

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: July 8, 2021

RE: Monthly Report – Department of Planning & Development

Attached is the June 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 JUNE 2021

PERMITS ISSUED	THIS	LAST	JUNE	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2020	YTD	YTD	
Single Family *	22	70	46	518	196	164%
Townhouse Building Permits ~	22	0	0	41	39	5%
Townhouse Units	(22)	(0)	(0)	(46)	(39)	18%
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	0	1	12	15	-20%
Relocation	0	0	0	4	9	-56%
Demolitions	2	7	3	31	27	15%
Swimming Pools	17	5	13	118	85	39%
Signs	6	11	7	76	62	23%
Alter/Addition/Repair	221	248	309	2643	2692	-2%
Mobile Homes (New)	1	0	2	31	11	182%
Mobile Homes (Replace)	0	0	1	1	4	-75%
RV's/Park Models	1	6	0	9	7	29%
Other	88	71	97	905	713	27%
TOTALS:	381	418	479	4389	3860	14%

CERTIFICATES ISSUED	THIS	LAST	JUNE	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2020	YTD	YTD	
C.O.'s	163	192	275	2071	1971	5%
Zoning Compliances	66	76	116	748	670	12%

NUMBER OF INSPECTIONS	THIS	LAST	JUNE	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2020	YTD	YTD	
Building	768	591	409	6794	3494	94%
Electrical	376	262	231	3391	1914	77%
Plumbing	298	220	177	2576	1348	91%
HVAC/Gas	133	143	143	1596	1273	25%
Info (Tenant Changes)	17	15	21	157	135	16%
C.O.'s	293	297	320	3305	2392	38%
Other	237	213	252	2329	1244	87%
Totals:	2122	1741	1553	20148	11800	71%
Daily Average	96	87	71			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$224,134,653.33	\$155,995,968.73	44%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$975,313.50**	\$1,157,147.00	\$750,000.00	130%

* In June - 0 Duplex Structures

~ In June - 5 TH Bldg, 22 Permits

** 3.1, 3.2, 3.4 & 01-320-310 codes only

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

#1 ADVANCE AUTO PARTS

PROJECT LOCATION: 860 Hwy 17 N

CONTRACTOR: S&B Construction Group, LLC

VALUATION: \$716,170.00

PERMIT FEE COLLECTED: \$3,163.50

DESCRIPTION: Construction of a new one story commercial retail building consisting of foundation, structural framing, roofing, electrical, mechanical, plumbing, ADA compliant requirements and all interior and exterior finishes.

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

ADDRESS

OLD BUSINESS

NEW BUSINESS

1015 Hwy 17 S

Just Ask Hal (Computer repair)

Kyles Cornhole Boards (Retail)

1337 Hwy 17 N

Handyman United Construction (Office)

Moore's Complete Auto Sales & Detailing (Retail)

4200 Hwy 17 S

Sticky Fingers (Restaurant)

Dagwood's Deli & Sports Bar (Restaurant)

802 41st Ave S

Vacant

Oceanside Midwives, LLC (Office)

3802 Hwy 17 S, Unit E

AA Massage (Massage)

VIP Grooming (Dog Grooming)

1820 Hwy 17 S, Units A &B

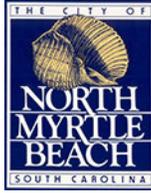
NMB Moped Rental, LLC (Rental)

SOS Solutions SC, LLC (Office-Contractor)

720 Main St

Bi-LO (Grocery)

K1 Speed (Go-Kart Entertainment)



**PLANNING DIVISION
MONTHLY REPORT
June 2021**

During the month of June, 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
June	10	0	12	1

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
June	2	8	0	NA	5	5.30

Planning Commission Activity:

June 8, 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 6-1 to approve the waiver request.

- 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 22 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 consideration of the public hearing to the June 22 meeting at the applicant's request.

New Business

- A. **FINAL SUBDIVISION PLAT SUB-21-30:** A major final plat of subdivision converting Leah Jayne Lane from private to public right-of-way in the Bungalows on 9th neighborhood.

Action: The Planning Commission voted unanimously to postpone consideration of the major final plat of subdivision to the June 22 meeting at city staff's request.

- B. **FINAL SUBDIVISION PLAT SUB-21-31:** A major final bonded plat of subdivision creating eight lots of record and public rights-of-way off On Deck Circle in phase four of the Park Pointe development.

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

June 22, 2021

Old Business

- A. **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 recommend approval of the major planned development district amendment with the condition that the amenity center would be completed by 60% of building permits issues (or the 151st unit). The item was forwarded to City Council to be considered for first reading of ordinance at the July 19 meeting.

- B. **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 hosted the first of two public hearings on the development agreement. The second public hearing was scheduled for the City Council meeting on July 19, 2021.

- C. **FINAL SUBDIVISION PLAT SUB-21-30:** A major final plat of subdivision converting Leah Jayne Lane from private to public right-of-way in the Bungalows on 9th neighborhood.

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

- D. **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 postpone consideration of the major amendment to the July 20 meeting at the applicant's request.

New Business

- A. **REZONING REQUEST Z-21-10:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing approximately 5.02 acres located at the intersection of Hill Street and 24th Avenue North, PIN 351-08-03-0087, from Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A).

Action: The withdrew the rezoning request prior to consideration.

- B. **ANNEXATION & ZONING DESIGNATION Z-21-11:** City staff received a petition to annex lands on Old Crane Road totaling approximately 0.75 acres and identified by PIN 350-06-01-0137. The lot is 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 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 July 19 meeting.

- C. **REZONING REQUEST Z-21-12:** The Planning & Development Department initiated a rezoning of multiple lots containing approximately 9.28 acres located near 17th Avenue South from Resort Residential (R-4) to Resort Commercial (RC). The affected addresses include the following:

- South Ocean Boulevard: 1525, 1600-1602, 1604-1612, 1616, 1625, 1709-1712, 1714, 1716-1718, 1801
- Perrin Drive: 1603, 1613, 1707

Action: The Planning Commission voted to recommend denial of the petition for annexation and zoning. The item was forwarded to City Council to be considered for first reading of ordinance at the July 19 meeting.

Respectfully submitted,



Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
June 2021
Monthly Report

The Board of Zoning Appeals did not meet in June, 2021.

To: Jim Wood
From: Ben Caldwell
RE: June Building Maintenance Progress Report / Outstanding Caseload
July 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