

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: May 10, 2021

RE: Monthly Report – Department of Planning & Development

Attached is the April 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.



BUILDING DIVISION MONTHLY REPORT APRIL 2021

PERMITS ISSUED	THIS MONTH	LAST MONTH	APR 2020	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	19	36	17	426	141	202%
Townhouse Building Permits ~	0	0	6	19	39	-51%
Townhouse Units	(0)	(0)	(6)	(24)	(39)	-38%
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	1	4	1	11	13	-15%
Relocation	0	2	0	4	9	-56%
Demolitions	5	0	1	22	21	5%
Swimming Pools	8	14	4	96	62	55%
Signs	11	7	10	59	50	18%
Alter/Addition/Repair	292	259	208	2174	2180	0%
Mobile Homes (New)	3	3	2	30	8	275%
Mobile Homes (Replace)	0	0	0	1	3	-67%
RV's/Park Models	1	0	0	2	7	-71%
Other	120	95	79	746	591	26%
TOTALS:	460	420	328	3590	3124	15%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	APR 2020	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	150	110	130	1716	1624	6%
Zoning Compliances	74	53	40	606	526	15%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	APR 2020	THIS FY YTD	LAST FY YTD	% CHANGE
Building	684	777	337	5435	2750	98%
Electrical	276	357	176	2753	1493	84%
Plumbing	252	217	126	2058	1051	96%
HVAC/Gas	133	174	109	1320	1009	31%
Info (Tenant Changes)	14	18	10	125	100	25%
C.O.'s	303	272	205	2715	1852	47%
Other	213	247	85	1879	849	121%
Totals:	1875	2062	1048	16285	9104	79%
Daily Average	89	90	48			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$175,738,013.27	\$130,959,730.02	34%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$770,021.50**	\$736,064.63	\$750,000.00	103%

* In April - 0 Duplex Structures

~ In April - 0 TH Bldg, 0 Permits

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

CITY OF NMB
TENANT CHANGES
APRIL, 2021

ADDRESS

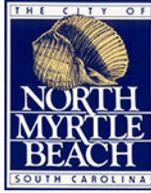
OLD BUSINESS

NEW BUSINESS

1819 N Ocean Blvd
4023 Hwy 17 S
2111 Hwy 17 S, Unit 1
2111 Hwy 17 S, Unit 3
1516 Hwy 17 N, Unit 4

Hurricanes Seafood (Restaurant)
Alldia Corp, Inc (Office)
A & M Movers (Retail – Movers)
JeBailey Law Firm (Law Firm)
Strand Olive Oils (Retail – olive oil)

Tropical T's, LLC (Restaurant)
AREVSHARE Bicycle Co (Sales/Rentals)
Tienda MiGuatemala (Retail - Groceries)
A Place to Start (Counseling)
CC Nail Salon (Nail Salon)



**PLANNING DIVISION
MONTHLY REPORT
April 2021**

During the month of April, 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
April	7	0	12	1

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
April	0	NA	0	NA	3	17.24

Planning Commission Activity:

April 6, 2021

New Business

- A. **ZONING TEXT AMENDMENT ZTX-21-01:** An applicant has initiated a text amendment to the Zoning Ordinance standardizing the duplex in-common use and multiplex in-common use across residential zoning districts.

Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the April 19, 2021, meeting.

- B. **EXTERNAL ACCESS WAIVER AW-21-01:** An applicant has initiated an application for a waiver to § 20-40(c.1)(2) seeking relief from the required two external access points at Grande Harbour Phase 2, Parcel B with 60 proposed dwelling units.

Action: The Planning Commission voted to table the waiver at the applicant's request to allow them time to develop an alternate layout

- C. **STREET OPENING SO-21-01: Edge Drive** – A portion of Edge Drive converted from a private street to a public street necessitating planning commission action for the dedication of a right-of-way plat.

Action: The Planning Commission voted unanimously to approve the street opening and dedication of a public right-of-way.

April 20, 2021

New Business

- A. **ANNEXATION & ZONING DESIGNATION Z-21-4:** City staff received a petition to annex lands on Water Tower Road totaling approximately 10 acres and identified by PINs 359-08-03-0002 and 359-08-03-0003. The lots are currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Medium-Density Residential (R-2) and will be heard concurrently.

Action: The Planning Commission voted to recommend approval of the petition for annexation and zoning. The item was forwarded to City Council to be considered for first reading of ordinance at the May 3, 2021, meeting.

- B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-5:** City staff has received an application for a minor amendment to the Gator Hole Planned Development District (PDD) revising the approved building elevations for Arby's.

Action: The Planning Commission voted unanimously to approve the minor planned development district amendment.

- C. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-7:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Barefoot Resort Villas Townhomes section of the Dye Estates through changes to the master plan, building footprint, and building elevations.

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 May 3, 2021, meeting.

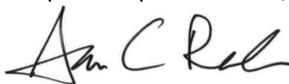
- D. **ZONING TEXT AMENDMENT ZTX-21-2:** City staff has initiated an amendment to the city's Zoning Ordinance establishing a process of reviewing and approving small cell facilities.

Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the May 3, 2021, meeting.

- E. **ZONING TEXT AMENDMENT ZTX-21-03:** Staff initiated amendment to reinstate standards for lot widths in the R-1 and R-1A zoning districts.

Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the May 3, 2021, meeting.

Respectfully submitted,



Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
April 2021
Monthly Report

The Board of Zoning Appeals met on April 8, 2021 and took the following action:

APPROVED VARIANCE #V7-21: Jason and Jennifer Mann have made application for a variance to reduce the minimum required front setback for a proposed home at 137 Palmetto Harbour Drive, zoned Single Family Low-Medium Density Residential, R-1B District.

DENIED VARIANCE #V8-21: Steven Perlstein has made application for a variance to reduce the required rear yard setback for a proposed screened porch at 1123 Doubloon Drive, zoned Planned Development District, PDD.

DENIED VARIANCE #V9-21: Tim Sealey has made application for a variance to allow the placement of a privacy fence in the side and rear yard at 2406 N Ocean Boulevard, zoned Resort Residential, R-4 District.

APPROVED VARIANCE #V10-21: Shalom Dadush has applied for a variance to allow additional square footage of proposed signage at 250 Main Street, zoned Resort Commercial, RC District.

APPROVED VARIANCE #V11-21: Lester Spain has applied for a variance to reduce the required side yard setback for the installation of a proposed handicap ramp at 5400 Little River Neck Road, lot 285, zoned Planned Development District, PDD.

To: Jim Wood
From: Ben Caldwell
RE: April Building Maintenance Progress Report / Outstanding Caseload
May 6, 2021

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

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.

401 46th Avenue South – July 26th 2021

*Soffit and fascia is damaged and in need of replacement or repair