

# MEMO



**TO:** Mayor and City Council

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

**DATE:** December 6, 2021

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

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Attached is the November 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 NOVEMBER 2021

PERMITS ISSUED	THIS MONTH	LAST MONTH	NOV 2020	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	19	16	13	108	205	-47%
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	1	0	8	0	0%
Relocation	0	1	0	1	0	0%
Demolitions	0	2	2	10	15	-33%
Swimming Pools	18	10	9	55	42	31%
Signs	4	2	9	22	30	-27%
Alter/Addition/Repair	190	215	208	1033	1126	-8%
Mobile Homes (New)	0	2	2	6	16	-63%
Mobile Homes (Replace)	1	0	0	1	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	49	82	21	376	313	20%
<b>TOTALS:</b>	<b>282</b>	<b>331</b>	<b>264</b>	<b>1631</b>	<b>1758</b>	<b>-7%</b>

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	NOV 2020	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	121	193	95	893	1111	-20%
Zoning Compliances	68	78	42	419	329	27%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	NOV 2020	THIS FY YTD	LAST FY YTD	% CHANGE
Building	715	663	511	3265	2358	38%
Electrical	332	299	258	1593	1232	29%
Plumbing	260	238	203	1143	905	26%
HVAC/Gas	202	157	85	886	607	46%
Info (Tenant Changes)	5	19	14	61	54	13%
C.O.'s	219	234	182	1361	1471	-7%
Other	263	210	199	1183	919	29%
Totals:	1996	1820	1452	9492	7546	26%
Daily Average	100	87	76			-

### BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$104,213,067.41	\$69,996,936.63	49%

### REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$423,546.00**	\$326,723.00	\$750,000.00	56%

\* In Nov - 1 Duplex Structure  
~ In Nov - 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  
NOVEMBER 2021**

**#1 BAREFOOT TOWNHOMES**

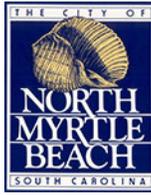
**PROJECT LOCATION: 5251 Barefoot Resort Bridge Rd**

**CONTRACTOR: King Construction Services, Inc.**

**VALUATION: \$1,052,684.65**

**PERMIT FEE COLLECTED: \$4,171.50**

**DESCRIPTION: Grading and all related site work for "Barefoot Townhomes" clearing, grading, storm drainage installation, water & sewer installation, streets & curbing.**



**PLANNING DIVISION  
MONTHLY REPORT  
November 2021**

During the month of November, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop.

**Monthly Plan and Plat Review Statistics:**

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
<b>November</b>	8	0	19	4

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>November</b>	0	NA	0	NA	4	0.44

**Planning Commission Activity:**

**November 16, 2021**

*New Business*

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-20:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Dye Club Villas section of the Dye Estates through changes to the governing documents, including plans and building elevations.

*Action: The Planning Commission voted to postpone the major PDD amendment until a meeting time where it could be heard concurrently with an amendment to the development agreement.*

- B. **ANNEXATION & ZONING DESIGNATION Z-21-26:** City staff received a petition to annex lands on Cenith Drive totaling ±0.36 acres and identified by PIN 357-02-04-0057. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) 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 unanimously 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 December 6 meeting.*

- C. **ANNEXATION & ZONING DESIGNATION Z-21-27:** City staff received a petition to annex lands behind Waterway Drive off Wyndal Drive totaling ±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 Medium Density Residential (R-2) and will be heard concurrently.

*Action: The Planning Commission voted unanimously 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 December 6 meeting.*

- D. **REZONING REQUEST Z-21-28:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing  $\pm 0.75$  acres and identified by PIN 350-06-01-0137 located off Old Crane Road from Single-Family Residential Low-Density (R-1) to Single-Family Residential Low-Medium (R-1A).

*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 December 6 meeting.*

- E. **ANNEXATION & ZONING DESIGNATION Z-21-29:** City staff received a petition to annex lands on Cenith Drive totaling  $\pm 0.44$  acres and identified by PIN 357-02-04-0059. The lot is currently unincorporated and zoned Single-Family Residential 14.5 (SF14.5) 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 unanimously 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 December 6 meeting.*

Respectfully submitted,



Aaron C. Rucker  
Principal Planner

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

The Board of Zoning Appeals chose not to act upon any cases in November 2021.

## **November 2021 Zoning Cases**

### **Open Cases**

**Property Maintenance:** 802 Seaside Dr. Missing/falling down soffits, shingles, fascia, siding etc. Notice of violation letter received by property owner on 07/27/21. Original court summons was issued for 12/08/21 but was continued until 01/05/22 by City staff due to scheduling conflict.

**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 letter on 09/27/21. Follow up inspection is due on 12/28/21.

**Property Maintenance:** 1900 Hillside Dr. S. Missing/falling down siding and soffit. Notice of violation letter was sent on 07/14/21 and was returned to the City due to failure of acceptance.

**Property Maintenance:** 1107 Carolina Cv. Missing/falling down siding, soffit, shingles, fascia. Notice of violation letter sent on 09/03/21 and was returned to the City due to failure of acceptance.

**Property Maintenance:** 1006 39<sup>th</sup> Ave. S. Deck rotting and falling down, several mobile home windows broken. Storage building in severe disrepair. Notice of violation letter mailed 11/24/21.

**Property Maintenance:** 1010 39<sup>th</sup> Ave. S. Fencing in poor repair. Notice of violation letter mailed 11/24/21. Letter accepted by owner on 11/29/21. Follow up inspection is due on 03/01/22.

**Property Maintenance:** 1013 39<sup>th</sup> Ave. S. Mobile home siding, roofing and underpinning in disrepair due to tree overgrowth and intrusion. Notice of violation letter mailed on 11/24/21.

**Property Maintenance:** 1007 28<sup>th</sup> Ave. S. Broken boarded over windows, siding, soffits, fascia in disrepair. Notice of violation letter mailed on 11/12/21. Letter has not been accepted by property owner.

**Property Maintenance:** 1009 28<sup>th</sup> Ave. S. Windows, siding, soffits, fascia in disrepair. Notice of violation letter mailed on 11/12/21. Letter has not been accepted by property owner.

**Property Maintenance:** 4641 Riverside Dr. House siding, roofing, fascia, decking etc. in severe disrepair. Fencing and accessory storage buildings in disrepair. Notice of violation letter mailed on 11/22/21.

**Storage containers complaint:** 900 Hwy 17 N. Forever Flooring & Tile currently has (3) storage containers on site. Zoning regulations allow (1) storage container after issuance of a permit. Notice of violation letter was received by property owner on 09/27/21. Follow up inspection is due on 12/29/21.

**Storage containers complaint:** 900 Hwy 17 N. Unit B. Mattress Experts currently has (4) storage containers on site. Zoning regulations allow (1) storage container after issuance of a permit. Notice of violation letter was received by property owner on 09/27/21. Follow up inspection is due on 12/29/21.

**Parking and storage of major recreational equipment: (Court Summons)** 502 35<sup>th</sup> Ave. S. Owner (Mike Todd) agreed to have camper removed from front of lot by 11/30/21. As of 12/01/21 camper remains on site. New court summons will be issued.

**Parking and storage of major recreational equipment:** 613 34<sup>th</sup> Ave. S. (1) Boat stored in front corner of lot. Zoning ordinance requires boat to be stored behind front building line of house. Notice of violation letter mailed on 11/08/21. Owner received letter and called me to advise that boat would be removed from lot accordingly. Will follow up.

**Parking and storage of major recreational equipment:** 803 34<sup>th</sup> Ave. S. (2) Boats stored in front of lot between house and street. Notice of violation letter mailed on 11/08/21. Letter has not been accepted by property owner.

## **Closed Cases**

**Property Maintenance:** 1102 Wildwood Tr. Roof damage. Violation resolved. Case closed 11/15/21.

**Parking and storage of major recreational equipment:** 4510 SOB (2) Enclosed trailers stored on vacant lot. Violation resolved. Case closed 11/22/21.