

# MEMO



**TO:** Mayor and City Council

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

**DATE:** September 6, 2017

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

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Attached is the August 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 AUGUST 2017

<b>PERMITS ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>AUG 2016</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>%CHANGE</b>
Single Family *	30	26	18	56	27	107%
Townhouse Building Permits ~	5	0	0	5	0	0%
Townhouse Units	(5)	(0)	(0)	(5)	(0)	0%
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	1	0	1	0	0%
Relocation	0	0	0	0	0	0%
Demolitions	3	1	0	4	1	300%
Swimming Pools	5	2	3	7	7	0%
Signs	5	6	1	11	5	120%
Alter/Addition/Repair	187	204	240	391	474	-18%
Mobile Homes (New)	0	3	0	3	3	0%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	79	62	43	141	84	68%
<b>TOTALS:</b>	<b>314</b>	<b>305</b>	<b>305</b>	<b>619</b>	<b>601</b>	<b>3%</b>

<b>CERTIFICATES ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>AUG 2016</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
C.O.'s	184	160	236	344	392	-12%
Zoning Compliances	48	50	83	98	128	-23%

<b>NUMBER OF INSPECTIONS</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>AUG 2016</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
Building	114	110	179	224	353	-37%
Electrical	162	126	129	288	272	6%
Plumbing	138	104	137	242	217	12%
HVAC/Gas	129	107	103	236	184	28%
Info (Tenant Changes)	10	12	10	22	18	22%
C.O.'s	229	155	255	384	454	-15%
Other	60	50	38	110	100	10%
Totals:	842	664	851	1506	1598	-6%
Daily Average	37	33	37			-

### BUILDING VALUATION

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>CHANGE</b>
\$22,918,349.82	\$14,962,761.46	53%

### REVENUE

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>FY BUDGET</b>	<b>% OF BUDGET</b>
\$110,559.36	\$77,050.51	\$104,166.66	106%

\* In August - 0 Duplex Structures  
~ In August - 1 TH Bldg, 5 Permits

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

**#1 CRESCENT SHORES**

**PROJECT LOCATION: 1625 S Ocean Blvd., Bldg 1**

**CONTRACTOR: Stone Restoration of America, LLC**

**VALUATION: \$ 1,255,353.00**

**PERMIT FEE COLLECTED: \$4,780.50**

**DESCRIPTION: Coat exterior of Bldg 1, including parking area under building, with elastomeric coating and small concrete repairs on balcony floors and slab edges**



**PLANNING DIVISION  
MONTHLY REPORT  
August 2017**

During the month of August 2017, the City of North Myrtle Beach Planning Commission held two (2) regular meetings and two (2) workshops. Work continued on the draft Comprehensive Plan rewrite as city staff researched outstanding issues raised at the June workshop and worked with community groups to discuss high priority elements.

**Planning Commission Actions:**

August 8, 2017

*Old Business*

- A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MJPDD-17-02:** A proposed major planned development district amendment to the Tuscan Sands neighborhood within the Barefoot Resort Planning Development District to reduce the rear setback from 20 feet to 10 feet.

*Action: The Planning Commission voted unanimously to recommend approval of the proposed Major Planned Development District Amendment. The proposal was forwarded to City Council to be considered for first reading of ordinance on August 21.*

- B. MAJOR FINAL SUBDIVISION PLAT SUF-17-06:** A major final plat of subdivision to create new public right-of-way to be named Bowline Boulevard.

*Action: The Planning Commission voted unanimously to table the Major Bonded Final Plat of Subdivision to the August 22<sup>nd</sup> meeting to allow the applicant time to address the acquisition of right-of-way or change in design.*

*New Business*

- A. ZONING ORDINANCE TEXT AMENDMENT ZTX-17-06:** City staff has initiated an amendment to the Zoning Ordinance text to create an overlay district that addresses setbacks for the construction of decks and porches, and an amendment to allow previously developed neighborhoods to retain recorded setback restrictions when such neighborhoods are annexed into the city.

*Action: The Planning Commission voted unanimously to recommend approval of the proposed Zoning Ordinance Text Amendment. The proposal was forwarded to City Council to be considered for first reading of ordinance on August 21.*

August 22, 2017

*Old Business*

- A. MAJOR FINAL SUBDIVISION PLAT SUF-17-06:** A major final plat of subdivision to create new public right-of-way to be named Bowline Boulevard.

*Action: The Planning Commission voted unanimously to table the Major Bonded Final Plat of Subdivision to the September 5<sup>th</sup> meeting to allow the applicant to address the acquisition of right-of-way or change in design.*

*New Business*


- A. REZONING Z-17-02:** A request to rezone one (1) lot containing approximately 505,009 square feet located on Ye Olde Kings Highway, PIN 351-00-00-0180 and TMS 145-01-17-031, from R-1 (Single-Family Residential Low-Density) to R-2B (Single-Family 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 September 18.*

- B. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT MNPDD-17-09:** A requested revision to the Town Center on Main Planned Development District to revise the site plan.

*Action: The Planning Commission voted unanimously to table the Minor Planned Development District Amendment to the September 5<sup>th</sup> meeting to allow the applicant time to address proposed site plan revisions.*

Respectfully submitted,



Aaron C. Rucker  
Principal Planner



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

**DENIED VARIANCE #V33-17:** Ms. Claudine Rawl has made application for a variance to remove two trees in excess of the 24 inch caliper measurement that is protected by the ordinance at 1607 26<sup>th</sup> Avenue North.

**APPROVED VARIANCE #V39-17:** Mr. Steve Parks has made application for a variance from the prohibition of a swimming pool in the side yard in the R-1 (Single-Family Residential) district at 307 37<sup>th</sup> Avenue North.

**DENIED VARIANCE #V40-17:** Mr. Tony Warren has made application for a variance of 2 feet from the required 10 foot rear yard setback in the R-3 (Mobile Home Residential) district at 2431 Ridge Street.

**APPROVED VARIANCE #V41-17:** Mr. Jacob Goins, Jr. has made application for a variance to permit an accessory storage building in the front yard in the R-3 (Mobile Home Residential) district at 821 Wayne Street.

**APPROVED VARIANCE #V42-17:** Mr. Kenneth Irish has made application for a variance of 5 feet from the required 25 foot front yard setback in the R-1B (Single-Family, Low-Medium Density Residential) district at 165 Palmetto Harbour Drive.

**APPROVED VARIANCE #V43-17:** Mr. Robert Glenn has made application for a variance to place an accessory building in the rear yard project setback of a zero lot line, single-family home project where accessory buildings are prohibited, and a variance of one foot from the required rear yard setback of 5 feet and one foot from the required side yard setback of 4 feet in the R-2 (Medium Density Multifamily Residential) district at 702 18<sup>th</sup> Avenue South.

**APPROVED VARIANCE #V45-17:** MELLOW MUSHROOM Restaurant has made application for a second free-standing sign for a business in the HC (Highway Commercial) district at 1101 Highway 17 North.

To: Paul Blust  
From: Ben Caldwell  
RE: August Building Maintenance Progress Report / Outstanding Caseload  
9/5/17

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

**2417 Ridge Street – 4/16/15**

- \*Siding, soffits and fascia are rotten and need replaced in several areas.
- \*Permit issued 6/26/15
- \*Work started, approximately 75% finished

**607 35<sup>th</sup> 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

**3404 A Poinsett Street – 8/36/16**

- \*Siding, windows, doors, screens, platforms, decks, and landings are all fire damaged and in need of repair or replacement
- \*No progress – citation issued – **October 5<sup>th</sup> Court Date** – Defendant requested and was granted continuance
- \* Defendant requested jury trial

**612 6<sup>th</sup> Avenue South – 9/20/16**

- \*Rotten roofing, missing shingles, roof in need of repair or replacement
- \*Roof replaced, case closed

**904 Seaside Drive – 11/25/16**

- \*Decking and window frames are in poor condition and need replaced or repaired
- \*Screens are torn and need replaced or removed

**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

**1304 Seaside Drive – 5/8/17**

\*Siding and roofing are in disrepair

**4708 Seaview Street – 6/30/17**

\*Siding is rotted in various areas and in need of replacement or repair

**405 15<sup>th</sup> Avenue South – 5/23/17**

\*Fire damage, complete loss – Demolition required

\*Permit issued, work approximately 50% finished

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

\*Roofing, windows and siding in need of repair

**4604 Surf Street – 9/21/17**

\*Siding and steps/decking in poor repair and is in need of repair or replacement. Torn screens.

**4000 Birchwood Street – 9/14/17**

\*Damaged shutters and fencing in need of repair or replacement or removal. Broken window panes in need of replacement

**200 33<sup>rd</sup> 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.

**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.

**2300 Little River Neck Road – 10/8/17**

\*Fence is dilapidated and in need of repair, replacement or removal

\*Underskirting is missing in some areas and needs to be replaced

\*Window sills are damaged and in need of repair or replacement

\*Violations abated, single wide mobile home and fence removed and lot cleaned up