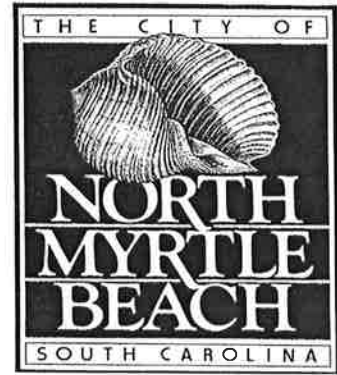


# MEMO



**TO:** Mayor and City Council

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

**DATE:** July 5, 2019

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

---

Attached is the June 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 JUNE 2019

<b>PERMITS ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>JUNE 2018</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>%CHANGE</b>
Single Family *	11	11	29	257	250	3%
Townhouse Building Permits ~	6	0	0	45	11	309%
Townhouse Units	(6)	(0)	(0)	(45)	(11)	309%
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	1	6	10	-40%
Relocation	0	0	2	8	11	-27%
Demolitions	1	1	0	27	21	29%
Swimming Pools	4	4	12	81	91	-11%
Signs	8	8	4	75	68	10%
Alter/Addition/Repair	213	254	238	2694	2463	9%
Mobile Homes (New)	1	1	0	6	13	-54%
Mobile Homes (Replace)	0	1	0	6	3	100%
RV's/Park Models	0	0	0	4	5	-20%
Other	80	84	37	661	513	29%
<b>TOTALS:</b>	<b>324</b>	<b>364</b>	<b>323</b>	<b>3871</b>	<b>3462</b>	<b>12%</b>

<b>CERTIFICATES ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>JUNE 2018</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
C.O.'s	258	250	225	2220	2084	7%
Zoning Compliances	77	95	78	773	701	10%

<b>NUMBER OF INSPECTIONS</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>JUNE 2018</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
Building	61	35	63	545	944	-42%
Electrical	116	145	160	1761	1759	0%
Plumbing	80	93	121	1146	1322	-13%
HVAC/Gas	74	85	75	1057	1235	-14%
Info (Tenant Changes)	9	17	17	130	164	-21%
C.O.'s	148	117	217	1458	1882	-23%
Other	51	60	47	538	608	-12%
Totals:	539	552	700	6635	7914	-16%
Daily Average	25	25	33			-

### BUILDING VALUATION

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>CHANGE</b>
\$168,454,073.25	\$159,420,490.63	6%

### REVENUE

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>FY BUDGET</b>	<b>% OF BUDGET</b>
\$803,217.28	\$1,269,215.95	\$625,000.00	129%

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

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

**There were no Major Projects permitted (over \$500K) in the month of June, 2019 in the City of North Myrtle Beach.**

**CITY OF NMB**

**TENANT CHANGES**

**JUNE, 2019**

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS – (TYPE)</u>
401-B 1 <sup>st</sup> Ave N	Your Beach Music.com	John F. Moore CPA, LLC (Accountant)
94 Hwy 17 S	Creative Decors	A Tebele & Sons (Property Mgr/Landlord)
2408 Madison Ave, Ste 201	Arbor Ent	L & E Logistics (Professional Services)



**PLANNING DIVISION  
MONTHLY REPORT  
June 2019**

During the month of June, the City of North Myrtle Beach Planning Commission held two regularly scheduled meetings and workshops.

**Monthly Plan and Plat Review Statistics:**

	Site Plan Submittals			
	Pre-Applications	Staff-Initiated	New Full Submittals	Approved
<b>June</b>	0	3	1	2

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>June</b>	2	24	0	0	6	1.17

**Planning Commission Activity:**

June 4, 2019

*New Business*

- A. LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-19-02:** City staff initiated an amendment to the Land Development Regulations text to specify the type of fire hydrant used in development within the city.

*Action: The planning commission voted unanimously to table the text amendment to the June 18 meeting.*

- B. REZONING REQUEST Z-19-02:** The Planning & Development Department received an application requesting the rezoning of five (5) lots containing approximately 145.10 acres located off Champions Boulevard, identified by PINs 349-08-03-0001, 349-09-01-0001, 358-00-00-0024, 358-00-00-0025 and 358-02-02-0001, from GC (General Commercial), BC (Business Commercial), and HC (Highway Commercial) to R-2A (Mid-Rise Multifamily Residential).

*Action: The planning commission voted 4-1 to recommend approval of the rezoning request. The amendment was forwarded to city council to be considered for first reading of ordinance on June 17, 2019.*

- C. DEVELOPMENT AGREEMENT ASSOCIATED WITH REZONING CASE Z-19-02:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed amendment to the Master Development Agreement associated with the rezoning case mentioned above (Z-19-02). The property is generally located between the Barefoot Resort neighborhood and the Robert Edge Parkway, and includes lands on both sides of Highway 31. The property is mostly vacant woodlands at this time

*Action: The planning commission hosted the first of two public hearings on the development agreement. Commission offered no comments. First reading of ordinance was considered by city council on June 17, 2019.*

June 18, 2019

*Old Business*

- A. LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-19-02:** City staff initiated an amendment to the Land Development Regulations text to specify the type of fire hydrant used in development within the city.

*Action: The planning commission voted unanimously to withdraw the text amendment. The amendment was enhanced and readvertised as STX-19-03 (see below).*

*New Business – "Consent Items"*

- A. FINAL SUBDIVISION PLAT SUF-19-07:** A major final plat of subdivision for The Reserve subdivision to create seven (7) lots of record and public rights-of-way off Ye Olde Kings Highway.

*Action: The planning commission voted unanimously to approve of the final subdivision plat.*

*New Business*

- A. BONDED FINAL SUBDIVISION PLAT SUF-19-10:** A bonded major final plat of subdivision for Robber's Roost Phase 4-B1 to create fourteen (14) single-family lots of record, three (3) remainder lots, common space and public rights-of-way within the Robber's Roost Single Family Residential Neighborhood located off 11th Avenue North.

*Action: The planning commission voted unanimously to approve the final subdivision plat, conditioned upon city staff receiving the financial guarantee.*

- B. LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-19-03:** City staff has initiated an amendment to the Land Development Regulations text to add supplemental provisions regarding fire safety within developments in the City. *(Item mislabeled as STX-19-04 in Public Notice.)*

*Action: The planning commission voted unanimously to recommend approval of the text amendment. The amendment was forwarded to city council to be considered for first reading of ordinance on July 15, 2019.*

**C. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MJPDD-19-02:** The Planning & Development Department received an application for a major amendment to the Avista Development District revising the uses allowed and construction completion date for the third phase of the development.

*Action: The planning commission voted unanimously to recommend approval of the major planned development district amendment based upon revisions as discussed at the meeting. The amendment was forwarded to city council to be considered for first reading of ordinance on July 15, 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

**BOARD OF ZONING APPEALS**  
**JUNE 2019**  
**Monthly Report**

The Board of Zoning Appeals met on June 13, 2019 and took the following action:

**APPROVED VARIANCE #V18-19:** Mr. Jorge Alvorez has made application for a variance to reduce the required 7.5 foot side yard setback to zero and reduce the required 10-foot rear yard setback to zero for a storage building larger than 150 square feet, and a variance to permit a storage building larger than the maximum 180 square feet allowed by the ordinance at 4500 Heron Street.

**APPROVED WITH REDUCTION OF SETBACK VARIANCE #V20-19:** Mr. David Phillips has made application for a variance of 14 feet from the required 20-foot front yard setback in the R-3 (Mobile Home Residential) district at 2411 Douglas Street.

**DENIED VARIANCE #V23-19:** Mr. Joseph Blake has made application for a variance of 15 feet from the required 20-foot rear yard setback for a townhouse project in the R-2 (Medium Density Residential) district at 803 11<sup>th</sup> Avenue South, Unit J.

**APPROVED VARIANCE #V24-19:** RIOZ BRAZILIAN STEAKHOUSE has made application for a variance to permit 52 square feet of signage more than the 150 square feet allowed and permit the business name to be on the building more than one time in the HC (Highway Commercial) district at 1315 Highway 17 North.

**APPROVED SPECIAL EXCEPTION #SE4-19:** Cottages on the Marsh Subdivision has made application for a special exception to develop an amenity center in a new subdivision in the R-1B (Single-Family, Medium Low Density Residential) district near the intersection of Seaside Drive and Ye Olde Kings Highway.

**APPROVED VARIANCE #V27-19:** Ms. Deborah Melton 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 2429 Ridge Street.

**APPROVED VARIANCE #V28-19:** Mr. Kenny Hyatt has made application for a variance of 15 feet from the required 25-foot front yard setback in the R-2 (Medium Density Residential) district at The Reserve Subdivision being developed at 2003 Ye Olde Kings Highway. This lot is currently unnumbered and the only lot on the right side of a proposed street called Hyatt Road.



To: Paul Blust  
From: Ben Caldwell  
RE: June Building Maintenance Progress Report / Outstanding Caseload  
June 28, 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 31<sup>st</sup> 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 41<sup>st</sup> Avenue South – 6/27/18**

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

**1002 39<sup>th</sup> 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.

**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 28<sup>th</sup> 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 2<sup>nd</sup> 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 15<sup>th</sup> 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.

**1301 Highway 17 North – September 2019**

\* Doors providing entrance and exit for any structure shall fit properly and have locking devices capable of being operated from the inside and outside of the building. Replace or repair the doors.

**503 38<sup>th</sup> Avenue South – September 2019**

\*Torn screen door in need of replacement

\*several holes in crawlspace in need of patching