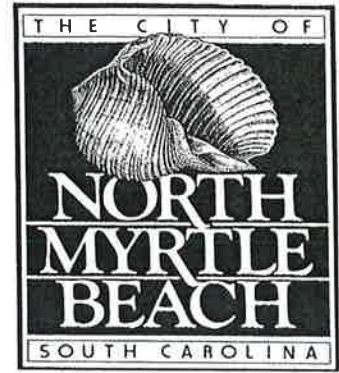


MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: March 4, 2020

RE: Monthly Report – Department of Planning & Development

Attached is the February 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 FEBRUARY 2020

PERMITS ISSUED	THIS MONTH	LAST MONTH	FEB 2019	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	18	10	20	109	207	-47%
Townhouse Building Permits ~	7	4	0	28	39	-28%
Townhouse Units	(7)	(4)	(0)	(28)	(39)	-28%
Multifamily Buildings	0	0	0	0	1	-100%
Multifamily Units	(0)	(0)	(0)	(0)	(24)	-100%
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	1	2	1	12	6	100%
Relocation	0	2	2	9	4	125%
Demolitions	1	2	1	18	18	0%
Swimming Pools	9	7	11	49	54	-9%
Signs	7	4	5	32	47	-32%
Alter/Addition/Repair	199	222	187	1777	1757	1%
Mobile Homes (New)	1	0	0	6	4	50%
Mobile Homes (Replace)	0	0	0	3	2	50%
RV's/Park Models	1	2	0	7	4	75%
Other	72	74	86	431	315	37%
TOTALS:	316	329	313	2481	2458	1%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	FEB 2019	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	157	51	112	1360	1316	3%
Zoning Compliances	60	17	48	430	452	-5%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	FEB 2019	THIS FY YTD	LAST FY YTD	% CHANGE
Building	343	402	48	1977	329	501%
Electrical	157	182	159	1097	1200	-9%
Plumbing	98	140	100	777	744	4%
HVAC/Gas	105	127	92	784	717	9%
Info (Tenant Changes)	9	15	20	77	77	0%
C.O.'s	209	203	81	1441	944	53%
Other	87	143	67	624	329	90%
Totals:	1008	1212	567	6777	4340	56%
Daily Average	50	58	28			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$99,711,526.77	\$132,008,128.60	-24%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
499,409.47	\$591,640.33	\$500,000.00	99%

* In Feb - 0 Duplex Structures
~ In Feb - 1 TH Bldg, 7 Permits

**CITY OF NORTH MYRTLE BEACH
MAJOR PROJECTS PERMITTED
PLANNING & DEVELOPMENT
FEBRUARY 2020**

#1 BELLS LAKE

PROJECT LOCATION: 3451 Water Tower Rd

CONTRACTOR: A O Hardee & Son, Inc

VALUATION: \$1,662,953.18

PERMIT FEE COLLECTED: \$6,001.50

DESCRIPTION: Earthwork, sanitary sewer, water lines, storm drainage, base, curb, asphalt associated with "Bells Lake"

#2 SHOPS ON MAIN – BLDG 6

PROJECT LOCATION: 623 Main St

CONTRACTOR: Majestic Vision Properties, Inc

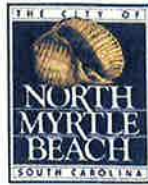
VALUATION: \$517,531.50

PERMIT FEE COLLECTED: \$2,053.20

DESCRIPTION: Construction of a "Shell Only" 4,950 heated sf commercial bldg. and a 900 unheated sf, 3 unit building (Building #6)

**CITY OF NMB
TENANT CHANGES
FEBRUARY, 2020**

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS – (TYPE)</u>
767 Main St	Beach Realty Group (Realty Office)	Caliber Home Loans Inc (Mortgage Office)
950 Hwy 17 N, Unit A	Boost Mobile (Retail Office)	Best Golf Carts (Retail Office)
4838 Hwy 17 S	Pearls and Company (Retail)	Carolina Hat Company (Retail)
414 Sea Mtn Hwy	Adventure Fit (Fitness)	Bugs Beachin Shaved Ice (Retail)
4710 Hwy 17 S, Unit B	Cloud 9 (Retail)	Classic Rock (Retail)



**PLANNING DIVISION
MONTHLY REPORT
February 2020**

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

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	New Full Submittals	Approved
February	5	5	6	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
February	1	42	0	NA	3	3

Planning Commission Activity:

February 4, 2020

New Business – “Consent Items”

- A. BONDED FINAL SUBDIVISION PLAT SUB-20-3:** A bonded major final plat of subdivision for Park Pointe Phase 3 to create forty-two (42) lots of record, open space, and public rights-of-way off Champions Boulevard across from the NMB Park and Sports Complex.

Action: The Planning Commission voted to approve the bonded major final plat of subdivision.

New Business

- A. ANNEXATION & ZONING DESIGNATION Z-19-15:** City staff has received a petition to annex lands on Riverside Drive totaling approximately 0.45 acres identified by PIN 311-16-04-0004. The lot is currently unincorporated and zoned MSF10 (MSF 10 Residential District) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-1 (Single-Family Residential Low-Density) and will be heard concurrently

Action: The Planning Commission voted unanimously to recommend approval of the annexation and zoning designation. The item was forwarded to City Council to be considered for first reading of ordinance at the March 2, 2020, meeting.

February 18, 2020

New Business

- A. ZONING TEXT AMENDMENT ZTX-20-01:** A text amendment to the Zoning Ordinance regarding the location and regulation of “Outpatient substance abuse treatment clinics.”

Action: The Planning Commission voted unanimously to recommend approval of the zoning text amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the March 2, 2020, meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A. C. Rucker". The signature is written in a cursive style with a large initial "A" and "R".

Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
FEBRUARY 2020
Monthly Report

The Board of Zoning Appeals met on February 13, 2020 and took the following action:

DENIED VARIANCE #V04-20: Mr. Jimmy McGaha has made application for a variance of 4 feet from the required 20-foot front yard setback in the R-3 (Mobile Home Residential) district at 2402 Little River Neck Road.

DETERMINATION #D1-20: Required 40 inches replacement as a penalty for a tree illegally removed without a permit at 604 13th Avenue South. The tree was greater than the 24-inch caliper measurement that is protected by the ordinance.

DENIED VARIANCE #V05-20: Ms. Brenda Hardy has made application to construct a swimming pool in the front yard where it is prohibited in the R-1 (Single-Family Residential) district. The application also includes building a solid block wall around the pool. A solid wall is also prohibited in the front yard. This property is located at 917 Belle Drive.

APPROVED VARIANCE #V06-20: Mr. Tim Duncan has made application to remove a tree in excess of the 24-inch caliper measurement that is protected by the ordinance at 1014 South Ocean Boulevard.

APPROVED APPEAL #D2-20: Mr. Frank Boulineau has made appeal of the decision of the Zoning Administrator that a propane tank distribution center on the property shaped like a lighthouse is not a sign at 212 Sea Mountain Highway.

To: Paul Blust
From: Ben Caldwell
RE: February Building Maintenance Progress Report / Outstanding Caseload
March 3, 2020

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

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.

1110 28th 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 2nd 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 15th 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.

215 25th Avenue North – February 2020

- *Roofing including soffit and fascia is in poor repair and in need of replacement or repair.
- *Door is not capable of being locked. Door to be replaced or repaired.
- *Screens torn and need to be replaced, removed or repaired.
- *Decking is in poor repair and several spindles are missing and in need of replacement.

1510 Norris Avenue – February 2020

- *Roofing, siding and decking all in disrepair