

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: November 3, 2017

RE: Monthly Report – Department of Planning & Development

Attached is the October 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 OCTOBER 2017

PERMITS ISSUED	THIS MONTH	LAST MONTH	OCT 2016	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	14	21	18	91	69	32%
Townhouse Building Permits ~	0	0	0	5	8	-38%
Townhouse Units	(0)	(0)	(0)	(5)	(8)	-38%
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	1	2	-50%
Relocation	1	0	2	1	3	-67%
Demolitions	2	3	5	9	10	-10%
Swimming Pools	8	8	2	23	14	64%
Signs	7	1	3	19	14	36%
Alter/Addition/Repair	210	194	292	795	968	-18%
Mobile Homes (New)	0	1	1	4	6	-33%
Mobile Homes (Replace)	0	0	1	0	3	-100%
RV's/Park Models	0	0	0	0	0	0%
Other	41	46	33	228	162	41%
TOTALS:	283	274	357	1176	1259	-7%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	OCT 2016	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	298	130	185	772	745	4%
Zoning Compliances	80	51	37	229	207	11%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	OCT 2016	THIS FY YTD	LAST FY YTD	% CHANGE
Building	105	155	123	484	595	-19%
Electrical	201	165	115	654	533	23%
Plumbing	137	147	68	526	378	39%
HVAC/Gas	107	134	87	477	347	37%
Info (Tenant Changes)	10	14	6	46	37	24%
C.O.'s	167	143	212	694	863	-20%
Other	82	70	40	262	186	41%
Totals:	809	828	651	3143	2939	7%
Daily Average	37	41	31			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$45,887,485.04	\$48,711,513.61	-6%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$241,461.81	\$207,358.92	\$208,333.33	116%

* In October - 1 Duplex Structure
 ~ In October - 0 TH Bldgs, 0 Permits

**CITY OF NORTH MYRTLE BEACH
MAJOR PROJECTS PERMITTED
PLANNING & DEVELOPMENT
OCTOBER 2017**

#1 BAREFOOT RESORT – EDGEWATER

PROJECT LOCATION: 2180 Waterview Dr, Bldg 4

CONTRACTOR: PRIME SOUTH OF THE CAROLINAS, LLC

VALUATION: \$945,260.00

PERMIT FEE COLLECTED: \$2,567.00

DESCRIPTION: Repair exterior of Bldg 4, remove / replace exterior stucco, structural damage & install new flashings.

#2 NMB RV RESORT

PROJECT LOCATION: 260 Old Crane Rd

CONTRACTOR: D&S SITEWORK, INC

VALUATION: \$1,150,000.00

PERMIT FEE COLLECTED: \$7,437.50

DESCRIPTION: Grading, to include site work, stormwater, water/sewer, 122 concrete RV pads, and landscaping.

#3 FAIRFIELD WYNDHAM RESORTS

PROJECT LOCATION: 403 S Ocean Blvd

CONTRACTOR: CB RECOVERY GROUP, INC

VALUATION: \$1,153,800.00

PERMIT FEE COLLECTED: \$2,983.00

DESCRIPTION: Replace carpet, furniture, kitchen & bath cabinets/vanities, flooring, sinks, faucets, showers, plumb/light fixtures & paint.



**PLANNING DIVISION
MONTHLY REPORT
October 2017**

During the month of October 2017, the City of North Myrtle Beach Planning Commission held two (2) regular meetings, two (2) workshops and one (1) special called meeting. Work continued on the draft Comprehensive Plan rewrite as city staff researched outstanding issues raised at the June workshop.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals		
	Pre-Applications	New Full Submittals	Approved
October	2	1	7

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
October	0	0	2	45	4	2.06

Planning Commission Activity:

October 3, 2017

New Business

- A. LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-17-03:** City staff has initiated an amendment to the Land Development Regulations text to allow private streets within the R-1B zoning district for single-family residential uses.

Action: The Planning Commission voted unanimously to withdraw the proposed Land Development Regulations Text Amendment.

- B. PRELIMINARY SUBDIVISION PLAT SUP-17-06:** A major preliminary plat of subdivision for The Reserve to create seven (7) lots of record and public rights-of-way off Ye Olde Kings Highway in Cherry Grove.

Action: The Planning Commission voted unanimously to postpone the Major Preliminary Plat of Subdivision to the October 17, 2017 meeting.

October 17, 2017

Old Business

- A. PRELIMINARY SUBDIVISION PLAT SUP-17-06:** A major preliminary plat of subdivision for The Reserve to create seven (7) lots of record and public rights-of-way off Ye Olde Kings Highway in Cherry Grove.

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

New Business

- A. PRELIMINARY SUBDIVISION PLAT SUP-17-05:** A major preliminary plat of subdivision for Seabrook Plantation Phase 2B Annex to create thirty-eight (38) lots of record, open space and public rights-of-way off Lake Egret Drive.

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

- B. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-17-11:** A requested revision to the Robber's Roost neighborhood within the Robber's Roost Planned Development District to remove the walkways around the lakes and add a pool amenity, mail kiosk, and parking area.

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

October 31, 2017

New Business

- A. ANNEXATION & ZONING DESIGNATION ANZ-17-02:** City staff has received a petition to annex lands totaling approximately 1.55 acres; TMS Number 144-03-01-010 and/ or PIN Number 350-11-01-0136 located on U.S. Highway 17 North. The lot is currently unincorporated and zoned RC (Resort Commercial) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of HC (Highway Commercial) and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend approval of the Annexation and Zoning Designation. The proposal was forwarded to City Council to be considered for first reading of ordinance on November 6.

Respectfully submitted,



Aaron C. Rucker
Principal Planner



**BOARD OF ZONING APPEALS
OCTOBER 2017
Monthly Report**

APPROVED VARIANCE #V44-17: THE COOKOUT, INC. Restaurant has made application for 34 square feet more signage than the 150 square feet the HC (Highway Commercial) district permits for a building at 205 Highway 17 North.

APPROVED VARIANCE #V48-17: Mr. David Serrell has made application for a variance to install a swimming pool in the side yard in the R-1 (Single-Family Residential) district at 800 11th Avenue North. Swimming pools are only permitted in the rear yard in the R-1 district.

APPROVED VARIANCE #V56-17: Antonio's Restaurant has made application for a variance to reduce the required parking for a restaurant by 3 parking spaces at 806 Sea Mountain Highway.

VARIANCE #V57-17: Required Mr. Alan King to pay a penalty for cutting a protected tree in excess of the 24-inch caliper measurement without permission or permit. The penalty is to pay into the Tree Bank or replant ½ caliper of tree cut.

To: Paul Blust
From: Ben Caldwell
RE: October Building Maintenance Progress Report / Outstanding Caseload
10/31/17

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

607 35th Avenue South – 6/9/16

- *Rotten fascia in need of repair or replacement, shingles missing in need of replacement and broken window awnings in need of repair, replacement or removal
- *Zoning Enforcement Officer will be issuing a citation

2405 Dale Street – 8/2/16

- *Window screens are torn or severely worn and in need of removal or replacement

2404 Dale Street – 8/3/16

- *Underskirting is missing in some areas and needs to be replaced
- *Door is dilapidated and in need of repair or replacement
- *Zoning Enforcement Officer will be issuing a citation

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
- *November 1st court date

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

316 50th Avenue North – 12/9/16

- *Roofing, siding, steps and windows need replaced or repaired
- *Permit issued for repair and replacement

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

4708 Seaview Street – 6/30/17

- *Siding is rotted in various areas and in need of replacement or repair
- *Some work completed

405 15th Avenue South – 5/23/17

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

504 B 22nd Ave. S. – 5/9/17

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

4604 Surf Street – 9/21/17

- *Siding and steps/decking in poor repair and is in need of repair or replacement. Torn screens.
- *November 1st court date
- *Property in compliance case closed

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

200 33rd Avenue South – 9/13/17

- *Siding and decking in need of repair or replacement. Window screens to be repaired or replaced. Screen door is broken and does not properly fit.
- *Currently unable to obtain sufficient proof of letter/notice delivery

1107 Carolina Cove – 9/12/17

- *Soffit and fascia are damaged and in need of repair. Some shingles are missing and in need of replacement. Some damage/rotted wood around window that needs to be repaired.
- *Zoning Enforcement Officer will be issuing a citation