk tree at 1603 Hillside Drive South.
3. **APPROVED BZA-25-42:** Application by William McFaul to exceed the maximum signage allowances for an under construction 24,900 square foot family dining and entertainment facility at 3607 Highway 17 South zoned Highway Commercial, HC District.
4. **APPROVED BZA-25-43:** Application by Robert Bays for a variance to place a storage building in one of the two front yards at 2410 Douglas Street zoned Mobile / Manufactured Home Residential, R-3 District.
5. **APPROVED BZA-25-44:** Application by Derek DaPonte for a variance to place or have constructed a metal building that exceeds the allowance for a freestanding garage at 1502 26th Avenue North zoned Low Density Single Family Residential, R-1 District.
6. **POSTPONED BZA-25-45:** Application by Michelle Barney for a variance to remove protected trees at 1232 Crooked Hook Road.
7. **DENIED BZA-25-46:** Application by Michelle Barney for a variance to remove a protected tree at 1200 Brackish Bay Road.
8. **APPROVED BZA-25-47:** Application by David Rumney for a variance to remove trees at 948 Morrall Drive.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

COMPLAINTS	January	Ongoing	Closed
Accessory Structures		1	
Home Occupation			
Construction / Permit		3	
Parking & Storage of Certain Vehicles			
Recreational Equipment Storage	1	2	
Signs			
Lighting			
Property Maintenance	1	12	1
Storage Containers & Trailers			2
Tree Removal			

Code Enforcement Monthly Complaint Statistics:

COMPLAINTS	January	Ongoing	Closed
Civil Matter			
Home Occupation			
Overgrowth	3		2
Property	1		9
Right-of-Way	1		1
Trash/Debris		2	5
Trees			
Noise			
Swimming Pools			
Misc.			

PLANNING DIVISION

During the month of January, 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
January	10	0	12	2

Site Specific Development Plan Approvals:

- Sandal Land at 315 Sea Mountain Highway
- Central Park Pickleball Courts

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
January	3	90	0	NA	3	4 AC

January 6, 2026, Planning Commission Meeting:

CONSENT

- FINAL SUBDIVISION PLAT SUB-25-63:** A major final bonded plat of subdivision creating 31 residential lots, common area, and private rights-of-way in Phase 8B of Grande Dunes North.
- FINAL SUBDIVISION PLAT SUB-25-72:** A major final bonded plat of subdivision creating 55 residential lots, common area, and rights-of-way in phase three of the Bell Tract which is also known as Forestwood.
- FINAL SUBDIVISION PLAT SUB-25-77:** A major final bonded plat of subdivision creating 4 commercial lots and private right-of-way for the McDowell Corporate Center.

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

NEW BUSINESS

- ZONING ORDINANCE TEXT AMENDMENT ZTX-25-15:** City staff has initiated a text amendment defining inground swimming pools.

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 February 2, 2026, meeting.

- ANNEXATION & ZONING DESIGNATION Z-25-21:** City staff received a petition to annex ±1.05 acres on Buffkin Road identified by PINs 350-16-03-0066, 350-16-03-0067, and 350-16-03-0068. The lots are currently unincorporated and zoned Manufactured/Single-Family 10 (MSF10) by

Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mobile/Manufactured Home Residential (R-3) 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 February 2, 2026, meeting.

- C. **CAPITAL IMPROVEMENT PROJECT REVIEW CIP-25-1:** Pursuant to § 6-29-540 of the South Carolina Code of Laws, City staff presents a proposed pickleball facility on Possum Trot Road for Planning Commission review, including courts, parking, pedestrian connections, and related site improvements.

Action: The Planning Commission voted unanimously and found the proposed capital improvement project to be consistent with the Comprehensive Plan.

- D. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-19:** City staff received an application for a minor amendment to the Parkway Group Planned Development District (PDD) for a building supply sign.

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

Respectfully submitted,



L. Suzanne Pritchard
Assistant Director