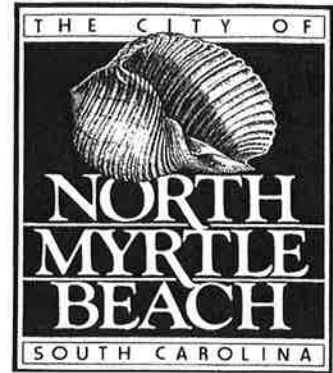


MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: March 6, 2018

RE: Monthly Report – Department of Planning & Development

Attached is the February 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 FEBRUARY 2018

PERMITS ISSUED	THIS MONTH	LAST MONTH	FEB 2017	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	18	19	19	161	162	-1%
Townhouse Building Permits ~	0	0	0	11	8	38%
Townhouse Units	(0)	(0)	(0)	(11)	(8)	38%
Multifamily Buildings	1	0	0	2	0	0%
Multifamily Units	(15)	(0)	(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	2	2	1	7	5	40%
Relocation	0	4	0	8	6	33%
Demolitions	1	1	8	14	26	-46%
Swimming Pools	8	10	3	48	35	37%
Signs	8	6	9	44	41	7%
Alter/Addition/Repair	176	206	245	1623	1850	-12%
Mobile Homes (New)	0	2	0	7	10	-30%
Mobile Homes (Replace)	0	1	1	2	4	-50%
RV's/Park Models	0	1	0	2	0	0%
Other	27	14	31	334	298	12%
TOTALS:	241	266	317	2264	2445	-7%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	FEB 2017	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	127	170	167	1397	1272	10%
Zoning Compliances	36	58	45	461	359	28%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	FEB 2017	THIS FY YTD	LAST FY YTD	% CHANGE
Building	62	58	172	726	1243	-42%
Electrical	132	106	153	1141	1184	-4%
Plumbing	95	87	109	901	836	8%
HVAC/Gas	94	86	105	862	803	7%
Info (Tenant Changes)	19	22	14	100	93	8%
C.O.'s	114	153	182	1224	1578	-22%
Other	41	34	78	444	477	-7%
Totals:	557	546	813	5398	6214	-13%
Daily Average	28	26	41			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$110,387,928.18	\$91,633,221.86	20%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$872,547.89	\$407,844.35	\$416,666.67	209%

* In February - 2 Duplex Structures
 ~ In February - 0 TH Bldgs, 0 Permits

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

#1 WATERSIDE

PROJECT LOCATION: 9718 Henry Rd

CONTRACTOR: A. O. HARDEE

VALUATION: \$1,506,967.55

PERMIT FEE COLLECTED: \$5,533.50

DESCRIPTION: Grading of approved area to include water & sewer, storm water, utilities, curbing & paving.

#2 SEA OATS

PROJECT LOCATION: 4908 N Ocean Blvd

CONTRACTOR: Waterbridge Contractors of the Carolinas

VALUATION: \$2,514,909.00

PERMIT FEE COLLECTED: \$0

DESCRIPTION: Construct new 3 story, 15 unit wood framed multi-family bldg (property burned down during Hurricane Matthew)

#3 BAREFOOT LANDING – BLUEBERRY’S GRILL

PROJECT LOCATION: 4856 Hwy 17 S

CONTRACTOR: Baldwin Construction Integrated

VALUATION: \$539,273.05

PERMIT FEE COLLECTED: \$2,632.50

DESCRIPTION: “Shell only” structure to be used as a restaurant

#4 BAREFOOT LANDING – ROAD HUGGERS

PROJECT LOCATION: 4728 Hwy 17 S

CONTRACTOR: Coastal Structures

VALUATION: \$564,047.38

PERMIT FEE COLLECTED: \$2,707.50

DESCRIPTION: “Shell only” structure, including electrical, mechanical & plumbing



**PLANNING DIVISION
MONTHLY REPORT
February 2018**

During the month of February 2018, the City of North Myrtle Beach Planning Commission held one (1) regular meeting and one (1) workshop; the regularly scheduled meeting for February 6, 2018, was cancelled due to lack of business. 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
February	3	4	5

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
February	1	3	1	3	6	44.01

Planning Commission Activity:

February 20, 2018

New Business

- A. LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-18-01:** City staff has initiated an amendment to the Land Development Regulations text to further define the use of private streets by reducing ambiguity within the ordinance and resolving conflicts between the Land Development Regulations and the Zoning Ordinance. The amendment also better defines crosswalk construction standards and resolves conflicts between the Land Development Regulations and standards of the Public Works Department.

Action: The Planning Commission voted unanimously to recommend approval of the proposed Land Development Regulations Text Amendment as presented. The amendment was forwarded to City Council to be considered for first reading of ordinance on March 5.

- B. ZONING ORDINANCE TEXT AMENDMENT ZTX-18-01:** City staff has initiated an amendment to the Zoning Ordinance to address standardizing the use of private streets in all residential districts.

Action: The Planning Commission voted unanimously to recommend approval of the proposed Zoning Ordinance Text Amendment as presented. The amendment was forwarded to City Council to be considered for first reading of ordinance on March 5.

- C. ANNEXATION & ZONING DESIGNATION ANZ-18-02:** City staff has received a petition to annex lands totaling approximately 4.76 acres identified by TMS Number 131-11-01-008 and 131-11-01-016 and/or PIN 352-01-02-0036 and 352-01-02-0035. The lots are 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 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 5.

- D. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MJPDD-18-01:** The Planning & Development Department received an application for a Major Amendment to the Barefoot Landing Planned Development District concerning the addition of an adjacent parking area to the project boundary, reducing the replacement value of removed trees to the city standard, and refining Exhibit G regarding the dedication of public right-of-way and relocation of a sewer pump station.

Action: The Planning Commission voted unanimously to recommend approval of the proposed Major Planned Development District Amendment to the Barefoot Landing Planned Development District. The proposal was forwarded to City Council to be considered for first reading of ordinance on March 5.

- E. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-18-02:** City staff received a Minor Amendment to the Barefoot Landing Planned Development District concerning proposed building elevations to the existing Burlington Shoes space.

Action: The Planning Commission voted unanimously to approve the proposed Minor Planned Development District Amendment to the Barefoot Landing Planned Development District.

- F. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-18-03:** City staff received a Minor Amendment to the Gator Hole Plaza Planned Development District concerning a proposed drive through canopy to the existing Chick-Fil-A restaurant.

Action: The Planning Commission voted unanimously to approve the proposed Minor Planned Development District Amendment to the Gator Hole Plaza Planned Development District.

- G. PRELIMINARY SUBDIVISION PLAT SUP-18-02:** A major preliminary plat of subdivision for the Shops at Barefoot Village Phase 1 to create three (3) lots of record,

common area and the first phase of public right-of-way off Premier Resorts Boulevard in the Barefoot Resort Planned Development District.

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

H. BONDED FINAL SUBDIVISION PLAT SUF-18-02: A bonded major final plat of subdivision for the Shops at Barefoot Village Phase 1 to create three (3) lots of record, common area and the first phase of public right-of-way off Premier Resorts Boulevard in the Barefoot Resort Planned Development District.

Action: The Planning Commission voted to approve the Bonded Major Final Plat of Subdivision with a vote of 5 to 2.

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 the first and last names being capitalized and prominent.

Aaron C. Rucker
Principal Planner



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

APPROVED VARIANCE #V04-18: Ocean Towers HOA has made application for a variance of 15 feet from the required 15-foot side yard setback for a proposed staircase on the side of an existing parking structure for a multifamily project in the R-4 (Resort Residential) district at 4312 South Ocean Boulevard.

DENIED VARIANCE #V05-18: Mr. Ron Wallace has made application for a variance of 5 feet from the required 10-foot side yard setback for a proposed garage addition in the R-1 (Low Density Single-Family Residential) district at 1205 Hillside Drive South.

DENIED VARIANCE #V06-18: Mr. Alan Berryman has made application for a variance of 10 feet of the required 25-foot front yard setback for a proposed covered porch in the NC (Neighborhood Commercial) district at 700 17th Avenue South.

APPROVED SPECIAL EXCEPTION #SE2-18: Coastal Sunset Properties has made application for a special exception for the expansion of a boat storage dry stack facility in the HC (Highway Commercial) district at 4430 Kingsport Road.

DENIED VARIANCE #V07-18: Coastal Sunset Properties has made application for a variance of 19 feet of the required 20-foot rear yard setback (ICW side) for a proposed boat storage rack in the HC (Highway Commercial) district at 4430 Kingsport Road.

To: Paul Blust
From: Ben Caldwell
RE: February Building Maintenance Progress Report / Outstanding Caseload
3/5/18

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

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

301 56th 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

1506 J Havens Drive – 1/25/17

- *Shingle and fascia board damage is in need of repair or replacement

2405 Nixon Street – 5/16/17

- *Deck is dilapidated and in need of repair or replacement

405 15th Avenue South – 5/23/17

- *Fire damage, complete loss – Demolition required
 - *Permit issued, work approximately 50% finished
 - *November 1st court date
- Judge ordered continuance

504 B 22nd Ave. S. – 5/9/17

- *Roofing, windows and siding in need of repair
 - *November 1st court date
- Judge ordered continuance

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

807 Seaside Drive – 5/15/18

- *Broken window needs repaired or replaced
- *Dilapidated fence in need of repair, replacement or removal