

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: February 4, 2022

RE: Monthly Report – Department of Planning & Development

Attached is the January 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 JANUARY 2022

PERMITS ISSUED	THIS MONTH	LAST MONTH	JAN 2021	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	15	16	127	139	349	-60%
Townhouse Building Permits ~	0	3	0	3	13	-77%
Townhouse Units	(0)	(3)	(0)	(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	0	1	5	9	6	50%
Relocation	0	0	0	1	2	-50%
Demolitions	3	4	0	17	16	6%
Swimming Pools	17	7	15	79	68	16%
Signs	0	1	5	23	37	-38%
Alter/Addition/Repair	226	152	203	1411	1512	-7%
Mobile Homes (New)	1	2	3	9	21	-57%
Mobile Homes (Replace)	0	1	1	2	1	100%
RV's/Park Models	0	0	0	0	1	-100%
Other	60	58	62	494	427	16%
TOTALS:	322	245	421	2198	2453	-10%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JAN 2021	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	230	153	145	1276	1340	-5%
Zoning Compliances	77	88	54	584	431	35%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JAN 2021	THIS FY YTD	LAST FY YTD	% CHANGE
Building	698	765	482	4728	3323	42%
Electrical	310	308	250	2211	1728	28%
Plumbing	289	346	224	1778	1317	35%
HVAC/Gas	211	255	116	1352	871	55%
Info (Tenant Changes)	3	3	13	67	79	-15%
C.O.'s	288	270	228	1919	1919	0%
Other	248	353	178	1784	1235	44%
Totals:	2047	2300	1491	13839	10472	32%
Daily Average	102	115	78			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$153,672,875.97	\$112,703,759.38	36%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$614,068.77**	\$510,897.00	\$750,000.00	82%

* In Jan - 0 Duplex Structures
~ In Jan - 0 TH Bldgs, 0 Permits

** 3.1, 3.2, 3.4 codes only

**CITY OF NORTH MYRTLE BEACH
MAJOR PROJECTS PERMITTED
PLANNING & DEVELOPMENT
JANUARY 2022**

#1 OrthoSC Medical Office

PROJECT LOCATION: 1621 Hwy 17 N

CONTRACTOR: Chancel Construction

VALUATION: \$3,500,000.00

PERMIT FEE COLLECTED: \$16,261.18

DESCRIPTION: Addition & renovation to existing 12,189 sf commercial building to include a 3,000 sf heated addition, roofing, interior work to ceilings, interior walls, flooring, restrooms to meet ADA requirements, electrical, plumbing, mechanical, fire sprinkler system, all interior / exterior finishes & landscaping.

#2 KROGER

PROJECT LOCATION: 781 Main St

CONTRACTOR: Farris Interior Installation, Inc

VALUATION: \$547,000.00

PERMIT FEE COLLECTED: \$2,653.50

DESCRIPTION: Interior renovation to existing 54,420 sf "Kroger Store" - relocation / replacement & addition of interior fixtures through out building in sales floor areas, food prep areas, restrooms, office spaces, pharmacy, breakroom, dock area to include all electrical, plumbing, mechanical & finishes.

#3 GRANDE DUNES NORTH

PROJECT LOCATION: 2420 Grande Dunes North Village Blvd

CONTRACTOR: King Construction Services, Inc

VALUATION: \$9,700,000.00

PERMIT FEE COLLECTED: \$30,112.50

DESCRIPTION: Grading and all related site work for "Grande Dunes North" - clearing, grading, storm drainage installation, water & sewer installation, streets and curbing.

#4 PARKWAY APARTMENTS

PROJECT LOCATION: 10600 Hwy 90

CONTRACTOR: F B Contractors, LLC

VALUATION: \$5,100,000.00

PERMIT FEE COLLECTED: \$16,312.50

DESCRIPTION: Grading and related site work for "Parkway Apartments" (Multi-Family) - clearing, grading, storm drainage installation, water & sewer installation, streets and curbing.

#5 WATERSIDE - Phase I

PROJECT LOCATION: 10000 Water Tower Rd

CONTRACTOR: A O Hardee & Son, Inc

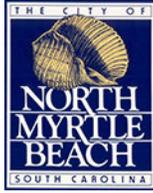
VALUATION: \$3,943,241.48

PERMIT FEE COLLECTED: \$12,844.50

DESCRIPTION: Grading and related site work for "Waterside Phase I" - earthwork, erosion control, clearing and grubbing, sanitary sewer, waterlines, storm drainage, base course, curbing, asphalt & grassing.

CITY OF NMB
TENANT CHANGES
JANUARY, 2022

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS</u>
2423 Hwy 17 S, #2	Indoor Billboard Network, LLC	Jonny's Gun Emporium, LLC (Paperwork Storage)
109 Ash St, Ste D	OBGYN (Office)	Trunk Player Surf & Skate (Office/Storage)
4023 Hwy 17 S	E-Bikes (Electric Bikes)	Premier Multi Services (Accounting Office)
4924 Hwy 17 S, Ste A	Landlord (Barefoot Landing)	Crooked Hammock Brewery (Restaurant)
108 Hwy 17 S	East Coast Solarium (Tanning)	Classic Rock Shop (Rock and Roll Shop- Retail)
1711 Madison St, Ste D	Bronzing Boutique (Tanning)	Dawn Kirby (Hair Cutting/Storage)
1019 Hwy 17 S, Unit 111	Studio 1 Realty (Office)	Southern Tide Media (Office)
1016 2 nd Ave N, Ste 205	NMB Acupuncture (Office)	A Place to Start (Counseling)
1124-1 Sea Mtn Hwy	Current Med Spa (Medical Spa)	Current Facial Plastic Surgery (Facial Plastic Surgery)



**PLANNING DIVISION
MONTHLY REPORT
January 2022**

During the month of January, 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
January	0	0	14	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
January	0	NA	0	NA	3	1.04

January 4, 2022, Planning Commission Meeting:

New Business

- A. **REZONING REQUEST Z-21-36:** The Planning & Development Department received an application requesting a rezoning of one (1) lot containing ±8.9 acres and identified by PIN 350-16-02-0001 located off Westport Drive from Highway Commercial (HC) and Mobile/Manufactured Home Residential (R-3) to Mid-Rise Multifamily Residential (R-2A).

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 February 7 meeting.

- B. **ANNEXATION & ZONING DESIGNATION Z-21-37:** City staff received a petition to annex lands on Champions Boulevard totaling ±1.58 acres and identified by PIN 349-09-04-0002. 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 General Commercial (GC) 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 February 7 meeting.

Respectfully submitted,

Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
January 2022
Monthly Report

The Board of Zoning Appeals met on January 13, 2022 and took the following action:

APPROVED VARIANCE #V38-21: Sarah Clayton has applied for a variance to exceed the maximum allowed impervious surface at 703 41st Avenue South zoned Single Family, Low Density Residential, R-1 District.

APPROVED VARIANCE #V02-22: Wilma Parrott has applied for a variance to reduce the required front yard setback at 1308 Moss Street zoned Mobile / Manufactured Home Residential, R-3 District.

APPROVED VARIANCE #V03-22: South Causeway Builders, LLC has applied for a variance to remove two (2) protected trees at 1307 Wading Heron Road zoned Planned Development, PDD District.

APPROVED VARIANCE #V04-22: Charles B. Ashley has applied for a variance to reduce the rear yard setback for a proposed garage at 2701 Nixon Street zoned Low Density Single Family Residential, R-1 District.

January 2022 **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. Case continued until 02/02/22 by owner.

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. Court summons issued for 04/06/22.

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 and was returned to the City due to failure of acceptance.

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. Preparing to issue court summons.

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. Preparing to issue court summons.

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. Case continued until 03/02/22 by owner.

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. Follow up inspection due on 03/09/22.

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.

Accessory Structures or buildings: 505 36th Ave. S. Accessory storage building(s) placed on lot that do not meet setback requirements for the zoning district. Notice of violation letter mailed on 01/26/22. Follow up inspection on 05/09/22.

Closed Cases

Parking and storage of major recreational equipment: 803 34th Ave. S. (2) Boats stored in front of lot between house and street. Boats have been removed. Complaint resolved, case closed.