

# MEMO



**TO:** Mayor and City Council

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

**DATE:** June 1, 2018

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

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Attached is the May 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 MAY 2018

| PERMITS ISSUED               | THIS       | LAST       | MAY        | THIS FY     | LAST FY     | %CHANGE    |
|------------------------------|------------|------------|------------|-------------|-------------|------------|
|                              | MONTH      | MONTH      | 2017       | YTD         | YTD         |            |
| Single Family *              | 23         | 20         | 31         | 221         | 219         | 1%         |
| Townhouse Building Permits ~ | 0          | 0          | 3          | 11          | 11          | 0%         |
| Townhouse Units              | (0)        | (0)        | (3)        | (11)        | (11)        | 0%         |
| Multifamily Buildings        | 0          | 0          | 0          | 2           | 0           | 0%         |
| Multifamily Units            | (0)        | (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                   | 0          | 1          | 2          | 9           | 10          | -10%       |
| Relocation                   | 0          | 1          | 0          | 9           | 6           | 50%        |
| Demolitions                  | 3          | 3          | 5          | 21          | 37          | -43%       |
| Swimming Pools               | 14         | 7          | 12         | 79          | 64          | 23%        |
| Signs                        | 12         | 4          | 2          | 64          | 59          | 8%         |
| Alter/Addition/Repair        | 278        | 227        | 268        | 2368        | 2650        | -11%       |
| Mobile Homes (New)           | 3          | 1          | 0          | 13          | 10          | 30%        |
| Mobile Homes (Replace)       | 1          | 0          | 1          | 3           | 8           | -63%       |
| RV's/Park Models             | 1          | 0          | 0          | 5           | 1           | 400%       |
| Other                        | 60         | 40         | 116        | 476         | 506         | -6%        |
| <b>TOTALS:</b>               | <b>395</b> | <b>304</b> | <b>440</b> | <b>3282</b> | <b>3581</b> | <b>-8%</b> |

| CERTIFICATES ISSUED | THIS  | LAST  | MAY  | THIS FY | LAST FY | % CHANGE |
|---------------------|-------|-------|------|---------|---------|----------|
|                     | MONTH | MONTH | 2017 | YTD     | YTD     |          |
| C.O.'s              | 195   | 132   | 171  | 1859    | 1736    | 7%       |
| Zoning Compliances  | 71    | 35    | 48   | 623     | 513     | 21%      |

| NUMBER OF INSPECTIONS | THIS  | LAST  | MAY  | THIS FY | LAST FY | % CHANGE |
|-----------------------|-------|-------|------|---------|---------|----------|
|                       | MONTH | MONTH | 2017 | YTD     | YTD     |          |
| Building              | 44    | 50    | 143  | 881     | 1742    | -49%     |
| Electrical            | 156   | 148   | 174  | 1599    | 1746    | -8%      |
| Plumbing              | 89    | 92    | 119  | 1201    | 1206    | 0%       |
| HVAC/Gas              | 89    | 103   | 113  | 1160    | 1126    | 3%       |
| Info (Tenant Changes) | 13    | 15    | 8    | 147     | 127     | 16%      |
| C.O.'s                | 166   | 144   | 226  | 1665    | 2236    | -26%     |
| Other                 | 47    | 37    | 73   | 561     | 715     | -22%     |
| Totals:               | 604   | 589   | 856  | 7214    | 8898    | -19%     |
| Daily Average         | 27    | 28    | 39   |         |         | -        |

### BUILDING VALUATION

| THIS FY TO DATE  | LAST FY TO DATE  | CHANGE |
|------------------|------------------|--------|
| \$145,562,976.20 | \$123,269,855.01 | 18%    |

### REVENUE

| THIS FY TO DATE | LAST FY TO DATE | FY BUDGET    | % OF BUDGET |
|-----------------|-----------------|--------------|-------------|
| \$1,202,763.70  | \$608,547.00    | \$572,916.67 | 210%        |

\* In May - 0 Duplex Structures

~ In May - 0 TH Bldgs, 0 Permits



**PLANNING DIVISION  
MONTHLY REPORT  
May 2018**

During the month of May 2018, the City of North Myrtle Beach Planning Commission held two (2) regular meetings and two (2) workshops. The draft comprehensive plan is undergoing final edits and will begin the adoption process in July.

**Monthly Plan and Plat Review Statistics:**

|            | Site Plan Submittals |                     |          |
|------------|----------------------|---------------------|----------|
|            | Pre-Applications     | New Full Submittals | Approved |
| <b>May</b> | 8                    | 8                   | 3        |

|            | Approved Major Final Plats |        | Approved Major Preliminary Plat |        | Staff Approved Plats |         |
|------------|----------------------------|--------|---------------------------------|--------|----------------------|---------|
|            | Number                     | # Lots | Number                          | # Lots | Number               | Acreage |
| <b>May</b> | 1                          | 35     | 0                               | 0      | 5                    | 2.78    |

**Planning Commission Activity:**

May 8, 2018

*New Business*

**A. REZONING REQUEST Z-18-03:** The Planning & Development Department received an application requesting a rezoning of three (3) lots containing approximately 14.04 AC located on Ye Olde Kings Highway, PIN 351-10-04-0070, 351-10-04-0080 and 351-10-03-0013 and TMS 145-01-17-029, 145-01-17-030 and 145-01-17-030 from R-2B (Single-Family Medium Density) to R-1B (Single-Family Low-Medium Density).

*Action: The planning commission voted unanimously to recommend approval of the proposed rezoning request, citing (a) where necessary to implement the comprehensive plan. The proposal was forwarded to city council to be considered for first reading of ordinance on May 21<sup>st</sup>.*

**B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MJPDD-18-02:** The Planning & Development Department received an application for a major amendment to the Barefoot Resort & Golf Planned Development District concerning changes to the Townhomes at the Dye Club located on Gray Heron Drive.

*Action: The planning commission voted unanimously to table the proposed major planned development district amendment to the Barefoot Landing Planned Development District to*

*the regularly scheduled May 22<sup>nd</sup> meeting to allow time for the property owners' board and applicant to reach an agreement.*

May 22, 2018

*Old Business*

**A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MJPDD-18-02:** The Planning & Development Department received an application for a major amendment to the Barefoot Resort & Golf Planned Development District concerning changes to the Townhomes at the Dye Club located on Gray Heron Drive.

*Action: The planning commission voted unanimously to table the proposed major planned development district amendment to the Barefoot Landing Planned Development District to the regularly scheduled June 5<sup>th</sup> meeting to allow time for the property owners' board and applicant to reach an agreement.*

*New Business – "Consent Items"*

**A. BONDED FINAL SUBDIVISION PLAT SUF-18-09:** A bonded major final plat of subdivision for Seabrook Plantation Phase 2B Annex to create thirty-five (35) lots of record, open space, and private rights-of-way off Lake Egret Drive.

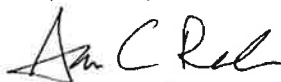
*Action: The planning commission voted unanimously to approve the major bonded final plat of subdivision for Seabrook Plantation Phase 2B Annex.*

*New Business*

**A. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-18-06:** The Planning & Development Department received an application for a minor amendment to the Barefoot Landing Planned Development District to relocate an existing maintenance shed located in close proximity to Greg Norman's Australian Grille.

*Action: The planning commission voted unanimously to approve the proposed minor planned development district amendment to the Barefoot Landing Planned Development District.*

Respectfully submitted,



Aaron C. Rucker  
Principal Planner



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

**DENIED VARIANCE #V14-18:** Mr. Elliot Liebman 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 923 Tidewater Drive.

**DENIED VARIANCE #V16-18:** Mr. Jon Bundy has made application for a variance to install a swimming pool in front of a house in the R-2 (Medium Density Residential) district where swimming pools are only permitted in the rear yard at 502 16<sup>th</sup> Avenue South.

**APPROVED VARIANCE #V17-18:** Mr. Jeff Duggins 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 403 46<sup>th</sup> Avenue South.

To: Paul Blust  
From: Ben Caldwell  
RE: May Building Maintenance Progress Report / Outstanding Caseload  
5/31/18

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

**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

**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.
- \*Building razed, cleanup complete, case closed

**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

**1414 South Ocean Blvd – 7/5/18**

- \*Dilapidated fence in need of repair, replacement or removal

**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

**308 31<sup>st</sup> Avenue North – 7/4/18**

- \*Torn window screens in need of repair, replacement or removal
- \*Missing and/or dilapidated siding is in need of repair or replacement
- \*Deck boards and railings are missing and in need of replacement
- \*Steps leading to deck are 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

**705 Bay Street – 8/7/18**

- \*Fencing located around rear of lot in poor repair and in need of replacement, repair or removal