

# MEMO



**TO:** Mayor and City Council

**FROM:** Jim Wood  
Director, Planning & Development

**DATE:** April 9, 2018

**RE:** Monthly Report – Department of Planning & Development

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Attached is the March 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 2<sup>nd</sup> Avenue South, North Myrtle Beach, SC 29582



## BUILDING DIVISION MONTHLY REPORT MARCH 2018

PERMITS ISSUED	THIS MONTH	LAST MONTH	MAR 2017	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	17	18	19	178	181	-2%
Townhouse Building Permits ~	0	0	0	11	8	38%
Townhouse Units	(0)	(0)	(0)	(11)	(8)	38%
Multifamily Buildings	0	1	0	2	0	0%
Multifamily Units	(0)	(15)	(0)	(27)	(0)	0%
Mixed-Use (Comm & M/F)	0	0	0	0	0	0%
Hotel/Motel Buildings	0	0	0	1	0	0%
Hotel/Motel Units	(0)	(0)	(0)	(138)	(0)	0%
Commercial	1	2	1	8	6	33%
Relocation	0	0	1	8	6	33%
Demolitions	1	1	2	15	28	-46%
Swimming Pools	10	8	10	58	45	29%
Signs	4	8	8	48	49	-2%
Alter/Addition/Repair	240	176	287	1863	2137	-13%
Mobile Homes (New)	2	0	0	9	10	-10%
Mobile Homes (Replace)	0	0	2	2	6	-67%
RV's/Park Models	2	0	1	4	1	300%
Other	42	27	50	376	348	8%
<b>TOTALS:</b>	<b>319</b>	<b>241</b>	<b>381</b>	<b>2583</b>	<b>2825</b>	<b>-9%</b>

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	MAR 2017	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	135	127	169	1532	1441	6%
Zoning Compliances	56	36	62	517	421	23%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	MAR 2017	THIS FY YTD	LAST FY YTD	% CHANGE
Building	61	62	215	787	1458	-46%
Electrical	154	132	233	1295	1417	-9%
Plumbing	119	95	137	1020	973	5%
HVAC/Gas	106	94	120	968	923	5%
Info (Tenant Changes)	19	19	12	119	105	13%
C.O.'s	131	114	230	1355	1808	-25%
Other	33	41	91	477	568	-16%
Totals:	623	557	1038	6021	7252	-17%
Daily Average	30	28	45			-

### BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$121,148,504.95	\$101,059,188.10	20%

### REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$927,712.60	\$456,183.73	\$468,750.00	198%

\* In March - 0 Duplex Structures  
~ In March - 0 TH Bldgs, 0 Permits

**CITY OF NORTH MYRTLE BEACH  
MAJOR PROJECTS PERMITTED  
PLANNING & DEVELOPMENT  
MARCH 2018**

**#1 RIOZ BRAZILIAN STEAKHOUSE**

**PROJECT LOCATION: 1315 Hwy 17 S**

**CONTRACTOR: GREGORY HUNT BUILDERS, LLC**

**VALUATION: \$1,196,136.65**

**PERMIT FEE COLLECTED: \$4,987.13**

**DESCRIPTION: Construct new, metal-framed sprinkled building to be used as a restaurant**

**#2 SEABROOK 2B ANNEX STREET GRADING**

**PROJECT LOCATION: 1712A North Cove Ct**

**CONTRACTOR: R H MOORE CO, INC**

**VALUATION: \$623,633.00**

**PERMIT FEE COLLECTED: \$2,884.50**

**DESCRIPTION: Grading of roads, water & sewer. Work is to be in the Right-Of-Way and extend no further than the 10' Santee Cooper easement.**



**PLANNING DIVISION  
MONTHLY REPORT  
March 2018**

During the month of March 2018, the City of North Myrtle Beach Planning Commission held two (2) regular meetings and two (2) workshops. Continued work on the draft Comprehensive Plan rewrite awaits direction from administration.

**Monthly Plan and Plat Review Statistics:**

	Site Plan Submittals		
	Pre-Applications	New Full Submittals	Approved
<b>March</b>	8	0	4

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>March</b>	0	0	2	81	7	127.95

**Planning Commission Activity:**

March 6, 2018

*New Business*

- A. ANNEXATION & ZONING DESIGNATION ANZ-18-03:** City staff has received a petition to annex lands totaling approximately 0.24 acres identified by TMS Number 130-15-02-021 and/or PIN 350-11-01-0131. 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 citing (a), where necessary to implement the Comprehensive Plan. The petition was forwarded to City Council to be considered for first reading of ordinance on March 19.*

March 20, 2018

*New Business*

- A. PRELIMINARY SUBDIVISION PLAT SUP-17-02:** A major preliminary plat of subdivision for the Hillside Development Tract to create thirty-one (31) lots of record and two public rights-of-way between Hillside Drive and Strand Avenue. The subdivision would be called Ocean Peak.

*Action: The Planning Commission voted 5 to 1 to approve the Major Preliminary Plat of Subdivision; however, forwarded tree removal requests outside of rights-of-way and infrastructure to the Board of Zoning Appeals.*

**B. PRELIMINARY SUBDIVISION PLAT SUP-18-03:** A major preliminary plat of subdivision for the Cottages on the Marsh to create fifty (50) lots of record, open space, pump station, and two private rights-of-way off Ye Olde Kings Highway.

*Action: The Planning Commission voted unanimously to approve the Major Preliminary Plat of Subdivision.*

**C. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-18-05:** City staff received a Minor Amendment to the Robber's Roost Planned Development District to allow the installation of an 8' high privacy fence in lieu of evergreen privacy hedge in the single-family buffer areas and modifying the metal fence standards.

*Action: The Planning Commission voted unanimously to deny the Minor Planned Development District Amendment.*

Respectfully submitted,

A handwritten signature in black ink that reads "Aaron C. Rucker". The signature is written in a cursive, flowing style.

Aaron C. Rucker  
Principal Planner



**BOARD OF ZONING APPEALS  
MARCH 2018  
Monthly Report**

**APPROVED VARIANCE #V09-18:** Barefoot Carwash has made application for a variance of 5 feet from the required 10-foot front perimeter landscape area required along Highway 17 in the HC (Highway Commercial) district at 4410 Highway 17 South.

**APPROVED VARIANCE #V10-18:** Mr. Gunning Beery has made application for a variance to remove 4 trees in excess of the 24-inch caliper measurement that are protected by the ordinance at 303 Oak Lake Circle.

To: Paul Blust  
From: Ben Caldwell  
RE: March Building Maintenance Progress Report / Outstanding Caseload  
4/4/18

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

**2405 Metts Drive – 5/21/17**

- \*Siding is missing in some areas and appears rotten in some areas and is in need of repair or replacement
- \*Several windows are boarded up. Boards must be removed and any broken or missing window panes shall be replaced
- \*Work in progress, repairs ongoing

**4518 Curlew Street – 10/21/16**

- \*Siding is rotten in some areas and needs replaced
- \*Screens are torn and need replaced or removed
- \*Accessory building is damaged and in need of repair or removal
- \*Roof is damaged and tarps are affixed. The roof needs to be properly repaired or replaced
- \*Porch/deck is dilapidated and in need of replacement or repairs
- \*Court dismissed case due to probate concern

**301 56<sup>th</sup> Avenue North – 12/12/16**

- \*Roofing, siding, steps, decks, screens and siding are all in disrepair and in need of replacement or repair
- \*No progress, Zoning Enforcement Officer will be issuing a citation
- \*Some progress has been made

**1506 J Havens Drive – 1/25/17**

- \*Shingle and fascia board damage is in need of repair or replacement
- \*Property in compliance, case closed

**2405 Nixon Street – 5/16/17**

- \*Deck is dilapidated and in need of repair or replacement
- \*Property in compliance, case closed

**4000 Birchwood Street – 10/27/17**

- \*Damaged shutters and fencing in need of repair or replacement or removal. Broken window panes in need of replacement

**2700 Highway 17 South – 5/1/18**

- \*Stucco becoming dilapidated and needs replaced or repaired.

**4514 Kingfisher Street – 5/1/18**

- \*Broken window needs replaced, torn screens need replaced or removed and deck is in need of repair.

**4516 Kingfisher Street – 5/1/18**

- \*Decayed siding is in need of repair or replacement

**1003 Seaside Drive – 6/3/18**

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

**805 Seaside Drive – 5/15/18**

- \*Broken window needs repaired or replaced
- \*Dilapidated fence in need of repair, replacement or removal
- \*Work complete, case closed