

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: June 6, 2019

RE: Monthly Report – Department of Planning & Development

Attached is the May 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 MAY 2019

PERMITS ISSUED	THIS MONTH	LAST MONTH	MAY 2018	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	11	15	23	246	221	11%
Townhouse Building Permits ~	0	0	0	39	11	255%
Townhouse Units	(0)	(0)	(0)	(39)	(11)	255%
Multifamily Buildings	0	0	0	1	2	-50%
Multifamily Units	(0)	(0)	(0)	(24)	(27)	-11%
Mixed-Use (Comm & M/F)	0	0	0	0	0	0%
Hotel/Motel Buildings	0	0	0	0	1	-100%
Hotel/Motel Units	(0)	(0)	(0)	(0)	(138)	-100%
Commercial	0	0	0	6	9	-33%
Relocation	0	3	0	8	9	-11%
Demolitions	1	4	3	26	21	24%
Swimming Pools	4	11	14	77	79	-3%
Signs	8	6	12	67	64	5%
Alter/Addition/Repair	254	238	278	2481	2368	5%
Mobile Homes (New)	1	0	3	5	13	-62%
Mobile Homes (Replace)	1	1	1	6	3	100%
RV's/Park Models	0	0	1	4	5	-20%
Other	84	94	60	581	476	22%
TOTALS:	364	372	395	3547	3282	8%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	MAY 2018	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	250	207	195	1962	1859	6%
Zoning Compliances	95	79	71	696	623	12%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	MAY 2018	THIS FY YTD	LAST FY YTD	% CHANGE
Building	35	46	44	484	881	-45%
Electrical	145	141	156	1645	1599	3%
Plumbing	93	108	89	1066	1201	-11%
HVAC/Gas	85	94	89	983	1160	-15%
Info (Tenant Changes)	17	13	13	121	147	-18%
C.O.'s	117	117	166	1310	1665	-21%
Other	60	49	47	487	561	-13%
Totals:	552	568	604	6096	7214	-15%
Daily Average	25	27	27			

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$160,897,572.22	\$145,562,976.20	11%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$751,383.84	\$1,202,763.70	\$572,916.67	131%

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

**CITY OF NORTH MYRTLE BEACH
MAJOR PROJECTS PERMITTED
PLANNING & DEVELOPMENT
MAY 2019**

#1 SUMMER RETREAT

PROJECT LOCATION: 5905 N Ocean Blvd

CONTRACTOR: Southeast Construction of the Carolinas

VALUATION: \$574,178.00

PERMIT FEE COLLECTED: \$2,737.50

DESCRIPTION: Remove two steel & concrete staircases/walkways & roofing above stairs/walkways; Replace steel columns, replace staircases/walkways & roofing in same footprint.

#2 BFR - EDGEWATER – BLDG 7

PROJECT LOCATION: 2180 Waterview Dr

CONTRACTOR: Prime South of the Carolinas, LLC

VALUATION: \$934,300.00

PERMIT FEE COLLECTED: \$3,817.50

DESCRIPTION: Remove/replace exterior stucco, wood rot, re-flash windows, HVAC line sets, roof tile, re-flash, repair interior damage as needed, gutters/downspouts, electric and paint.

CITY OF NMB

TENANT CHANGES

MAY, 2019

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS – (TYPE)</u>
1516 Hwy 17 N - Unit 6	Menchies	Ella's Ice Cream (Ice Cream Parlor)
1016 2 nd Ave N – Unit 302	(First Tenant)	McCutchen Mumford Vaught (Law Firm)
4888 Hwy 17 S	(New Kiosk)	G & J Happy Kids (Retail - Kiosk)
1016 2 nd Ave S – Unit 203-E	(First Tenant)	Loretta Realty Group (Realty Office)
1211 Hwy 17 N	Voyager Fishing Charters	Local on the Water/ Steel Cactus Taquera
4718-E Hwy 17 S	Himalayan Litez (Retail)	3D Krystal Photo (Retail)
1635 Hwy 17 S	Premier Golf Carts, Inc (Retail)	Starfire Auto Sales & Service (Retail)
900 Hwy 17 N – Unit B	West Marine (Retail)	Forever Floor and Tile (Retail)
4844 Hwy 17 S	Random Boutique (Retail)	Touch of South (Retail)
4926 Hwy 17 S – Unit A	(New Kiosk)	The Crazy Cajun Concessionaire, LLC (Retail)

BOARD OF ZONING APPEALS
MAY 2019
Monthly Report

The Board of Zoning Appeals met on May 9, 2019 and took the following action:

APPROVED VARIANCE #V17-19: Ms. Tracie Ross has made application for a variance to install a swimming pool in the front yard of a home on a double fronting street in the R-1 (Single-Family Residential) district. By ordinance definition, there is no rear yard on this property and the R-1 district only permits a swimming pool in the rear yard at 600 Anne Street.

APPROVED SPECIAL EXCEPTION #SE3-19: Ms. Jordynn Hughes has made application for a special exception to serve on-premises alcoholic beverages in the HC (Highway Commercial) district at 3604 Highway 17 South.

DENIED VARIANCE #V21-19: Mr. J.D. Almond, Jr. has made application for a variance of 15 feet from the required 20-foot rear yard setback in the R-2 (Medium Density Residential) district at 700 24th Avenue South.

DENIED VARIANCE #V22-19: Mr. J.D. Almond, Jr. has made application for a variance to remove a tree in excess of the 24-inch caliper measurement that is protected by the ordinance at 700 24th Avenue South.



**PLANNING DIVISION
MONTHLY REPORT
May 2019**

During the month of May, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop; one regularly scheduled meeting and workshop was cancelled due to lack of new cases.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Pre-Applications	Staff-Initiated	New Full Submittals	Approved
May	6	4	2	4

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
May	2	17	0	0	9	166.3

Planning Commission Activity:

May 7, 2019

Old Business

- A. BONDED FINAL SUBDIVISION PLAT SUF-19-03:** A bonded major final plat of subdivision for Park Pointe Phase 2 North to create nine (9) single-family lots of record and public rights-of-way off Champions Boulevard across from the NMB Park and Sports Complex.

Action: The planning commission voted 6-1 to to approve the proposed bonded major final plat of subdivision.

New Business

- A. FINAL SUBDIVISION PLAT SUF-19-08:** A major final plat of subdivision for the Hillside Development Tract to create eight (8) lots of record between Hillside Drive and Strand Avenue.

Action: The planning commission voted unanimously to approve the proposed major final plat of subdivision contingent to the purchase agreement being approved.

B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MJPDD-19-01: A requested revision to the Robber's Roost Planned Development District concerning changes to the main entry sign at the Coastal North Town Center.

Action: The planning commission voted unanimously to recommend approval of the major planned development district amendment. The amendment was forwarded to city council to be considered for first reading of ordinance on May 20, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A. C. Rucker". The signature is written in a cursive, flowing style.

Aaron C. Rucker
Principal Planner

To: Paul Blust
From: Ben Caldwell
RE: May Building Maintenance Progress Report / Outstanding Caseload
June 5, 2019

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

1003 Seaside Drive – 6/3/18

- *Decayed siding in need of replacement
- *Torn screens need removed or replaced

2405 Bryan Street – 7/10/18

- *Torn window screens in need of repair, replacement or removal
- *Accessory building siding in poor condition with rotten wood siding in need of repair
- *Rotten wood on decks in need of repair or replacement

312 31st Avenue North – 6/27/18

- *Exterior doors are not secure. Repair or replace exterior door locking mechanisms
- *Torn window screens in need of repair, replacement or removal
- *The deck is thoroughly dilapidated and in need of repair or replacement

600 41st Avenue South – 6/27/18

- *Missing and rotted roofing elements in need of repair or replacement

1002 39th Avenue South – January 2019

- *Mobile home roof in poor repair and is currently covered with a torn tarp. The tarp needs to be removed and the roof shall be repaired as needed to assure a weather resistant exterior envelope.
- *Remove the damaged camper located on this lot. Campers are not permitted in this zoning district.

1004 38th Avenue South – January 2019

- *Mobile home doors are in poor repair and need repaired or replaced
- *Mobile home windows are broken and in need of replacement
- *Home removed, case closed

1006 38th Avenue South – January 2019

- *Mobile home windows are broken and in need of replacement
- *Storage building is in need of repair, replacement or removal
- *Home and building removed, case closed

1036 38th Avenue South – January 2019

- *Missing siding needs to be replaced
- *Broken and missing windows need replaced
- *Home removed, case closed

1040 38th Avenue South – January 2019

- *Decking and steps in need of repair or replacement
- *Home removed, case closed

5101 North Ocean Boulevard – April 2019

- *Siding is in extremely poor condition. Make appropriate repairs that provide a weather resistant exterior envelope.
- *Deck and step railings missing or otherwise in extremely poor condition and are unsafe. Properly repair as needed.

1202 Thomas Avenue – April 2019

- *Siding and roofing on the accessory storage building(s) are in extremely poor condition. Make appropriate repairs that provide a weather resistant exterior envelope or remove the storage building(s) from the property.

1110 28th Avenue South – May 2019

- *Roof is in poor repair and repair or replacement is needed.
- *Steps are in poor repair and are needing to be replaced or repaired.
- *The rear door is boarded up. Remove boards and repair door as necessary to properly function as intended.
- *Torn window screens need to be removed or replaced.
- *Loose vinyl siding needs to be repaired or replaced.

3305 South Ocean Boulevard – May 2019

- *Roofing is in poor repair and needs replaced or repaired.
- *Broken window on 2nd floor needs replaced.
- *Storm door is in poor repair and needs replaced or repaired to properly intended condition.
- *Siding is in poor repair and needs to be replaced or repaired.

507 15th Avenue South – May 2019

- *Boarded windows need to be unboarded and repaired or replaced with operable windows.
- *Eaves and overhangs of the roof are in disrepair and in need of replacement or repair.
- *Holes in the block wall of the home are needed to be repaired.
- *Broken windows are required to be replaced with operable windows.

3410 South Ocean Boulevard – September 2019

- *Roofing in poor condition, replace, repair or demo structure.