

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: September 3, 2020

RE: Monthly Report – Department of Planning & Development

Attached is the August monthly report for the Department of Planning and Development.

The report identifies the construction permits issued and inspections performed. The activities of the Planning Commission and Board of Zoning Appeals are also included.

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach, SC 29582



BUILDING DIVISION MONTHLY REPORT AUGUST 2020

PERMITS ISSUED	THIS	LAST	AUGUST	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2019	YTD	YTD	
Single Family *	18	49	10	67	23	191%
Townhouse Building Permits ~	6	0	0	6	0	0%
Townhouse Units	(6)	(0)	(0)	(6)	(0)	0%
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	0	0	0	0	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(0)	0%
Commercial	0	4	2	4	2	100%
Relocation	0	0	0	0	0	0%
Demolitions	3	5	3	8	4	100%
Swimming Pools	12	5	3	17	13	31%
Signs	2	3	5	5	7	-29%
Alter/Addition/Repair	220	228	215	448	457	-2%
Mobile Homes (New)	4	1	0	5	0	0%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	2	0	4	-100%
Other	65	78	75	143	150	-5%
TOTALS:	330	373	315	703	660	7%

CERTIFICATES ISSUED	THIS	LAST	AUGUST	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2019	YTD	YTD	
C.O.'s	120	185	216	305	476	-36%
Zoning Compliances	46	67	59	113	126	-10%

NUMBER OF INSPECTIONS	THIS	LAST	AUGUST	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2019	YTD	YTD	
Building	414	421	22	835	62	1247%
Electrical	239	240	99	479	154	211%
Plumbing	128	196	61	324	124	161%
HVAC/Gas	122	130	67	252	121	108%
Info (Tenant Changes)	12	2	10	14	20	-30%
C.O.'s	275	300	125	575	253	127%
Other	155	223	45	378	75	404%
Totals:	1345	1512	429	2857	809	253%
Daily Average	64	69	20			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$27,141,321.35	\$18,358,381.42	48%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$220,715.03	\$92,060.86	\$125,000.00	177%

* In August - 0 Duplex Structures
 ~ In August - 1 TH Bldg, 6 Permits

**CITY OF NORTH MYRTLE BEACH
MAJOR PROJECTS PERMITTED
PLANNING & DEVELOPMENT
AUGUST 2020**

#1 ROBBER'S ROOST – Phase 4B

PROJECT LOCATION: 1301A Captain Hook's Way

CONTRACTOR: Palmetto Corp of Conway

VALUATION: \$800,000.00

PERMIT FEE COLLECTED: \$3,412.50

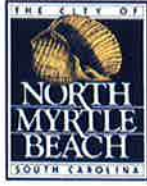
DESCRIPTION: Grading and all related approved site work for Phase 4B of Robber's Roost, which will consist of 27 single-family residential lots, and infrastructure to the lot of the amenity building.

CITY OF NMB

TENANT CHANGES

AUGUST, 2020

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS – (TYPE)</u>
1337 Hwy 17 N	United Construction	Bellamy Realty (Rental)
1209 Hwy 17 S	TACO Bell	QSR Restaurant (Fast Food)
2100 Old Hwy 17, Ste 101	Lily Spa	Palmetto Wellness & Injury (Medical)



**PLANNING DIVISION
MONTHLY REPORT
August 2020**

During the month of August, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop. The first regularly scheduled meeting of the month was cancelled due to lack of new business.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	New Full Submittals	Approved
August	2	0	6	2

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
August	0	NA	0	NA	1	0.25

Planning Commission Activity:

August 18, 2020

Old Business

- A. ANNEXATION & ZONING DESIGNATION Z-20-8:** City staff has received a petition to annex lands on Anne Street or Tom E. Chestnut Street totaling approximately 23.29 acres identified by PIN 357-00-00-0006. The lot is currently unincorporated and zoned CFA (Commercial Forest Agriculture) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-1A (Single-Family Residential Low-Medium District) 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 City Council to be considered for first reading of ordinance at the September 21, 2020, meeting.

New Business

- A. LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-20-01:** City staff has initiated a text amendment removing Appendix A, updating all city street design standards, and creating a separate policy document outside of the Land Development Regulations detailing all street planning and design guidelines.

Action: The Planning Commission voted unanimously to table the land development regulation text amendment to the September 8, 2020, meeting to allow thorough review of the proposed change.

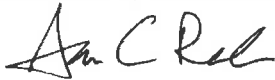
- B. ANNEXATION & ZONING DESIGNATION Z-20-10:** City staff has received a petition to annex lands on Bellamy Road and US Highway 17 N totaling approximately 6.47 acres and identified by PINs 350-11-01-0138, 350-11-01-0143, 350-11-01-0144, 350-11-01-0145 and 350-11-01-0146. The lots are currently unincorporated and zoned RC (Resort Commercial) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of HC (Highway Commercial) 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 City Council to be considered for first reading of ordinance at the September 21, 2020, meeting.

- C. ZONING TEXT AMENDMENT ZTX-20-05:** City staff has initiated a text amendment to § 23-158 and § 23-159 of the Zoning Ordinance as they pertain to secretarial functions and voting procedures for actions on requests before the board.

Action: The Planning Commission voted unanimously to recommend approval of the zoning text amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the September 21, 2020, meeting.

Respectfully submitted,



Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
August 2020
Monthly Report

Due to a lack of cases, the Board of Zoning Appeals did not meet in August 2020.

To: Jim Wood
From: Ben Caldwell
RE: August Building Maintenance Progress Report / Outstanding Caseload
September 2, 2020

Any future dates listed below illustrate the expiration of the initial 90-day grace period.

215 25th Avenue North – February 2020

- *Roofing including soffit and fascia is in poor repair and in need of replacement or repair.
- *Door is not capable of being locked. Door to be replaced or repaired.
- *Screens torn and need to be replaced, removed or repaired.
- *Decking is in poor repair and several spindles are missing and in need of replacement.

1300 Moss Street – June 2020

- *Windows and doors

213 22nd Avenue North – June 2020

- *Siding, porch condition, windows

233 Main Street – November 2020

- *Windows and various other violations

233 Madison Drive – November 2020

- *Boarded up windows