DEPARTMENT OF PLANNING & DEVELOPMENT

MONTHLY REPORT OCTOBER 2023

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach SC 29582

BUILDING DIVISION
MONTHLY REPORT OCTOBER 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	OCT 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	33	37	11	139	78	78%
Townhouse Building Permits ~	0	2	4	32	71	-55%
Townhouse Units	(0)	(12)	(4)	(66)	(71)	-7%
Multifamily Buildings	1	0	0	1	1	0%
Multifamily Units	(34)	(0)	(0)	(34)	(15)	127%
Mixed-Use (Comm & M/F)	1	0	0	1	0	-100%
Hotel/Motel Buildings	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	0	0	0	1	2	100%
Relocation	0	1	0	1	1	0%
Demolitions	6	7	2	26	15	73%
Swimming Pools	12	10	11	40	38	5%
Signs	5	4	3	20	16	25%
Alter/Addition/Repair	347	274	360	1240	1230	1%
Mobile Homes (New)	3	3	2	13	12	8%
Mobile Homes (Replace)	0	0	0	0	1	0%
RV's/Park Models	0	0	0	2	0	-100%
Other	13	20	24	89	90	-1%
TOTALS:	421	358	417	1605	1555	3%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	OCT 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	371	189	193	1114	845	32%
Zoning Compliances	179	110	95	531	428	24%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	OCT 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1052	1030	488	3899	2697	45%
Electrical	531	436	277	1789	1366	31%
Plumbing	502	447	222	1715	1087	58%
HVAC/Gas	414	351	151	1259	842	50%
Info (Tenant Changes)	5	12	0	42	36	17%
C.O.'s	489	298	241	1519	1171	30%
Other	545	415	235	1892	1389	36%
Totals:	3538	2989	1614	12115	8588	41%
Daily Average	169	149	77			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
$130,233,517.44	$86,941,841.28	50%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
$520,143.75**	$375,509.50	$1,100,000.00	47%

*** In Oct- 0 Duplex Structures**
~ In Oct - 0 TH Bldgs, 0 Permits

**** 3.1, 3.2, 3.4 codes only**

MAJOR PROJECTS PERMITTED

ARCADIA AT GRANDE DUNES NORTH – BLDG 1

Project Location: 2740 Grande Dunes North Village Blvd. Unit 1 (Bldg.)

Contractor: C Herman Construction SC LLC

Valuation: $5,172,713.13

Permit Fee Collected: $152,621.50

Description: BLDG 1: Construction of a (34) unit, 3-story residential multi-family building, 55/ bedrooms, and 53/bathrooms.

ARCADIA AT GRANDE DUNES NORTH – CLUBHOUSE

Project Location: 2740 Grande Dunes North Village Blvd.

Contractor: C Herman Construction SC LLC

Valuation: $799,118.49

Permit Fee Collected: $3,502.50

Description: **CLUBHOUSE:** Construction of a "clubhouse building" for Arcadia at Grande Dunes North consisting of 5,280 heated sq ft & 993 unheated sq ft, with fitness / exercise rooms, lobby area, offices, break room, storage rooms & restrooms to include all required electrical, plumbing, mechanical and all interior & exterior finishes.

GRANDE DUNES NORTH AMENITY - GRADING

Project Location: 9000 Everlee Ln

Contractor: C. L. Benton & Sons, Inc.

Valuation: $774,198.00

Permit Fee Collected: $3,337.50

Description: Grading and all related site work for **"Grande Dunes North Amenity Center"**.

SOUTH SHORES VILLAS

Project Location: 1401 S Ocean Blvd.

Contractor: Carolina Restoration & Waterproofing

Valuation: $689,908.00

Permit Fee Collected: $3,082.50

Description: Concrete repairs on West elevation walkways, soffits, and side balconies.

TENANT CHANGES

There were no substantial Tenant Changes to be reported this month.

BOARD OF ZONING APPEALS

The North Myrtle Beach Board of Zoning Appeals met on Thursday, October 12th, 2023, at 5:00 p.m. in the Council Chambers of City Hall at 1018 2nd Avenue South and took the following actions:

1. **APPROVED SPECIAL EXCEPTION #SE2-23:** Application by C. Steven Powell for a special exception to expand dry stack storage for boars at 4430 Kingsport Road (Grande Harbor Marina) zoned Highway Commercial, HC District.

ZONING DIVISION

Zoning Monthly Complaint Statistics:

	Open Complaints				
	Property Maintenance	Parking & Storage of Major Recreational Equipment	Parking & Storage of Certain Vehicles	Storage Containers & Trailers	Accessory Structures
October 2023	20	5	3	2	1

	Closed Complaints				
	Property Maintenance	Parking & Storage of Major Recreational Equipment	Parking & Storage of Certain Vehicles	Storage Containers & Trailers	Accessory Structures
October 2023	2	0	0	1	0

Code Enforcement Monthly Complaint Statistics:

	Complaints					
	Trash/Debris	Overgrowth	Vehicles	Construction Equipment	Utilities	Misc.
October 2023	8	9	3	2	2	2

PLANNING DIVISION

During the month of October, the City of North Myrtle Beach Planning Commission held two regularly scheduled meetings and workshops. Four Technical Review Committee meetings were held.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
October	5	1	10	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
October	1	92	0	NA	5	568.77

October 3, 2023, Planning Commission Meeting:

NEW BUSINESS

A. **ANNEXATION & ZONING DESIGNATION Z-23-19:** City staff received a petition to annex ±1.26 acres on Cenith Drive identified by PIN 357-02-04-0001. The lot is 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 Single-Family Low-Medium Density (R-1B) and will be heard concurrently.

Action: At the applicant's request, the Planning Commission voted unanimously to postpone the petition for annexation and zoning to the November 14 meeting.

B. **FINAL SUBDIVISION PLAT SUB-23-86:** A major final bonded plat of subdivision creating 92 single-family lots, common area, pump station, and public rights-of-way in Phase 1 of the Bell Tract.

Action: The Planning Commission voted unanimously to approve the major final plat of subdivision with the recommendation that the applicant consider shoulder enhancements at the Water Tower Road entrance.

October 17, 2023, Planning Commission Meeting:

NEW BUSINESS

A. **ANNEXATION & ZONING DESIGNATION Z-23-22:** City staff received a petition to annex ±0.25 acres off Oyster Lane identified by part of PIN 351-07-02-0027. The lot is 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 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 November 6 meeting.

B. **FINAL SUBDIVISION PLAT SUB-23-93:** A major final bonded plat of subdivision creating 144 single-family residential lots, common area, and public rights-of-way in Phase 2 of the Chestnut Greens subdivision.

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

Respectfully submitted,

Aaron C. Rucker

Principal Planner