

# MEMO



**TO:** Mayor and City Council

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

**DATE:** January 5, 2018

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

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Attached is the December 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 DECEMBER 2017

PERMITS ISSUED	THIS MONTH	LAST MONTH	DEC 2016	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	17	16	11	124	113	10%
Townhouse Building Permits ~	6	0	0	11	8	38%
Townhouse Units	(6)	(0)	(0)	(11)	(8)	38%
Multifamily Buildings	1	0	0	1	0	0%
Multifamily Units	(12)	(0)	(0)	(12)	(0)	0%
Mixed-Use (Comm & M/F)	0	0	0	0	0	0%
Hotel/Motel Buildings	1	0	0	1	0	0%
Hotel/Motel Units	(138)	(0)	(0)	(138)	(0)	0%
Commercial	0	2	1	3	4	-25%
Relocation	2	1	2	4	6	-33%
Demolitions	1	2	4	12	16	-25%
Swimming Pools	5	2	9	30	28	7%
Signs	2	9	1	30	18	67%
Alter/Addition/Repair	148	155	183	1098	1355	-19%
Mobile Homes (New)	1	0	1	5	9	-44%
Mobile Homes (Replace)	1	0	0	1	3	-67%
RV's/Park Models	1	0	0	1	0	0%
Other	25	40	15	293	236	24%
<b>TOTALS:</b>	<b>211</b>	<b>227</b>	<b>227</b>	<b>1614</b>	<b>1796</b>	<b>-10%</b>

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	DEC 2016	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	171	157	51	1100	930	18%
Zoning Compliances	65	73	35	367	265	38%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	DEC 2016	THIS FY YTD	LAST FY YTD	% CHANGE
Building	67	55	134	606	914	-34%
Electrical	122	127	146	903	861	5%
Plumbing	91	102	118	719	596	21%
HVAC/Gas	94	111	120	682	568	20%
Info (Tenant Changes)	7	6	11	59	57	4%
C.O.'s	145	118	148	957	1218	-21%
Other	43	64	68	369	325	14%
Totals:	569	583	745	4295	4539	-5%
Daily Average	30	29	37			-

### BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$80,970,556.00	\$69,160,126.61	17%

### REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$744,206.92	\$299,946.30	\$312,500.00	238%

\* In December - 1 Duplex Structure  
~ In December - 2 TH Bldgs, 6 Permits

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

**#1 MARSH VILLAS**

**PROJECT LOCATION: 4901 N Ocean Blvd**

**CONTRACTOR: CHANCEL BUILDERS, INC.**

**VALUATION: \$975,281.82**

**PERMIT FEE COLLECTED: \$0 (Fire rebuild)**

**DESCRIPTION: Construct 3 Story, 12 Unit Wood Framed Multi-Family Bldg (24 Bedrooms, 24 Bathrooms).**

**#2 WYNDHAM GARDEN HOTEL**

**PROJECT LOCATION: 5251 Barefoot Resort Bridge Rd**

**CONTRACTOR: BALDWIN CONSTRUCTION INTEGRATED, LLC**

**VALUATION: \$10,325,851.28**

**PERMIT FEE COLLECTED: \$34,656.38**

**DESCRIPTION: Construct a fully sprinkled 138 room hotel, 87,650 htd sf and 6,078 unhtd sf.**

### **#3 McDONALD'S**

**PROJECT LOCATION: 100 Hwy 17 N**

**CONTRACTOR: HUDSON COMPANY OF TENNESSEE**

**VALUATION: \$1,000,000.00**

**PERMIT FEE COLLECTED: \$4,012.50**

**DESCRIPTION: Construct rear storage addition, add double drive-thru, renovate restrooms for ADA compliance, renovate / re-route kitchen, bldg. façade / décor.**



**PLANNING DIVISION  
MONTHLY REPORT  
December 2017**

During the month of December 2017, the City of North Myrtle Beach Planning Commission held two (2) regular meetings and two (2) workshops. 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
<b>December</b>	3	2	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>December</b>	0	0	0	0	3	255.35

**Planning Commission Activity:**

December 5, 2017

*New Business*

- A. MEETINGS & WORKSHOP SCHEDULE:** Evaluation and adoption of the proposed calendar for 2018.

*Action: The Planning Commission voted unanimously to approve the proposed 2018 calendar.*

December 19, 2017

*New Business*

- A. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-17-14:** A requested revision to the Barefoot Landing Planned Development District to adjust the site plan building layout and approve architectural elevations.

*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  
DECEMBER 2017  
Monthly Report**

**DENIED VARIANCE #V52-17:** Ms. Rhonda Autry has made application for a variance of 17 feet from the required 20-foot rear yard setback for a detached accessory garage larger than 150 square feet and a variance from the required 40 percent impervious surface ratio to construct the garage on a property in the R-1 (Single-Family Residential) district at 805 45<sup>th</sup> Avenue South.

**DENIED VARIANCE #V60-17:** Ms. Patricia Moore has made application for a variance of 4 feet from the required 5-foot side yard setback in the R-4 (Resort Residential) district at 404 33<sup>rd</sup> Avenue South.

**APPROVED VARIANCE #V61-17:** Mr. Kevin Burnett has made application for a variance to remove 3 trees in excess of the 24-inch caliper measurement that are protected by the ordinance at 1109 28<sup>th</sup> Avenue South.

**APPROVED SPECIAL EXCEPTION #SE7-17:** Ms. Angela Seddinger has made application for a special exception to construct a single-family home in the HC (Highway Commercial) district at 504 23<sup>rd</sup> Avenue North.

**APPROVED VARIANCE #V62-17:** Ms. Robin Ruff has made application for a variance of 4 feet from the required 5-foot side and rear setback for an accessory building smaller than 150 square feet in the R-3 (Mobile Home Residential) district at 1122 Timber Ridge Trail.

**DENIED VARIANCE #V63-17:** Mr. Samuel Bouse has made application for a variance of 5 feet from the required 10-foot total side yard setback in a zero lot line project in the R-2 (Medium Density Residential) district at 108-B Ash Street.

**APPROVED VARIANCE #V64-17:** LENNAR COASTAL CAROLINAS, LLC has made application for a variance to remove trees in excess of the 24-inch caliper measurement that are protected by the ordinance on the following lots shown on a preliminary plat in an undeveloped Phase 2B of Seabrook Plantation abutting Lake Egret Drive: Lot A-1, A-14, A-15 (two trees), A-17, A-18 (3 trees), A-19, A-25 and A-29.

**APPROVED VARIANCE #V65-17:** LENNAR COASTAL CAROLINAS, LLC has made application for a variance to remove 3 trees in excess of the 24-inch caliper measurement that are protected by the ordinance (1) @ 1507 Seabrook Plantation Way and (2) @ 1700 Lake Egret Drive.

To: Paul Blust  
From: Ben Caldwell  
RE: December Building Maintenance Progress Report / Outstanding Caseload  
1/5/18

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 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

**316 50<sup>th</sup> 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 15<sup>th</sup> Avenue South – 5/23/17**

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

**504 B 22<sup>nd</sup> Ave. S. – 5/9/17**

- \*Roofing, windows and siding in need of repair
- \*November 1<sup>st</sup> 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

**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