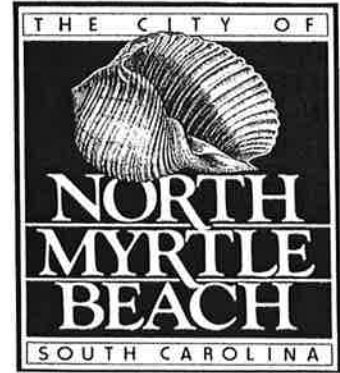


# MEMO



**TO:** Mayor and City Council

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

**DATE:** April 2, 2020

**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 2020

<b>PERMITS ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>MAR 2019</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>%CHANGE</b>
Single Family *	15	18	13	124	220	-44%
Townhouse Building Permits ~	5	7	0	33	39	-15%
Townhouse Units	(5)	(7)	(0)	(33)	(39)	-15%
Multifamily Buildings	0	0	0	0	1	-100%
Multifamily Units	(0)	(0)	(0)	(0)	(24)	-100%
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	1	0	12	6	100%
Relocation	0	0	1	9	5	80%
Demolitions	2	1	3	20	21	-5%
Swimming Pools	9	9	8	58	62	-6%
Signs	8	7	6	40	53	-25%
Alter/Addition/Repair	195	199	232	1972	1989	-1%
Mobile Homes (New)	0	1	0	6	4	50%
Mobile Homes (Replace)	0	0	2	3	4	-25%
RV's/Park Models	0	1	0	7	4	75%
Other	81	72	88	512	403	27%
<b>TOTALS:</b>	<b>315</b>	<b>316</b>	<b>353</b>	<b>2796</b>	<b>2811</b>	<b>-1%</b>

<b>CERTIFICATES ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>MAR 2019</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
C.O.'s	134	157	189	1494	1505	-1%
Zoning Compliances	56	60	70	486	522	-7%

<b>NUMBER OF INSPECTIONS</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>MAR 2019</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
Building	436	343	74	2413	403	499%
Electrical	220	157	159	1317	1359	-3%
Plumbing	148	98	121	925	865	7%
HVAC/Gas	116	105	87	900	804	12%
Info (Tenant Changes)	13	9	14	90	91	-1%
C.O.'s	206	209	132	1647	1076	53%
Other	140	87	49	764	378	102%
Totals:	1279	1008	636	8056	4976	62%
Daily Average	58	50	30			-

### BUILDING VALUATION

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>CHANGE</b>
\$113,371,377.47	\$141,916,192.31	-20%

### REVENUE

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>FY BUDGET</b>	<b>% OF BUDGET</b>
580,605.63	\$643,835.86	\$562,500.00	103%

\* In Mar - 0 Duplex Structures  
~ In Mar - 1 TH Bldg, 5 Permits

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

**#1 SEA GLASS COTTAGES**

**PROJECT LOCATION: 4979 Harbor Pointe Dr**

**CONTRACTOR: Palmetto Corp of Conway**

**VALUATION: \$3,573,080.95**

**PERMIT FEE COLLECTED: \$11,734.50**

**DESCRIPTION: Grading, erosion controls, clearing and grubbing, excavation, storm drainage, sanitary sewers, water lines, curb and gutters and asphalt pavement.**

**CITY OF NMB**

**TENANT CHANGES**

**MARCH, 2020**

**NEW BUSINESS – (TYPE)**

**OLD BUSINESS**

**ADDRESS**

**3702 S Ocean Blvd  
1021 2<sup>nd</sup> Ave N #6**

**Vacant  
KLS Design, LLC (Interior Design)**

**Snead Realty Group (Realty Office)  
Elite Hand & Upper Extremity Therapy (Medical)**



**PLANNING DIVISION  
MONTHLY REPORT  
March 2020**

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

**Monthly Plan and Plat Review Statistics:**

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	New Full Submittals	Approved
<b>March</b>	2	1	1	0

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>March</b>	0	NA	0	NA	4	3.84

**Planning Commission Activity:**

March 3, 2020

New Business

**A. SWEARING IN OF NEWLY APPOINTED BOARD MEMBERS**

*Action: Commissioner Ruth Anne Ellis was sworn in for a term ending March 2, 2024.*

**B. ANNEXATION & ZONING DESIGNATION Z-20-2:** City staff has received a petition to annex lands on Riverside Drive totaling approximately 0.93 acres identified by PIN 311-16-04-0015. The lot is currently unincorporated and zoned MSF10 (MSF 10 Residential District) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-1 (Single-Family Residential Low-Density) and will be heard concurrently.

*Action: At staff's request, the Planning Commission voted unanimously to table the annexation and zoning designation to the March 17, 2020, meeting to allow the applicant to provide the necessary documents verifying 100 percent freeholder petition.*

**C. ZONING TEXT AMENDMENT ZTX-20-02:** City staff has initiated a text amendment to the Zoning Ordinance establishing design standards for small-home, single-family in common developments.

*Action: The Planning Commission voted unanimously to table the zoning text amendment to the March 17, 2020, meeting to allow staff to address several areas of concern.*

March 17, 2020

Communications

**A. SWEARING IN OF NEWLY APPOINTED BOARD MEMBERS**

*Action: Commissioner Callie Wise was sworn in for a term ending March 2, 2024.*

Old Business

- A. ANNEXATION & ZONING DESIGNATION Z-20-2:** City staff has received a petition to annex lands on Riverside Drive totaling approximately 0.93 acres identified by PIN 311-16-04-0015. The lot is currently unincorporated and zoned MSF10 (MSF 10 Residential District) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-1 (Single-Family Residential Low-Density) and will be heard concurrently.

*Action: The Planning Commission voted unanimously to recommend approval of the annexation and zoning designation. The item was forwarded to City Council to be considered for first reading of ordinance at the April 6, 2020, meeting.*

- B. ZONING TEXT AMENDMENT ZTX-20-02:** City staff has initiated a text amendment to the Zoning Ordinance establishing design standards for small-home, single-family in common developments.

*Action: The Planning Commission voted unanimously to table the zoning text amendment to the April 7, 2020, meeting to allow staff to address several areas of concern.*

New Business

**A. SWEARING IN OF NEWLY APPOINTED BOARD MEMBERS**

*Action: Commissioner Callie Jean Wise was sworn in for a term ending March 2, 2024.*

- B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-4:** City staff has received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the portion of the PDD previously known as Grande Dunes North to Waterway Hills Village at Grande Dunes through changes to the master plan and governing documents.

*Action: The Planning Commission voted unanimously to table the zoning text amendment to allow the previously approved development agreement to be signed by all Parkway Group owners, recorded, and returned to the City.*

- C. ZONING TEXT AMENDMENT ZTX-20-03:** City staff has initiated a text amendment to the Zoning Ordinance to revise the definition of "Sleeping Area."

*Action: The Planning Commission voted unanimously to table the zoning text amendment to the April 7, 2020, meeting to allow staff to address several areas of concern.*

- D. ANNEXATION & ZONING DESIGNATION Z-20-5:** City staff has received a petition to annex lands on Highway 90 totaling approximately 26.86 acres identified by PINs 349-07-02-0007 and 349-00-00-0037. The lots are currently unincorporated and zoned CFA (Commercial Forest Agriculture) by Horry County. The petition also reflects the

requested City of North Myrtle Beach zoning districts of R-2A (Mid-Rise Multifamily Residential) and HC (Highway Commercial) and will be heard concurrently.

*Action: The Planning Commission voted unanimously to recommend approval of the annexation and zoning designation. The item was forwarded to City Council to be considered for first reading of ordinance at the April 6, 2020, meeting.*

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A. C. Rucker". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Aaron C. Rucker  
Principal Planner

## **BOARD OF ZONING APPEALS**

**March 2020**

**Monthly Report**

The Board of Zoning Appeals met on March 12, 2020 and took the following action:

**DENIED VARIANCE #V08-20:** Mr. James Griffith has made application for a variance to reduce the required 5-foot side yard setback in the NC (Neighborhood Commercial) district to zero for a single-family home at 700 17<sup>th</sup> Avenue South.

**APPROVED VARIANCE #V10-20:** Ms. Jean Franzen has made application for a variance of 10 feet from the required 20-foot front yard setback on a lot with double-fronting streets in the R-3 (Mobile Home Residential) district at 2517 Ridge Street.

**DENIED VARIANCE #V11-20:** Mr. Mike Deese has made application for a variance of 15 feet from the required 20-foot rear yard setback in the R-1 (Single-Family Residential) district at 511 Elena Court.

**DENIED VARIANCE #V12-20:** Mr. Paul Gasque has made application for a variance of 17 feet from the required 80-foot lot width requirement for a proposed subdivision in the R-1 (Single-Family Residential) district at 4502 Eyerly Street.



To: Paul Blust  
From: Ben Caldwell  
RE: March Building Maintenance Progress Report / Outstanding Caseload  
April 2, 2020

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

**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.

**215 25<sup>th</sup> 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.

**1510 Norris Avenue – February 2020**

- \*Roofing, siding and decking all in disrepair
- \*Trailer removed, case closed

**1300 Moss Street – June 2020**

- \*Windows and doors

**208, 210 and 212 21<sup>st</sup> Avenue North – June 2020**

- \*Siding, roofing, windows, soffit, crawlspace

**213 22<sup>nd</sup> Avenue North – June 2020**

- \*Siding, porch condition, windows