

# MEMO



**TO:** Mayor and City Council

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

**DATE:** June 4, 2021

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

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Attached is the May 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 MAY 2021

PERMITS ISSUED	THIS MONTH	LAST MONTH	MAY 2020	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	70	19	9	496	150	231%
Townhouse Building Permits ~	0	0	0	19	39	-51%
Townhouse Units	(0)	(0)	(0)	(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	0	1	1	11	14	-21%
Relocation	0	0	0	4	9	-56%
Demolitions	7	5	3	29	24	21%
Swimming Pools	5	8	10	101	72	40%
Signs	11	11	5	70	55	27%
Alter/Addition/Repair	248	292	203	2422	2383	2%
Mobile Homes (New)	0	3	1	30	9	233%
Mobile Homes (Replace)	0	0	0	1	3	-67%
RV's/Park Models	6	1	0	8	7	14%
Other	71	120	25	817	616	33%
<b>TOTALS:</b>	<b>418</b>	<b>460</b>	<b>257</b>	<b>4008</b>	<b>3381</b>	<b>19%</b>

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	MAY 2020	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	192	150	72	1908	1696	13%
Zoning Compliances	76	74	28	682	554	23%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	MAY 2020	THIS FY YTD	LAST FY YTD	% CHANGE
Building	591	684	335	6026	3085	95%
Electrical	262	276	190	3015	1683	79%
Plumbing	220	252	120	2278	1171	95%
HVAC/Gas	143	133	121	1463	1130	29%
Info (Tenant Changes)	15	14	14	140	114	23%
C.O.'s	297	303	220	3012	2072	45%
Other	213	213	143	2092	992	111%
Totals:	1741	1875	1143	18026	10247	76%
Daily Average	87	89	57			-

### BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$205,270,503.30	\$139,389,160.11	47%

### REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$889,646.50**	\$960,801.70	\$750,000.00	119%

\* In May - 0 Duplex Structures  
~ In May - 0 TH Bldg, 0 Permits

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

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

**#1 PRINCE RESORT**

**PROJECT LOCATION: 3500 N Ocean Blvd**

**CONTRACTOR: South-West Construction Services, Inc.**

**VALUATION: \$540,000**

**PERMIT FEE COLLECTED: \$1,755**

**DESCRIPTION: Exterior painting of entire building.**

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

**ADDRESS**

**OLD BUSINESS**

**NEW BUSINESS**

4834 Hwy 17 S Unit 43

Hopeologist (Retail)

OEN LLC-Toy Kingdom (Retail)

4740 Hwy 17 S Unit A

Comfortable Soles Inc (Retail)

Hope Happens Here (Retail)

312-B Main St

Brave Soft Tech Inc (Remote Computer Work)

The Right of Way Group LLC (Office)

586 Hwy 17 N

Halloween City (Retail)

Rip Tide Ridez (Retail – Golf Carts)

1501 Old Hwy 17 N

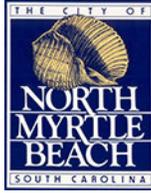
Lombardino Motor Co (Auto Dealership)

Coastal Cart Rentals (Retail – Golf Cart Rentals)

1571 Hwy 17 N

Applebees (Restaurant)

J Peters Grill & Bar (Restaurant)



**PLANNING DIVISION  
MONTHLY REPORT  
May 2021**

During the month of May, the City of North Myrtle Beach Planning Commission held two regularly scheduled meetings and workshops and one joint workshop with City Council.

**Monthly Plan and Plat Review Statistics:**

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	New Full Submittals	Approved
<b>May</b>	6	2	7	1

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>May</b>	0	NA	0	NA	4	1.16

**Planning Commission Activity:**

**May 4, 2021**

*New Business*

- A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-20:** City staff has received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) reducing the commercial component of the Town Center element of the PDD and expanding the Sea Glass Cottages portion of the PDD through changes to the master plan and governing documents.

*Action: The Planning Commission voted unanimously to postpone consideration of the major amendment to the May 18 meeting at the applicant's request.*

- B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-9:** City staff has received an application for a minor amendment to the Bahama Island Planned Development District (PDD) revising the approved plan by removing three camp sites and adding an indoor pool area with meeting area and restrooms.

*Action: The Planning Commission voted unanimously to approve the minor amendment.*

**May 18, 2021**

*Old Business*

- A. **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 unanimously to postpone consideration of the waiver request to the June 8 meeting at the applicant's request.*

- B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-20-20:** City staff has received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) reducing the commercial component of the Town Center element of the PDD and expanding the Sea Glass Cottages portion of the PDD 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 with the conditions of having a \$200 parks and recreation fee per dwelling unit and a traffic signal at Village Crossing Boulevard and Barefoot Resort Bridge Road. The item was forwarded to City Council to be considered for first reading of ordinance at the June 21 meeting.*

New Business

- A. ANNEXATION & ZONING DESIGNATION Z-21-8:** City staff has received a petition to annex lands on Riverside Drive totaling approximately 0.46 acres and identified by PIN 311-16-04-0013. The lot is 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 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 June 21 meeting.*

- B. PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-6:** City staff has received an application for a major amendment to the Esperanza Planned Development District (PDD) revising the PDD to the Hope Pointe PDD through changes to the master plan and governing documents.

*Action: The Planning Commission voted unanimously to postpone consideration of the major amendment to the June 21 meeting at the applicant's request.*

- C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-6 AND REVISIONS TO THE ESPERANZA PDD:** 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 Esperanza PDD. The proposal is known as Hope Pointe PDD and is off Little River Neck Road.

*Action: The Planning Commission voted unanimously to postpone the public hearing to the June 21 meeting at the applicant's request.*

Respectfully submitted,



Aaron C. Rucker  
Principal Planner

## **BOARD OF ZONING APPEALS**

**May 2021**

### **Monthly Report**

The Board of Zoning Appeals met on May 13, 2021 and took the following action:

**APPROVED VARIANCE #V12-21:** Michael King applied for a variance to remove a 48-inch diameter Oak tree at 1137 Marsh View Drive, zoned Single Family Low-Medium Density Residential, R-1B District.

**APPROVED VARIANCE #V13-21:** Lisa Sims and John Sigmon applied for a variance to remove a 36-inch diameter tree at 2704 Ships Wheel Drive, zoned Single Family Low Density Residential, R-1 District.

**APPROVED VARIANCE #V14-21:** Danny Holyfield applied for a variance to allow the placement of a swimming pool in the side yard at 2353 Hill Street, zoned Mobile / Manufactured Home Residential, R-3 District.

**APPROVED VARIANCE #V15-21:** Blane Sparks applied for a variance to allow a swimming pool in one of the front yards at 1908 Holly Drive, zoned Medium Density Residential, R-2 District.

**APPROVED VARIANCE #V16-21:** Patti Hilton applied for a variance to install a second building mounted sign at 3914 Highway 17 South, zoned Highway Commercial, HC District.

**APPROVED VARIANCE #V17-21:** Michael King applied for a variance to remove a 24-inch diameter Oak tree at 920 Marsh View Drive, zoned Single Family Low-Medium Density Residential, R-1B District.

**DENIED VARIANCE #V18-21:** Ted Ruggiero applied for a variance to reduce the side yard setback requirement from 5' to 2' for a proposed storage building at 513 3<sup>rd</sup> Avenue South, zoned Single Family Low Density Residential, R-1 District.

**APPROVED VARIANCE #V19-21:** Alton Swann applied for a variance to reduce the front yard setback requirement for a proposed balcony at 318 47<sup>th</sup> Avenue North, zoned Single Family Low Density Residential, R-1 District.

To: Jim Wood  
From: Ben Caldwell  
RE: May Building Maintenance Progress Report / Outstanding Caseload  
June 4, 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 46<sup>th</sup> Avenue South – July 26<sup>th</sup> 2021**

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