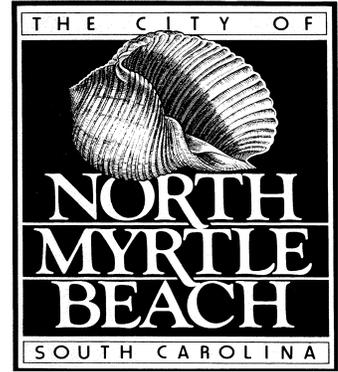


# MEMO



**TO:** Mayor and City Council

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

**DATE:** November 5, 2021

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

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Attached is the October 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 OCTOBER 2021

PERMITS ISSUED	THIS	LAST	OCT	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2020	YTD	YTD	
Single Family *	16	25	47	89	192	-54%
Townhouse Building Permits ~	0	0	0	0	11	0%
Townhouse Units	(0)	(0)	(0)	(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	1	5	0	7	0	0%
Relocation	1	0	0	1	0	0%
Demolitions	2	4	2	10	13	-23%
Swimming Pools	10	9	7	37	33	12%
Signs	2	5	4	18	21	-14%
Alter/Addition/Repair	215	194	219	843	918	-8%
Mobile Homes (New)	2	4	2	6	14	-57%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	82	71	67	327	292	12%
<b>TOTALS:</b>	<b>331</b>	<b>317</b>	<b>348</b>	<b>1349</b>	<b>1494</b>	<b>-10%</b>

CERTIFICATES ISSUED	THIS	LAST	OCT	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2020	YTD	YTD	
C.O.'s	193	250	507	772	1016	-24%
Zoning Compliances	78	83	99	351	287	22%

NUMBER OF INSPECTIONS	THIS	LAST	OCT	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2020	YTD	YTD	
Building	663	629	577	2550	1847	38%
Electrical	299	280	255	1261	974	29%
Plumbing	238	189	223	883	702	26%
HVAC/Gas	157	193	116	684	522	31%
Info (Tenant Changes)	19	11	10	56	40	40%
C.O.'s	234	312	446	1142	1289	-11%
Other	210	263	225	920	720	28%
Totals:	1820	1877	1852	7496	6094	23%
Daily Average	87	94	84			-

### BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$91,163,187.63	\$62,973,340.97	45%

### REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$369,010.00**	\$292,151.50	\$750,000.00	49%

\* In Oct - 0 Duplex Structures  
~ In Oct - 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  
OCTOBER 2021**

**#1 ROBBER'S ROOST - Phases 4D & 4E**

**PROJECT LOCATION: 1341 Jolly Roger Dr**

**CONTRACTOR: Palmetto Corporation of Conway**

**VALUATION: \$1,100,000.00**

**PERMIT FEE COLLECTED: \$4,312.50**

**DESCRIPTION: Grading and all related site work for Phases 4D & 4E of Robber's Roost, which consists of 46 single family residential lots, earthwork, sanitary sewer, waterlines, storm drainage, base, curb, asphalt associated with site development.**

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

**ADDRESS**

**OLD BUSINESS**

**NEW BUSINESS**

**4007 Hwy 17 S**

**J & P Management (Office)**

**Spencer Global Homecare Group. LLC (Office)**

**211 Hwy 17 N, Unit 202**

**Vacant**

**Real Formity Solutions (Software Services)**

**2009 Hwy 17 S**

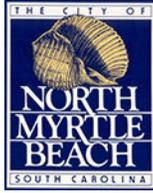
**Scoops Ice Cream (Restaurant)**

**Adelas Mexican Kitchen (Restaurant)**

**315 Sea Mtn Hwy**

**Bright Journey (Retail)**

**Aquas de Crema de Coco Madi, LLC (Café' – Retail)**



**PLANNING DIVISION  
MONTHLY REPORT  
October 2021**

During the month of October, 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
<b>October</b>	8	0	25	4

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>October</b>	2	56	8	627	3	5.05

**Planning Commission Activity:**

**October 5, 2021**

Old Business

- A. **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 to approve the major bonded final plat of subdivision.*

New Business – “Consent Items”

- A. **FINAL SUBDIVISION PLAT SUB-21-69:** A major bonded final plat of subdivision creating 10 single-family lots, common area, pump station, remainder lot, and rights-of-way in Phase 1A of Chestnut Greens.

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

New Business

- A. **ANNEXATION & ZONING DESIGNATION Z-21-25:** City staff received a petition to annex lands behind Waterway Drive off Wyndal Drive totaling approximately 5.12 acres and identified by PIN 350-06-03-0043. The lot is currently unincorporated and zoned Resort Commercial (RC) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Mid-Rise Multifamily Residential District (R2-A) and will be heard concurrently.

*Action: The applicant withdrew the petition for annexation and zoning from consideration prior to the meeting.*

- B. **PRELIMINARY SUBDIVISION PLAT SUB-21-51:** A major preliminary plat of subdivision creating 100 single-family residential lots, common area, and public rights-of-way in Phase 3 of the Chestnut Greens subdivision.

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

**October 19, 2021**

**New Business**

- A. **PRELIMINARY SUBDIVISION PLAT SUB-21-34:** A major preliminary plat of subdivision creating 57 townhouse residential lots, common area, and public rights-of-way in the Barefoot Townhomes section of the Barefoot Resort Planned Development District (PDD) on the site of the former hotel property.

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

- B. **PRELIMINARY SUBDIVISION PLAT SUB-21-37:** A major preliminary plat of subdivision creating 72 residential lots, common area, and private rights-of-way in Phase 10 of Grande Dunes North.

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

- C. **PRELIMINARY SUBDIVISION PLAT SUB-21-38:** A major preliminary plat of subdivision creating 56 residential lots, common area, and private rights-of-way in Phase 2 of Grande Dunes North.

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

- D. **PRELIMINARY SUBDIVISION PLAT SUB-21-39:** A major preliminary plat of subdivision creating 151 residential lots, common area, and private rights-of-way in Phase 3 of Grande Dunes North.

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

- E. **PRELIMINARY SUBDIVISION PLAT SUB-21-40:** A major preliminary plat of subdivision creating 70 residential lots, common area, and private rights-of-way in Phase 9 of Grande Dunes North.

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

- F. **PRELIMINARY SUBDIVISION PLAT SUB-21-41:** A major preliminary plat of subdivision creating 119 residential lots, common area, and private rights-of-way in Phase 11 of Grande Dunes North.

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

- G. **PRELIMINARY SUBDIVISION PLAT SUB-21-62:** A major preliminary plat of subdivision creating two single-family residential lots and extension of public utilities.

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

Respectfully submitted,



Aaron C. Rucker  
Principal Planner

**BOARD OF ZONING APPEALS**  
**October 2021**  
**Monthly Report**

The Board of Zoning Appeals met on October 14, 2021 and took the following action:

**APPROVED VARIANCE #V28-21:** A Backyard Creation has applied for a variance to install a swimming pool in one of the side yards at 704 1<sup>st</sup> Avenue South, zoned Single Family Low Density Residential, R-1 District.

**APPROVED VARIANCE #V32-21:** Michael King has applied for a variance to reduce the required twenty-foot rear yard setback for a proposed home at 1113 Marsh Cove Ct, zoned Single Family, Low Medium Density Residential, R-1B District.

**APPROVED VARIANCE #V34-21:** J. Cameron Parker has applied for a variance to remove 89 trees 24” or greater, near the intersection of Hwy 31 and Water Tower Road for the Grande Dunes North development, zoned Planned Development District, PDD.

**APPROVED VARIANCE #V35-21:** Davis Thomas has applied for a variance of building setback on one of the front yards at 2706 Willow Drive, zoned Mobile / Manufactured Home Residential, R-3 District.

**APPROVED VARIANCE #V36-21:** Jon Lester has applied for a variance of the rear building setback requirement for a proposed cargo lift at 1711 26<sup>th</sup> Avenue North, zoned Single Family Low Density Residential, R-1 District.

## October 2021 Zoning Cases

### Open Cases

#### **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.

#### **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.

#### **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.

#### **Property Maintenance:** 802 Seaside Dr.

Missing/Falling down, Soffit, Shingles, Fascia. Owner received letter on 07/27/2021. Follow up inspection date is 10/27/2021.

#### **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.

#### **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.

#### **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 being home.

#### **Court Summons:** Mike Todd 502 35<sup>th</sup> Ave S.

Parking Storage or use of Major Recreational Equipment. Case has been continued. 10/27/2021 per City Paralegal Mr. Todd has paid fines for both court summons, but still requests a jury trial.

## **Closed Cases**

### **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. Violations resolved case closed on 10/27/2021.

### **Court summons:**

Robert Wilson (Country Living Store) received a summons for Outside Display of Goods and Merchandise. Court date was scheduled for 10/27/2021. Violations resolved case closed on 10/27/2021.