

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: January 4, 2019

RE: Monthly Report – Department of Planning & Development

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 2nd Avenue South, North Myrtle Beach, SC 29582



BUILDING DIVISION MONTHLY REPORT DECEMBER 2018

PERMITS ISSUED	THIS MONTH	LAST MONTH	DEC 2017	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	17	40	17	173	124	40%
Townhouse Building Permits ~	0	15	6	31	11	182%
Townhouse Units	(0)	(15)	(6)	(31)	(11)	182%
Multifamily Buildings	0	0	1	1	1	0%
Multifamily Units	(0)	(0)	(12)	(24)	(12)	100%
Mixed-Use (Comm & M/F)	0	0	0	0	0	0%
Hotel/Motel Buildings	0	0	1	0	1	-100%
Hotel/Motel Units	(0)	(0)	(138)	(0)	(138)	-100%
Commercial	1	1	0	5	3	67%
Relocation	0	0	2	0	4	-100%
Demolitions	1	3	1	13	12	8%
Swimming Pools	4	14	5	37	30	23%
Signs	6	5	2	28	30	-7%
Alter/Addition/Repair	177	214	148	1303	1098	19%
Mobile Homes (New)	1	0	1	4	5	-20%
Mobile Homes (Replace)	0	0	1	1	1	0%
RV's/Park Models	0	0	1	2	1	100%
Other	28	34	25	211	293	-28%
TOTALS:	235	326	211	1809	1614	12%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	DEC 2017	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	213	174	171	1050	1100	-5%
Zoning Compliances	62	47	65	346	367	-6%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	DEC 2017	THIS FY YTD	LAST FY YTD	% CHANGE
Building	38	40	67	230	606	-62%
Electrical	115	168	122	880	903	-3%
Plumbing	91	88	91	500	719	-30%
HVAC/Gas	73	111	94	494	682	-28%
Info (Tenant Changes)	8	10	7	46	59	-22%
C.O.'s	140	132	145	763	957	-20%
Other	27	59	43	224	369	-39%
Totals:	492	608	569	3137	4295	-27%
Daily Average	26	30	30			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$107,164,062.63	\$80,970,556.00	32%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$457,844.39	\$744,206.92	\$312,500.00	147%

* In December - 0 Duplex Structures
 ~ In December - 0 TH Bldgs, 0 Permits

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

#1 BFR – EDGEWATER – BLDG 10

PROJECT LOCATION: 2180 Waterview Dr

CONTRACTOR: Prime South of the Carolinas, Inc

VALUATION: \$938,260.00

PERMIT FEE COLLECTED: \$3,829.50

DESCRIPTION: Remove / replace exterior stucco, wood rot, re-flash windows, HVAC line sets, roof tile, interior damage as needed, gutter / downspouts, electric & paint



**PLANNING DIVISION
MONTHLY REPORT
December 2018**

During the month of December, the City of North Myrtle Beach Planning Commission held two regularly scheduled meetings and workshops.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals		
	Pre-Applications	New Full Submittals	Approved
December	5	0	1

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
December	0	NA	0	NA	1	0.33

Planning Commission Activity:

December 4, 2018

New Business

- A. ZONING ORDINANCE TEXT AMENDMENT ZTX-18-04:** City staff has initiated an amendment to the Zoning Ordinance accommodating small cell or micro-cell facilities on city-owned public property or in public rights-of-way.

Action: The planning commission voted unanimously to recommend approval of the proposed zoning ordinance text amendment. The amendment was forwarded to city council to be considered for first reading of ordinance on December 17.

- B. ZONING ORDINANCE TEXT AMENDMENT ZTX-18-05:** City staff has initiated an amendment to the Zoning Ordinance creating duplex in common (meaning multiple buildings on one lot) development standards and allowing the use within the R-2 Medium Density and R-3 Mobile/Manufactured Home Residential Districts. Additionally, detached single-family in common developments would be permitted within the R-3 zoning district. This amendment also clarifies the use of rights-of-way and driveways for in common developments.

Action: The planning commission voted unanimously to recommend approval of the proposed zoning ordinance text amendment. The amendment was forwarded to city council to be considered for first reading of ordinance on December 17.

- C. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-18-10:** A requested revision to the North Beach Plantation Planned Development District to remove an existing pole mounted sign for 21 Main and Cinzia Spa and replace with a new monument sign.

Action: The planning commission voted unanimously to approve the proposed minor planned development district amendment to the North Beach Plantation Planned Development District.

December 18, 2018

New Business

- A. MEETINGS & WORKSHOPS SCHEDULE:** Evaluation and adoption of the proposed calendar for 2019.

Action: The planning commission voted unanimously to approve the proposed 2019 calendar.

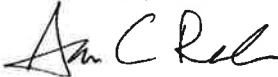
- B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MJPDD-18-04:** A requested revision to the Beach Cove Ocean Resort Planned Development District concerning changes to the monument entrance sign located on South Ocean Boulevard at 48th Avenue South.

Action: The planning commission voted unanimously to recommend approval of the proposed major planned development district amendment. The amendment was forwarded to city council to be considered for first reading of ordinance on January 7.

- C. PRELIMINARY SUBDIVISION PLAT SUP-18-07:** A major amended preliminary plat of subdivision adding five lots for a total of 168 lots of record, common space and public rights-of-way within Park Pointe located off Champions Boulevard.

Action: The planning commission voted 6-1 to table the major preliminary plat of subdivision as submitted to the January 8th meeting.

Respectfully submitted,



Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
DECEMBER 2018
Monthly Report

The Board of Zoning Appeals met on December 13, 2018 and took the following action:

APPROVED VARIANCE #V32-18: Mr. Michael Mobley has made application for a variance of 5 feet from the required 20-foot front yard setback in the R-1B (Single-Family Residential, low-medium density) district at 239 Palmetto Harbour Drive.

DENIED VARIANCE #V34-18: Mr. Blane Sparks 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 2301 Holly Drive.

DENIED VARIANCE #V35-18: Mr. James Pittman 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 704 Jerdon Circle.

To: Paul Blust
From: Ben Caldwell
RE: December Building Maintenance Progress Report / Outstanding Caseload
January 4, 2019

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

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

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 31st 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 31st 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 41st Avenue South – 6/27/18

*Missing and rotted roofing elements in need of repair or replacement

1002 39th 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.

1004 38th Avenue South – January 2019

*Mobile home doors are in poor repair and need repaired or replaced

*Mobile home windows are broken and in need of replacement

1006 38th Avenue South – January 2019

*Mobile home windows are broken and in need of replacement

*Storage building is in need of repair, replacement or removal

1036 38th Avenue South – January 2019

*Missing siding needs to be replaced

*Broken and missing windows need replaced

1040 38th Avenue South – January 2019

*Decking and steps in need of repair or replacement