

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: January 5, 2021

RE: Monthly Report – Department of Planning & Development

Attached is the December 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 DECEMBER 2021

PERMITS ISSUED	THIS MONTH	LAST MONTH	DEC 2020	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	16	19	17	124	222	-44%
Townhouse Building Permits ~	3	0	2	3	13	-77%
Townhouse Units	(3)	(0)	(7)	(3)	(18)	-83%
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	1	9	1	800%
Relocation	0	0	2	1	2	-50%
Demolitions	4	0	1	14	16	-13%
Swimming Pools	7	18	11	62	53	17%
Signs	1	4	2	23	32	-28%
Alter/Addition/Repair	152	190	183	1185	1309	-9%
Mobile Homes (New)	2	0	2	8	18	-56%
Mobile Homes (Replace)	1	1	0	2	0	0%
RV's/Park Models	0	0	1	0	1	0%
Other	58	49	52	434	365	19%
TOTALS:	245	282	274	1876	2032	-8%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	DEC 2020	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	153	121	84	1046	1195	-12%
Zoning Compliances	88	68	48	507	377	34%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	DEC 2020	THIS FY YTD	LAST FY YTD	% CHANGE
Building	765	715	483	4030	2841	42%
Electrical	308	332	246	1901	1478	29%
Plumbing	346	260	188	1489	1093	36%
HVAC/Gas	255	202	148	1141	755	51%
Info (Tenant Changes)	3	5	12	64	66	-3%
C.O.'s	270	219	220	1631	1691	-4%
Other	353	263	138	1536	1057	45%
Totals:	2300	1996	1435	11792	8981	31%
Daily Average	115	100	68			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$120,476,011.31	\$81,792,116.14	47%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$493,453.27**	\$378,083.00	\$750,000.00	66%

* In Dec - 0 Duplex Structures
~ In Dec - 1 TH Bldg, 3 Permits

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

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

#1 CHAMPIONS CROSSING

PROJECT LOCATION: 167A Champions Blvd

CONTRACTOR: A.O. Hardee & Son, Inc.

VALUATION: \$1,125,853.00

PERMIT FEE COLLECTED: \$4,390.50

DESCRIPTION: Grading and related site work for “Champions Crossing” - including clearing, grading, storm drainage installation, water & sewer installation.

#2 CHAMPIONS CROSSING

PROJECT LOCATION: 197A Champions Blvd

CONTRACTOR: A.O. Hardee & Son, Inc.

VALUATION: \$1,493,483.98

PERMIT FEE COLLECTED: \$5,494.50

DESCRIPTION: Grading and related site work for “Champions Crossing” (Multi-Family) - including clearing, grading, storm drainage installation, water & sewer installation, streets and curbing.

#3 CHAMPIONS CROSSING

PROJECT LOCATION: 166A Champions Blvd

CONTRACTOR: A.O. Hardee & Son, Inc.

VALUATION: \$524,000

PERMIT FEE COLLECTED: \$2,584.50

DESCRIPTION: Grading and related site work for “Champions Crossing” (Ph II) - including clearing, grading, storm drainage installation, water & sewer installation, streets and curbing.

#4 Lake View Commons Shopping Center

PROJECT LOCATION: 900 Hwy 17 S

CONTRACTOR: Coastal Structures Corporation

VALUATION: \$1,562,847.86

PERMIT FEE COLLECTED: \$22,331.50

DESCRIPTION: Construct new one story (6) Unit “Shell Only” steel framed commercial building with slab foundation, consisting of 13,910 heated sf, 360 unheated sf with electrical, plumbing & mechanical.

#5 Lake View Commons Shopping Center

PROJECT LOCATION: 900 Hwy 17 S

CONTRACTOR: Coastal Structures Corporation

VALUATION: \$700,000

PERMIT FEE COLLECTED: \$3,112.50

DESCRIPTION: Grading and Site work for future “Lake View Commons Shopping Center” to include sediment & erosion control, sewer, clearing, dirt work & storm drainage.

CITY OF NMB
TENANT CHANGES
DECEMBER, 2021

ADDRESS

1415 Hwy 17 S

2100 Old Hwy 17 N, Ste 103

4011 Hwy 17 S

OLD BUSINESS

Beach Feet Vacation (Office)

Tidewater Business Group, LLC

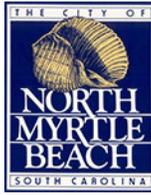
Local Hemp Village (Grocery Store)

NEW BUSINESS

Troxell Chiropractic (Chiropractor)

Meraki Aquatics, LLC (Pool Company)

Benito's Rolling Oven (Prep/Storage)



**PLANNING DIVISION
MONTHLY REPORT
December 2021**

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

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
December	10	0	13	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
December	3	181	3	322	6	91.31

Planning Commission Activity:

December 7, 2021

New Business – "Consent Items"

- A. **FINAL SUBDIVISION PLAT SUB-21-86:** A major final plat of subdivision creating 120 single-family lots, common area, remainder lot, and rights-of-way in Phase 1B of Chestnut Greens.

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

- B. **FINAL SUBDIVISION PLAT SUB-21-97:** A major bonded final 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 bonded final plat of subdivision.

New Business

- A. **ANNEXATION & ZONING DESIGNATION Z-21-32:** City staff received a petition to annex lands on Old Crane Road totaling ±0.6 acres and identified by PIN 350-06-01-0139. 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 Planned Development District (PDD) and will be heard concurrently.

Action: The Planning Commission voted unanimously to postpone consideration of the petition for annexation and zoning to the December 21 meeting to allow the first public hearing of the development agreement to occur concurrently.

- B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-33:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the NMB RV Resort and Dry Dock by adding eight additional park model campsites through changes to the governing documents, including plans and building elevations.

Action: The Planning Commission voted unanimously to postpone consideration of the major amendment to the December 21 meeting to allow the first public hearing of the development agreement to occur concurrently.

- C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-33 AND REVISIONS TO THE BAHAMA ISLAND 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 Bahama Island PDD. The proposal adds eight park model campsites to the PDD.

Action: The Planning Commission voted unanimously to postpone consideration of the first public hearing of the development agreement to the December 21 meeting to allow all related items to be heard concurrently.

- D. ANNEXATION & ZONING DESIGNATION Z-21-35:** City staff received a petition to annex lands on Little River Neck Road totaling ±0.70 acres and identified by PIN 352-01-04-0017. 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 Low-Medium Density (R-1B) 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 January 3 meeting.

- E. FIRST PUBLIC HEARING REGARDING SECOND AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT ASSOCIATED WITH THE SANDRIDGE TRACT:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement amendment for the Sandridge Tract. The proposal allows the developer of certain parcels in this tract to take advantage of recent zoning text amendments allowing for multiplex in common development on a single lot, duplex and "In Common" development within the R-2A Zoning District, and creates a \$180,000 fee to be paid towards the Champions Boulevard Extension.

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 January 3, 2022.

- F. **PRELIMINARY SUBDIVISION PLAT SUB-21-93:** A major preliminary plat of subdivision creating 207 residential lots, open space, and public and private rights-of-way in phase one of the Waterside section of the Parkway Group

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

December 21, 2021

Old Business

- A. **ANNEXATION & ZONING DESIGNATION Z-21-32:** City staff received a petition to annex lands on Old Crane Road totaling ±0.6 acres and identified by PIN 350-06-01-0139. 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 Planned Development District (PDD) 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 January 3 meeting.

- B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-33:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) revising the NMB RV Resort and Dry Dock by adding eight additional park model campsites through changes to the governing documents, including plans and building elevations.

Action: The Planning Commission voted unanimously to recommend approval of the major amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the January 3 meeting.

- C. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-33 AND REVISIONS TO THE BAHAMA ISLAND 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 Bahama Island PDD. The proposal adds eight park model campsites to the PDD.

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 January 3, 2022.

New Business

- A. **PRELIMINARY SUBDIVISION PLAT SUB-21-103:** A major preliminary plat of subdivision creating four single-family lots at Madison and 19th Ave S.

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

- B. **FINAL SUBDIVISION PLAT SUB-21-89:** A major final plat of subdivision creating four single-family lots at Madison and 19th Ave S.

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

- C. **FINAL SUBDIVISION PLAT SUB-21-104:** A major bonded final plat of subdivision creating 86 single-family lots, 21 townhouse lots, four duplex lots, common area, and public rights-of-way in Phase 2 of Bell's Lake.

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

Respectfully submitted,

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

Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
December 2021
Monthly Report

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

APPROVED VARIANCE #V39-21: Neil Johnson has applied for a variance to reduce the minimum front setback requirement at 177 Palmetto Harbor Drive, zoned Single Family, Low–Medium Density Residential, R-1B District.

APPROVED VARIANCE #V40-21: Blane Sparks has applied for a variance to reduce the required side yard setback at 4725 Surf Street, zoned Resort Residential, R-4 District.

APPROVED VARIANCE #V41-21: Janet Spencer has applied for a variance to reduce the required rear yard setback from 20' to 15' at 708 34th Avenue South, zoned Single Family, Low Density Residential, R-1 District.

December 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 on 12/28/21. No change. Preparing to issue court summons.

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 39th 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 39th 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 39th 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 28th Ave. S. Broken boarded over windows, siding, soffits, fascia in disrepair. Notice of violation letter mailed on 11/12/21. Follow up inspection is due on 03/07/22.

Property Maintenance: 1009 28th Ave. S. Windows, siding, soffits, fascia in disrepair. Notice of violation letter mailed on 11/12/21. Follow up inspection is due on 03/07/22.

Property Maintenance: 4641 Riverside Dr. House siding, roofing, fascia, decking etc. in severe disrepair. Fencing and accessory storage buildings in disrepair. Follow up inspection is due on 02/24/22.

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 on 12/29/21. No change. Will meet with owner to discuss options.

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 on 12/29/21. No change. Will meet with owner to discuss options.

Parking and storage of major recreational equipment: (Court Summons) 502 35th 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. Court summons issued for 02/02/22.

Parking and storage of major recreational equipment: 803 34th Ave. S. (2) Boats stored in front of lot between house and street. Notice of violation letter mailed on 11/08/21. Received phone call from owner. Boats will be removed from lot within first week of January. Will follow up accordingly.

Accessory structures or buildings: 4508 Sandpiper St. Accessory storage building placed on lot in front of rear building line of primary structure. Zoning ordinance requires accessory structure to be located behind rear building line of primary structure. 90 day Notice of violation letter mailed 12/08/21.

Accessory structures or buildings: 4506 Osprey St. Accessory storage building placed on lot without a primary structure. Fencing installed without appropriate building permits. Accessory structure under construction without appropriate permits that does not meet applicable zoning setbacks. 90 day notice of violation letter mailed 12/13/21. Follow up inspection 03/22/22.

Closed Cases

Parking and storage of major recreational equipment: 613 34th Ave. S. (1) Boat stored in front corner of lot. Zoning ordinance requires boat to be stored behind front building line of house. Boat has been removed from lot. Complaint resolved, case closed 12/08/21.

Storage containers and storage trailers: 217 33rd Ave. N. Storage container placed in front right corner of lot. Zoning ordinance prohibits storage containers in all residential districts. Storage container has been removed. Complaint resolved, case closed 12/30/21.

Accessory structures or buildings: 4503 Sandpiper St. Accessory storage building located on a lot without a primary structure. Zoning ordinance requires accessory structure to be located behind rear building line of primary structure. Storage building removed, Complaint resolved, case closed 12/22/21.