

# MEMO



**TO:** Mayor and City Council

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

**DATE:** August 8, 2019

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

---

Attached is the July 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 JULY 2019

<b>PERMITS ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>JULY 2018</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>%CHANGE</b>
Single Family *	13	11	31	13	31	-58%
Townhouse Building Permits ~	0	6	6	0	6	-100%
Townhouse Units	(0)	(6)	(6)	(0)	(6)	-100%
Multifamily Buildings	0	0	0	0	0	0%
Multifamily Units	(0)	(0)	(0)	(0)	(0)	0%
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	0	0	0	0	0%
Relocation	0	0	0	0	0	0%
Demolitions	1	1	4	1	4	-75%
Swimming Pools	10	4	6	10	6	67%
Signs	2	8	5	2	5	-60%
Alter/Addition/Repair	274	213	233	274	233	18%
Mobile Homes (New)	0	1	1	0	1	-100%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	2	0	0	2	0	0%
Other	43	80	46	43	46	-7%
<b>TOTALS:</b>	<b>345</b>	<b>324</b>	<b>332</b>	<b>345</b>	<b>332</b>	<b>4%</b>

<b>CERTIFICATES ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>JULY 2018</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
C.O.'s	260	258	197	260	197	32%
Zoning Compliances	67	77	76	67	76	-12%

<b>NUMBER OF INSPECTIONS</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>JULY 2018</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
Building	40	61	36	40	36	11%
Electrical	55	116	145	55	145	-62%
Plumbing	63	80	81	63	81	-22%
HVAC/Gas	54	74	64	54	64	-16%
Info (Tenant Changes)	10	9	9	10	9	11%
C.O.'s	128	148	200	128	200	-36%
Other	30	51	40	30	40	-25%
Totals:	380	539	575	380	575	-34%
Daily Average	17	25	27			-

### BUILDING VALUATION

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>CHANGE</b>
\$8,031,926.13	\$16,088,329.67	-50%

### REVENUE

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>FY BUDGET</b>	<b>% OF BUDGET</b>
\$42,895.53	\$73,324.92	\$62,500.00	69%

\* In July - 0 Duplex Structures  
 ~ In July - 0 TH Bldg, 0 Permits

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

**#1 THE PALMS @ WINDY HILL**

**PROJECT LOCATION: 1020 37TH AVE S**

**CONTRACTOR: Hardee & Prince Contractors, LLC**

**VALUATION: \$585,000.00**

**PERMIT FEE COLLECTED: \$2,767.50**

**DESCRIPTION: Grading site, install water, sewer, drainage, utilities, base material & roads.**

**CITY OF NMB**

**TENANT CHANGES**

**JULY, 2019**

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS – (TYPE)</u>
2423 Hwy 17 S	Benchmark/BRG Beach Realty Group	Carolina Business Center, LLC (Co-Working Offices)
4898 Hwy 17 S	(New Kiosk – near Carousel)	Ricciardi's Italian Ice (Retail)
802 41 <sup>st</sup> Ave S – Unit 102	Honu Apol 1, LLC (Office)	Wave Beach Realty (Realty Office)
3608-B Hwy 17 S	Southern Palms Memorial	LV Conway, LLC (Retail)



**PLANNING DIVISION  
MONTHLY REPORT  
July 2019**

During the month of July, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop. One special workshop was scheduled to discuss the potential annexation of the Possum Trot Golf Course and creation of the Tidal Walk Planned Development District.

**Monthly Plan and Plat Review Statistics:**

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	New Full Submittals	Approved
<b>July</b>	4	1	6	2

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>July</b>	0	0	0	0	1	0.27

**Planning Commission Activity:**

July 16, 2019

*New Business*

- A. ANNEXATION & ZONING DESIGNATION ANZ-19-01:** City staff has received a petition to annex lands on Possum Trot Road totaling approximately 169.37 acres identified by PIN 357-00-00-0012. The lot is currently unincorporated and zoned SF6 (SF 6 Residential District) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of PDD (Planned Development District) and will be heard concurrently. The development would be known as Tidal Walk.

*Action: The planning commission voted 6-1 to table the petition for annexation and zoning to the August 6<sup>th</sup> meeting.*

- B. DEVELOPMENT AGREEMENT ASSOCIATED WITH REZONING CASE ANZ-19-01:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the annexation and zoning case mentioned above (ANZ-19-01). The property is known as Possum Trot Golf Course and generally located northwest of the intersection of U.S. Highway 17 and Possum Trot Road.

*Action: The planning commission voted 6-1 to table the development agreement public hearing to the August 6<sup>th</sup> meeting*

- C. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-19-4:** The Planning & Development Department received an application for a minor amendment to the Prince Resort Planned Development District expanding the footprint of the parking garage and relocating seven public parking spaces.

*Action: The planning commission voted unanimously to approve the minor planned development district amendment.*

- D. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-19-3:** The Planning & Development Department received an application for a minor amendment to the North Myrtle Beach RV Resort and Dry Dock Planned Development District adding a waterfront pavilion and revising the setbacks accordingly.

*Action: The planning commission voted unanimously to approve the minor planned development district amendment.*

- E. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-19-7:** The Planning & Development Department received an application for a minor amendment to the Barefoot Resort & Golf Planned Development District changing the name of the Barefoot Cottage Village community to Sea Glass Cottages.

*Action: The planning commission voted unanimously to approve the minor planned development district amendment.*

Respectfully submitted,



Aaron C. Rucker  
Principal Planner

To: Paul Blust  
From: Ben Caldwell  
RE: July Building Maintenance Progress Report / Outstanding Caseload  
August 8, 2019

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

**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

**1501 Hillside Drive South - October 2019**

- \*Siding and roofing need repaired or replaced
- \*Windows need replaced

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

- \*Torn screen door in need of replacement
- \*several holes in crawlspace in need of patching