

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: March 5, 2021

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 2021

PERMITS ISSUED	THIS MONTH	LAST MONTH	FEB 2020	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	22	127	18	371	109	240%
Townhouse Building Permits ~	6	0	7	19	28	-32%
Townhouse Units	(6)	(0)	(7)	(24)	(28)	-14%
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	5	1	6	12	-50%
Relocation	0	0	0	2	9	-78%
Demolitions	1	0	1	17	18	-6%
Swimming Pools	6	15	9	74	49	51%
Signs	4	5	7	41	32	28%
Alter/Addition/Repair	111	203	199	1623	1777	-9%
Mobile Homes (New)	3	3	1	24	6	300%
Mobile Homes (Replace)	0	1	0	1	3	-67%
RV's/Park Models	0	0	1	1	7	-86%
Other	104	62	72	531	431	23%
TOTALS:	257	421	316	2710	2481	9%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	FEB 2020	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	116	145	157	1456	1360	7%
Zoning Compliances	48	54	60	479	430	11%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	FEB 2020	THIS FY YTD	LAST FY YTD	% CHANGE
Building	651	482	343	3974	1977	101%
Electrical	392	250	157	2120	1097	93%
Plumbing	272	224	98	1589	777	105%
HVAC/Gas	142	116	105	1013	784	29%
Info (Tenant Changes)	14	13	9	93	77	21%
C.O.'s	221	228	209	2140	1441	49%
Other	184	178	87	1419	624	127%
Totals:	1876	1491	1008	12348	6777	82%
Daily Average	94	78	50			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$126,819,698.60	\$99,711,526.77	27%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$577,616.00**	\$499,409.47	\$750,000.00	77%

* In February - 0 Duplex Structures

~ In February - 1 TH Bldg, 6 Permits

** 3.1 & 3.2 & 01-320-310 codes only

**CITY OF NORTH MYRTLE BEACH
MAJOR PROJECTS PERMITTED
PLANNING & DEVELOPMENT
FEBRUARY 2021**

#1 SPARKLE JET Car Wash

PROJECT LOCATION: 1212 Hwy 17 S

CONTRACTOR: Dynamic Construction, Inc.

VALUATION: \$700,000.00

PERMIT FEE COLLECTED: \$18,036.50

DESCRIPTION: Upfit to existing Commercial Car Wash Building: Remove front detail shop, convert existing lobby into vacuum spaces, extend roof on entry side of building to cover existing pit, remove 10' of existing building on exit side of tunnel and construct new tower on front side of building to include all electrical, plumbing, mechanical, interior & exterior finishes.

#2 NMB RV PARK – Phase 1B

PROJECT LOCATION: 445 Bowline Blvd

CONTRACTOR: D & S Sitework, Inc.

VALUATION: \$969,000.00

PERMIT FEE COLLECTED: \$6,532.50

DESCRIPTION: Grading to include sitework per approved plans for NMB RV Park Phase 1-B: Stormwater, water & sewer, drainage, utilities, 107 concrete RV Pads, curbing, paving & landscaping.

**CITY OF NMB
TENANT CHANGES
FEBRUARY, 2021**

ADDRESS

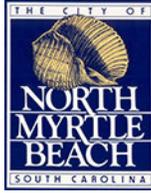
OLD BUSINESS

NEW BUSINESS – (TYPE)

**1711-D Madison Ave
4403 Hwy 17 S**

**North Strand Realty (Realty Office)
Beach Vacations 2 (Condo Rentals)**

**The Bronzing Boutique (Retail–Spray Tanning)
Country Living (Retail–Furniture, Ice Cream)**



**PLANNING DIVISION
MONTHLY REPORT
February 2021**

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	4	2	7	2

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
February	0	NA	0	NA	5	19.09

Planning Commission Activity:

February 2, 2021

New Business

- A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-1:** City staff has received an application for a major amendment to the Parkway Group Planned Development District (PDD) revising the Waterway Hills Village at Grande Dunes portion of the PDD to the Grande Dunes North through changes to the master plan and governing documents.

Action: The Planning Commission voted unanimously to recommend approval of the major planned development district amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the March 1, 2021, meeting.

- B. **PUBLIC HEARING REGARDING THE SECOND SEPARATE INDEPENDENT AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT CONCERNING GRANDE DUNES NORTH:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Parkway Group PDD involving what was formerly known as Waterway Hills Village at Grande Dunes. The proposal is known as Grande Dunes North and is off Water Tower Road where the Waterway Hills Golf Club was previously located.

Action: The Planning Commission hosted the first of two public hearings on the development agreement. The second public hearing was scheduled for the City Council meeting on March 1, 2021.

February 16, 2021

New Business

- A. **ANNEXATION & ZONING DESIGNATION Z-21-2:** City staff has received a petition to annex lands on Riverside Drive totaling approximately 2.47 acres and identified by PINs 311-16-04-0005 and 311-16-04-0006. The lots are currently unincorporated and zoned MSF 10 Residential (MSF 10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Single-Family Residential Low-Density (R-1) and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend approval of the petition for annexation and zoning designation. The item was forwarded to City Council to be considered for first reading of ordinance at the March 1, 2021, meeting.

Respectfully submitted,



Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
February 2021
Monthly Report

The Board of Zoning Appeals met on February 11, 2021 and took the following action:

APPROVED VARIANCE #V2-21: Timothy Sealey has made application for a variance of Sec. 23-107 to allow the placement of a six-foot fence in the side yard within the Coastal Protection Overlay Zone at 2406 North Ocean Blvd zoned Resort Residential, R-4 District.

APPROVED VARIANCE #V3-21: Gregory Duckworth has made application for a variance of Sec. 23-43 to allow more than the maximum allowed number of parking spaces provided for a proposed medical office at 1447 Bellamy Road zoned Highway Commercial, HC District.

To: Jim Wood
From: Ben Caldwell
RE: February Building Maintenance Progress Report / Outstanding Caseload
March 3, 2021

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

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.

1300 Moss Street – June 2020

- *Windows and doors

233 Main Street – November 2020

- *Windows and various other violations

1911 Madison Drive – November 2020

- *Boarded up windows

4641 Riverside Drive – May 2021

- *Roofing is damaged and it is covered with tarps. Roof needs repaired or replaced.

200-204 Hillside Drive South – May 2021

- *Windows, screens, siding, window framing and soffit is damaged and needs repaired or replaced.