

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: October 7, 2021

RE: Monthly Report – Department of Planning & Development

Attached is the September 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 SEPTEMBER 2021

PERMITS ISSUED	THIS MONTH	LAST MONTH	SEPT 2020	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	25	23	78	73	145	-50%
Townhouse Building Permits ~	0	0	5	0	11	0%
Townhouse Units	(0)	(0)	(5)	(0)	(11)	0%
Multifamily Buildings	0	0	0	11	0	0%
Multifamily Units	(0)	(0)	(0)	(11)	(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	5	0	0	6	0	0%
Relocation	0	0	0	0	0	0%
Demolitions	4	1	3	8	11	-27%
Swimming Pools	9	10	9	27	26	4%
Signs	5	3	12	16	17	-6%
Alter/Addition/Repair	194	219	247	628	699	-10%
Mobile Homes (New)	4	0	7	4	12	-67%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	71	80	82	245	225	9%
TOTALS:	317	336	443	1018	1146	-11%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	SEPT 2020	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	250	198	204	579	509	14%
Zoning Compliances	83	113	75	273	188	45%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	SEPT 2020	THIS FY YTD	LAST FY YTD	% CHANGE
Building	629	612	435	1887	1270	49%
Electrical	280	356	240	962	719	34%
Plumbing	189	224	155	645	479	35%
HVAC/Gas	193	126	154	527	406	30%
Info (Tenant Changes)	11	13	16	37	30	23%
C.O.'s	312	242	268	908	843	8%
Other	263	209	117	710	495	43%
Totals:	1877	1782	1385	5676	4242	34%
Daily Average	94	81	66			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$76,972,709.76	\$48,132,807.13	60%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$303,866.50**	\$900,119.77	\$750,000.00	41%

* In Sept - 0 Duplex Structures

~ In Sept - 0 TH Bldg, 0 Permits

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

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

#1 WYNDHAM WESTWINDS

PROJECT LOCATION: 3405 S Ocean Blvd

CONTRACTOR: M Kogan Consulting, Inc.

VALUATION: \$3,000,000.00

PERMIT FEE COLLECTED: \$10,012.50

DESCRIPTION: Remove and replace all existing aluminum windows & sliding glass doors; replace existing wood doors & frames on Juliet balconies with new aluminum frames & doors in the 1-10 stacks; Replace existing fire rated hollow metal frame & glazing at street facing 3 & 7 stacks with new fire rated aluminum frames & glazing. Remove & replace all exterior hollow metal doors & frames to include guest room entries, storage closets, stairwells, equipment rooms and office areas. Install new coating to balconies. Walkways, elevated parking areas & ramp traffic areas. Replace all caulking joints, repair stucco & concrete areas & paint exterior of building.

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

ADDRESS

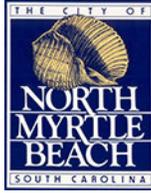
OLD BUSINESS

NEW BUSINESS

647 Main St

Sweet Home Carolina (Retail-Clothing)

Star Academy (Education/Sensory Gym)



**PLANNING DIVISION
MONTHLY REPORT
September 2021**

During the month of September, 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	Full Submittals	Approved
September	3	2	26	0

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
September	3	39	3	39	1	1.00

Planning Commission Activity:

September 7, 2021

New Business

- A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-21:** City staff has received an application for a major amendment to the Chestnut Greens Planned Development District (PDD) for the design of the entry feature and amenity center site on Possum Trot Road.

Action: The Planning Commission voted unanimously to postpone consideration of the major planned development district amendment to the September 21 meeting due to unsettled questions regarding the required commercial component of the proposal.

- B. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-24:** City staff has received an application for a minor amendment to the Avista Planned Development District (PDD) for the replacement of a marquee sign board (±16 SF) with an electronic message board (±28 SF).

Action: The Planning Commission voted unanimously to recommend approval of the minor planned development district amendment with the following conditions: Sign brightness must be automatically decreased as conditions warrant to not cause light pollution and driver distraction, and the sign follows the City's animation standard and only displays copy that does not change more than once every 10 seconds .

September 21, 2021

Old Business

- A. **PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-21:** City staff has received an application for a major amendment to the Chestnut Greens Planned Development

District (PDD) for the design of the entry feature and amenity center site on Possum Trot Road.

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 October 4 meeting.

New Business

- A. **REZONING REQUEST Z-21-23:** The Planning & Development Department received an application requesting a rezoning of two (2) lots containing approximately 5.65 acres located at the intersection of Hill Street and 24th Avenue North, PINs 351-08-03-0087 and 351-07-04-0114, from Mobile/Manufactured Home Residential (R-3) to Medium Density Residential District (R-2).

Action: The Planning Commission voted unanimously to recommend approval of the rezoning request. The item was forwarded to City Council to be considered for first reading of ordinance at the October 4 meeting.

- B. **PRELIMINARY SUBDIVISION PLAT SUB-21-49:** A major preliminary plat of subdivision dedicating Hunt Club Road in the Parkway Group Planned Development District (PDD).

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

- C. **FINAL SUBDIVISION PLAT SUB-21-50:** A major final plat of subdivision dedicating Hunt Club Road in the Parkway Group Planned Development District (PDD).

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

- D. **FINAL SUBDIVISION PLAT SUB-21-15:** A major bonded final plat of subdivision creating 46 lots of record, common space, and public rights-of-way in the last phases (4D & 4E) of the Robber's Roost Planned Development District (PDD).

Action: The Planning Commission voted unanimously to postpone consideration of the major final plat of subdivision to the October 5 meeting due to concerns regarding drainage and access.

- E. **PRELIMINARY SUBDIVISION PLAT SUB-21-59:** A major preliminary plat of subdivision creating 22 townhouse lots in Phase 1A of the Bell's Lake subdivision.

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

- F. **FINAL SUBDIVISION PLAT SUB-21-70:** A major final plat of subdivision creating 22 townhouse lots in Phase 1A of the Bell's Lake subdivision.

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

- G. **PRELIMINARY SUBDIVISION PLAT SUB-21-60:** A major preliminary plat of subdivision creating 17 townhouse lots in Phase 1B of the Bell's Lake subdivision.

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

- H. **FINAL SUBDIVISION PLAT SUB-21-71:** A major final plat of subdivision creating 17 townhouse lots in Phase 1B of the Bell's Lake subdivision.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A C Rucker". The signature is written in a cursive, flowing style.

Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
September 2021
Monthly Report

The Board of Zoning Appeals met on September 3, 2021 and September 9, 2021 and took the following action:

APPROVED APPEAL #A1-21: Appeal by the Tidewater Plantation Design Review Board of a decision of the Zoning Administrator that a proposed cupola on the roof of a proposed home is a necessary mechanical feature. The location of the property is 4628 South Island Drive.

APPROVED VARIANCE #V20-21: Gordon Evans has applied for a variance to reduce the required rear yard setback from 15' to 5' at 3908 Dunes Street, zoned Resort Residential, R-4 District.

APPROVED VARIANCE #V25-21: Sharon Goodwin has applied for a variance to reduce one of the front yard setbacks from 20' to 10' at 2603 Camp Street, zoned Mobile / Manufactured Home Residential, R-3 District.

APPROVED VARIANCE #V26-21: Phillip Hornbeck has applied for a variance to remove trees greater than 24" in diameter on a vacant lot proposed for development at 10600 Highway 90, at the corner of Robert Edge Parkway and SC-90.

APPROVED VARIANCE #V27-21: Mark Stoughton, Jr. has applied for a variance to remove trees greater than 24" at 1170 Possum Trot Road, zoned Planned Development, PDD District.

DENIED VARIANCE #V29-21: Rescue Rehab Resale has made application for a variance to install a swimming pool in one of the side yards at 409 26th Avenue North, zoned Single-Family Low Density Residential, R-1 District.

APPROVED VARIANCE #V30-21: Tyler Thorn has applied for a variance to encroach seven feet into the required twenty-foot rear yard setback for a proposed home at 1105 Marsh Cove Ct, zoned Single-Family, Low Medium Density Residential, R-1B District.

APPROVED VARIANCE #V31-21: George Gregory has applied for a variance of the paving and curbing requirements of creating a parking lot at 708-710 18th Avenue South, zoned Neighborhood Commercial, NC District.

September 2021
Outstanding caseload of Zoning Violations

New Cases

1. **Property Maintenance:** 3701 Seaview St. Missing Soffit, Wooden roof pieces and Fascia. Broken Windows, Torn Screens and Rotten/Missing wood around window frames. Owner received certified letter on 09/27/2021. Follow up inspection date is 12/28/2021.
2. **Storage Containers Complaint:** 900 Hwy 17 N. Forever Flooring & Tile currently has three storage containers and only one is allowed with a permit. Letter was received by owner on 09/27/2021. Follow up inspection is on 12/29/2021.
3. **Storage Containers Complaint:** 900 Hwy 17 N. Unit B. Mattress Experts currently has four Storage Containers and only one is allowed with a permit. Letter was received by owner on 09/27/2021. Follow up inspection is on 12/29/2021.
4. **Court Summons:** Robert Wilson (Country Living Store) received a summons for Outside Display of Goods and Merchandise. Court date is 10/27/2021.

Open Cases

1. **Property Maintenance:** 804 Seaside Dr. Missing/Falling down, Soffit, Shingles, Fascia. Owner received letter on 07/27/2021. Follow up inspection date is 10/27/2021.
2. **Property Maintenance:** 802 Seaside Dr. Missing/Falling down, Soffit, Shingles, Fascia.
3. Owner received letter on 07/27/2021. Follow up inspection date is 10/27/2021.
4. **Property Maintenance:** 1102 Wildwood Trl. Roof Damage, Roof covered with Tarps. Missing pieces of metal roof. Owner received letter on 08/13/2021. Follow up inspection date is 11/15/2021.
5. **Property Maintenance:** 1900 Hillside Dr. S Missing/Falling down, Siding and Soffit. Letter was sent on 07/14/2021 and was returned to the City due to owner not being home.
6. **Property Maintenance:** 1107 Carolina Cv. Missing/Falling down Siding, Soffit, Shingles, Fascia. Letter was sent on 09/3/2021 and returned to the City due to owner not accepting letter
7. **Court Summons:** Mike Todd 502 35th Ave S. Parking Storage or use of Major Recreational Equipment. Case has been continued.

Closed Cases

Property Maintenance: 4006 Lake Dr. Missing/Falling Soffit, Fascia and Shingles. Owner received letter on 07/20/2021. Violations resolved case closed on 09/16/2021.