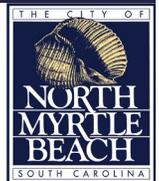


# DEPARTMENT OF PLANNING & DEVELOPMENT



## MONTHLY REPORT FEBRUARY 2026

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





## BUILDING DIVISION MONTHLY REPORT FEBRUARY 2026

<b>PERMITS ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>FEB 2025</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>%CHANGE</b>
Single Family *	86	61	72	583	464	26%
Townhouse Building Permits ~	26	9	15	86	46	87%
Townhouse Units	(26)	(9)	(27)	(86)	(81)	6%
Multifamily Buildings	0	0	0	0	0	0%
Multifamily Units	(0)	(0)	(0)	(0)	(0)	0%
Mixed-Use (Comm & M/F)	0	4	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	11	27	-59%
Relocation	1	2	0	4	2	100%
Demolitions	4	6	10	27	42	-36%
Swimming Pools	6	9	11	85	82	4%
Signs	7	4	5	40	31	29%
Alter/Addition/Repair	314	274	281	2558	2246	14%
Mobile Homes (New)	1	5	0	9	9	0%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	1	-100%
Other	16	19	15	173	170	2%
<b>TOTALS:</b>	<b>462</b>	<b>394</b>	<b>409</b>	<b>3581</b>	<b>3120</b>	<b>15%</b>

<b>CERTIFICATES ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>FEB 2025</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
C.O.'s	364	250	283	2775	2454	13%
Zoning Compliances	278	275	210	2255	1733	30%

<b>NUMBER OF INSPECTIONS</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>FEB 2025</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
Building	1105	1332	1130	11051	8807	25%
Electrical	534	576	467	5064	3858	31%
Plumbing	480	532	492	4576	3462	32%
HVAC/Gas	372	448	368	3463	2618	32%
Info (Tenant Changes)	8	13	21	99	101	-2%
C.O.'s	464	479	434	4148	3411	22%
Other	766	834	648	7090	4790	48%
Totals:	3729	4214	3560	35491	27047	31%
Daily Average	186	201	170			-

### BUILDING VALUATION

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>CHANGE</b>
\$381,950,177.40	\$307,765,428.06	+24%

### REVENUE

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>FY BUDGET</b>	<b>% OF BUDGET</b>
\$3,921,693.00	\$1,144,005.00	\$1,600,000.00	+245%

\* In Feb- 3 Duplex Structures  
~ In Feb- 6 TH Bldg, 26 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>
Shag City USA	202 Main St.	\$2,183,179.42	\$26,663.50	New Construction
Peppertree (Bldg. A)	1908 N Ocean Blvd.	\$1,400,000.00	\$11,290.50	Replace & Repair
Dockside Preserve	601 Bowline Blvd	\$1,241,856.00	\$10,579.50	Bulkhead Construction

## MONTHLY RECEIPTS REPORT

Tree Bank	\$0.00
Tradesman Certification Cards	\$1,625.00
Electrical Safety Inspections - Tenant Changes	\$120.00
Re-inspection Fees	\$400.00
Address Letter	\$25.00
<b>Grand Total</b>	<b>\$2,170.00</b>

## TENANT CHANGES

### Tenant Changes Monthly Statistics:

	TENANT CHANGES			
	New Business (New classification)	New Business (Same classification)	Ownership Transfer	Vacant
<b>February</b>	0	1	2	0

## BOARD OF ZONING APPEALS

The City of North Myrtle Beach Board of Zoning Appeals met on Thursday, February 12, 2026, and took the following actions:

1. **APPROVED BZA-25-47:** Application by David Rumney for a variance to remove trees at 948 Morrall Drive.
2. **POSTPONED BZA-26-01:** Application by Robert Guyton for a variance to reduce the required perimeter landscape buffer for a proposed surface parking lot at 1716 S. Ocean Blvd. zoned Resort Residential, R-4 District.
3. **POSTPONED BZA-26-02:** Application by Robert Guyton for a variance to reduce the required perimeter landscape buffer for a proposed surface parking lot at 1802 S. Ocean Blvd. zoned Resort Residential, R-4 District.
4. **APPROVED BZA-26-03:** Application by Robert Guyton for a variance of side yard setback for a proposed slide tower at 1717 S. Ocean Blvd. zoned Resort Residential, R-4 District.

# ZONING DIVISION

## Zoning Monthly Complaint Statistics:

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

## Code Enforcement Monthly Complaint Statistics:

COMPLAINTS	February	Ongoing	Closed
Civil Matter			
Home Occupation			
Overgrowth	3		2
Property	1		0
Right-of-Way			3
Trash/Debris	1		4
Trees			
Noise			
Swimming Pools			
Misc.			1

# PLANNING DIVISION

During the month of February, the Planning Division continued its responsibilities related to development review, long-range planning, and interdepartmental coordination. Staff reviewed site plans and subdivision plats, facilitated Technical Review Committee (TRC) meetings, and supported Planning Commission consideration of zoning amendments, subdivisions, annexations, and capital improvement projects. Staff also provided administrative support to the Public Arts Commission. A summary of development activity and board actions is provided below.

## MONTHLY ACTIVITY SNAPSHOT

### A. Planning Commission

- 1 meeting held
- 4 items recommended for City Council consideration
- 1 minor PDD amendment approved by Planning Commission

### B. Development Review

- 4 TRC meetings held
- 8 site plans approved by staff

### C. Subdivision Activity

- 1 major final plat approved; 2 major preliminary plats approved
- 1 sketch plan approved
- 2 minor plats approved

### D. Public Arts Commission

- 1 meeting held
- Draft bylaws recommended for City Council approval
- Cultural District coordination underway with South Carolina Arts Commission

## I. PLANNING COMMISSION

During the month of February, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop. The February 3 meeting was cancelled due to a winter storm.

### February 17, 2026, Planning Commission Meeting:

#### CONSENT

- A. FINAL SUBDIVISION PLAT SUB-25-62:** A major final bonded plat of subdivision creating 22 residential lots, common area, and private rights-of-way in Phase 9C of Grande Dunes North.

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

#### NEW BUSINESS

- A. ZONING ORDINANCE TEXT AMENDMENT ZTX-26-1:** City staff has initiated a text amendment requiring screening for certain mechanical equipment when located within required side yard setbacks.

*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 March 2, 2026, meeting.*

- B. ANNEXATION & ZONING DESIGNATION Z-25-20:** City staff received a petition to annex ±64.46 acres on the northwest corner of the intersection of Champions Boulevard and SC Highway 90 identified by PINs 349-00-00-0006 and 349-00-00-0007. The lots are 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 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 March 2, 2026, meeting.*

- C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT FOR ANNEXATION & ZONING DESIGNATION Z-25-20:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the annexation and zoning designation Z-25-20.

*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 March 2, 2026.*

- D. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-25-22:** City staff received an application for a major amendment to the Gator Hole Planned Development District (PDD) to redevelop an existing restaurant site with a Chick-fil-A drive-thru restaurant.

*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 March 2, 2026, meeting.*

- E. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-26-1:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising rear yard setbacks on golf course lots in the Tuscan Sands neighborhood.

*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 March 2, 2026, meeting.*

- F. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-26-2:** City staff received an application for a minor amendment to the Parkway Group Planned Development District (PDD) revising signs at the McDowell Corporate Center.

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

- G. **SKETCH PLAN SUB-25-38:** A sketch plan creating 125 dwelling units within a site-specific development plan on Water Tower Road.

*Action: The Planning Commission voted unanimously to approve the sketch plan.*

- H. **PRELIMINARY SUBDIVISION PLAT SUB-25-49:** A major preliminary plat of subdivision creating 53 residential lots, common area, and private rights-of-way in Phase Six of Grande Dunes North at the Parkway Group Planned Development District (PDD).

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

- I. **PRELIMINARY SUBDIVISION PLAT SUB-25-50:** A major preliminary plat of subdivision creating 69 residential lots, common area, and private rights-of-way in Phase 7A and 8A of Grande Dunes North at the Parkway Group Planned Development District (PDD).

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

## II. TECHNICAL REVIEW COMMITTEE (TRC)

The Technical Review Committee (TRC) met four times during the month of February to review development proposals and coordinate interdepartmental feedback among Planning, Building, Zoning, Public Safety, Public Works, and Parks and Recreation.

### Site Specific Development Plan Approvals:

Site Plan Submittals			
Courtesy Review	Staff-Initiated	Full Submittals	Approved
5	0	18	8

### Project Approvals:

- North Beach Plantation Bath House
- Shag City USA Ph 1
- Villa Tuscanna, Conversion of Outdoor Dining Space
- Indigo at the Preserve Model Court
- Walmart at Gator Hole, Building Addition
- Storage Facility at Park Village
- Marshfield Amenity Center
- Parker's Kitchen on Highway 17 South

### Monthly Plat Review Statistics:

Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
Number	# Lots	Number	# Lots	Number	Acreage
1	22	2	122	2	0.24 Acres

### III. PUBLIC ARTS COMMISSION

The Public Arts Commission met once during the month of February to discuss the Cultural District process, draft bylaws, and potential locations for future public art projects.

#### February 11, 2026, Public Arts Commission Meeting:

##### NEW BUSINESS

#### A. Update on the Cultural District Process

*Staff provided an update on the proposed Cultural District on Main Street and coordination with the South Carolina Arts Commission. A follow-up meeting with SCAC staff was scheduled for February 18, 2026 to review program requirements and discuss a preliminary site visit.*

#### B. Draft Bylaws

*Staff presented draft bylaws establishing procedures for the Public Arts Commission. The Commission voted unanimously to recommend forwarding the bylaws to City Council for approval.*

#### C. Potential Locations for Public Art

*The Commission discussed potential locations for future public art projects, including City facilities and public spaces within the historic main streets. Staff was directed to continue identifying and evaluating potential sites for consideration.*

#### D. Call for Artists - Mural Project (Location to Be Determined)

*Staff proposed issuing a call for artists for a future mural project. The item was postponed pending identification of a preferred project location.*

Respectfully submitted,



L. Suzanne Pritchard  
Assistant Director