

# MEMO



**TO:** Mayor and City Council

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

**DATE:** March 2, 2022

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

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Attached is the February 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 FEBRUARY 2022

<b>PERMITS ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>FEB 2021</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>%CHANGE</b>
Single Family *	99	15	22	238	371	-36%
Townhouse Building Permits ~	0	0	6	3	19	-84%
Townhouse Units	(0)	(0)	(6)	(3)	(24)	-88%
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	4	0	0	13	6	117%
Relocation	0	0	0	1	2	-50%
Demolitions	3	3	1	20	17	18%
Swimming Pools	25	17	6	104	74	41%
Signs	2	0	4	25	41	-39%
Alter/Addition/Repair	233	226	111	1644	1623	1%
Mobile Homes (New)	0	1	3	9	24	-63%
Mobile Homes (Replace)	1	0	0	3	1	200%
RV's/Park Models	1	0	0	1	1	0%
Other	60	60	104	554	531	4%
<b>TOTALS:</b>	<b>428</b>	<b>322</b>	<b>257</b>	<b>2626</b>	<b>2710</b>	<b>-3%</b>

<b>CERTIFICATES ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>FEB 2021</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
C.O.'s	145	230	116	1421	1456	-2%
Zoning Compliances	69	77	48	653	479	36%

<b>NUMBER OF INSPECTIONS</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>FEB 2021</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
Building	716	698	651	5444	3974	37%
Electrical	373	310	392	2584	2120	22%
Plumbing	263	289	272	2041	1589	28%
HVAC/Gas	213	211	142	1565	1013	54%
Info (Tenant Changes) *	26	3	14	93	93	0%
C.O.'s	247	288	221	2166	2140	1%
Other	372	248	184	2156	1419	52%
Totals:	2210	2047	1876	16049	12348	30%
Daily Average	111	102	94			-

### BUILDING VALUATION

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>CHANGE</b>
\$194,266,618.04	\$126,819,698.60	53%

### REVENUE

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>FY BUDGET</b>	<b>% OF BUDGET</b>
\$773,537.77**	\$577,616.00	\$750,000.00	103%

\* In Feb - 1 Duplex Structure

~ In Feb - 0 TH Bldgs, 0 Permits

\*\* 3.1, 3.2, 3.4 codes only

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

**#1 CHESTNUT GREEN / DEL WEBB AMENITY CENTER**

**PROJECT LOCATION: 1285 Possum Trot Rd**

**CONTRACTOR: Monteith Construction Corp**

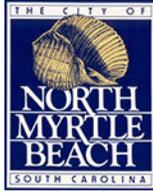
**VALUATION: \$2,594,232.90**

**PERMIT FEE COLLECTED: \$35,614.50**

**DESCRIPTION: Construction of a one story Amenity Center, consisting of 13,835 heated sf & 1,730 unheated sf with divisible multi-purpose room, fitness room, meeting room, café, indoor swimming pool area, support spaces, porte-cochere at entrance area, covered porch, handicap assessable restrooms, electrical, plumbing, mechanical and all interior and exterior finishes.**

**CITY OF NMB**  
**TENANT CHANGES**  
**FEBRUARY, 2022**

<b><u>ADDRESS</u></b>	<b><u>OLD BUSINESS</u></b>	<b><u>NEW BUSINESS</u></b>
1007 Sea Mtn Hwy	Cherry Grove Beach Vacations (Rentals)	Sea Mountain Capital Partners (Holding Co)
609 Main St	Next Home Realty (Real Estate)	Edward D Jones & Co, LP (Financial Investing)
4916 N Market St, #104	The Beanery Gourmet (Restaurant)	The Charter Club of N Beach (Travel Club)
541 Hwy 17 N	Seaside Furniture (Furniture Store)	Vacumn Center of NMB (Appliance Sales)
801 13 <sup>th</sup> Ave S	The Vacumn Center (Sales Center)	DJM Acquisitions, LLC (Retail)
2100 Old Hwy 17 N, #102	Cape Fear Orthotics (Orthotics)	KiddyKare (Babysitting)
1019 Hwy 17 S, Unit 121	Fathom Realty (Real Estate)	Pristine Clean Service (Cleaning)
110 Hwy 17 S	Soba Asian (Restaurant)	Thai In Town (Restaurant)
811 2 <sup>nd</sup> Ave N	Bettie Joes (Repairs)	Strickland's Window Coverings, LLC (Repairs)
802 13 <sup>th</sup> Ave S	Troxell Chiropractic (Chiropractic)	Elevation Blinds LLC (Window Treatments)



**PLANNING DIVISION  
MONTHLY REPORT  
February 2022**

During the month of February, 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>February</b>	8	0	7	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>February</b>	1	8	0	NA	2	0.44

**February 8, 2022, Planning Commission Meeting:**

New Business

- A. **ANNEXATION & ZONING DESIGNATION Z-22-1:** City staff received a petition to annex lands on Riverside Drive totaling ±0.49 acres and identified by PIN 311-16-04-0011. The lot is currently unincorporated and zoned Manufactured/Mobile Single-Family Residential (MSF 10) 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 February 21 meeting.*

- B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-2:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Palmetto Coast Industrial Park through changes to the governing documents, including narrative, plans, and elevations.

*Action: The Planning Commission voted unanimously to postpone consideration of the major planned development district amendment until it can be considered with the development agreement due to unsettled questions regarding the development agreement.*

- C. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-2 AND REVISIONS TO THE PARKWAY GROUP PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Separate and Independent Amendment to the Master

Development Agreement associated with the major amendment to the Parkway Group PDD. The proposal creates an independent agreement for the Palmetto Coast Industrial Park.

*Action: The Planning Commission voted unanimously to postpone the first public hearing of the development agreement due to unsettled questions.*

- D. **STREET PLANNING MANUAL UPDATE SPM-22-1:** City staff has revised the Street Planning Manual to require radio-activated switches instead of siren-activated switches at the request of the Fire Marshal.

*Action: The Planning Commission voted unanimously to approve the street planning manual update.*

- E. **FINAL SUBDIVISION PLAT SUB-22-1:** A major final plat of subdivision creating eight single-family lots, open space, and rights-of-way in the Briarcliffe Commons subdivision.

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

**February 22, 2022, Planning Commission Meeting:**

**New Business**

- A. **SWEARING IN OF NEWLY APPOINTED BOARD MEMBERS**

*Action: Joseph Gosiewski Jr., was sworn in as a newly appointed member to the Planning Commission.*

- B. **ANNEXATION & ZONING DESIGNATION Z-22-3:** City staff received a petition to annex lands on Cenith Drive totaling ±0.79 acres and identified by PIN 357-02-04-0052. 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 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 March 7 meeting.*

- C. **ZONING ORDINANCE TEXT AND MAP AMENDMENT ZTX-22-1:** City staff has initiated an amendment to the zoning ordinance text to revise the Crescent Beach Neighborhood Overlay (CBNO) by extending the boundaries and creating standards governing height, uses, and design along the oceanfront and second row.

*Action: The Planning Commission voted to recommend approval of the zoning ordinance amendment with a vote of 4-3. The item was forwarded to City Council to be considered for first reading of ordinance at the March 7 meeting.*

Respectfully submitted,



Aaron C. Rucker  
Principal Planner

**BOARD OF ZONING APPEALS**  
**February 2022**  
**Monthly Report**

The Board of Zoning Appeals met on February 10, 2022 and took the following action:

**VARIANCE #V33-21:** The Board voted to remove the request from the Agenda.

**APPROVED VARIANCE #V01-22:** Hafida Osborn has applied for determination of the penalty to be set by the Board of Zoning Appeals for the improper removal of a 32” tree and to ask the Board to approve the removal of a 25” tree at 1110 28<sup>th</sup> Avenue South zoned Single-Family, Low Density Residential, R-1 District.

**APPROVED VARIANCE #V05-22:** J. Hope Mills has applied for a front yard setback variance of 5’ for a proposed recreational vehicle at 5400 Little River Neck Road, Lot 272 zoned Planned Development District, PDD.

**APPROVED VARIANCE #V06-22:** Tony Warren Jr. has applied for a variance of the swimming pool siting standards at 1207 King Street zoned Mobile/Manufactured Home Residential, R-3 District.

**APPROVED VARIANCE #V07-22:** Michael King has applied for a variance for the removal of a 26” Oak tree at 913 Marsh View Drive zoned Single-Family Low-Medium Density, R-1B District.

**APPROVED VARIANCE #V08-22:** Ray Skidmore Jr. has applied for a variance of the minimum site depth requirement at 1000 37<sup>th</sup> Avenue South zoned Mobile/Manufactured Home Residential, R-3 District.

**APPROVED VARIANCE #V09-22:** Jonathan Reynolds has applied for determination of the penalty to be set by the Board of Zoning Appeals for the improper removal of a 26” tree at 2809 Ships Wheel Drive zoned Single-Family, Low Density Residential, R-1 District.

## February 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 03/02/22 by court.

**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 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. Spoke with owner's son on 02/22/22. He will ensure compliance by 03/22/22.

**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. Spoke with owner on 02/22/22. She said she will be in compliance by 03/22/22.

**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. Follow up inspection is due on 03/07/22.

**Property Maintenance:** 1009 28<sup>th</sup> 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. Court summons issued for 04/13/22.

**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. Hand delivered final 30 day violation notice. 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. Hand delivered final 30 day violation notice. Preparing to issue court summons.

**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. 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.

**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 36<sup>th</sup> 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.

**Storage containers and storage trailers:** 710 Hwy 17S Unit D1 Excessive number of storage containers and trailers. Court summons issued for 04/06/22.

**Outside display of goods and merchandise:** 710 Hwy 17S Unit D1 Improper display of outside merchandise. Court summons issued for 04/06/22.

**Property maintenance:** 1110 28<sup>th</sup> Ave. S Broken and boarded over windows. Damaged siding on accessory storage structure. Follow up inspection on 05/24/22.

**Property maintenance:** 3105 Inland St. All first floor windows are broken. Property is abandoned. Owner recently deceased. Tax records do not yet show change of ownership. Researching to find responsible party for NOV letter.

**Property maintenance:** 3106 Inland St. Missing window panes. Accessory storage building in poor repair. 90 day NOV letter mailed. Follow up inspection on 05/24/22.

**Property maintenance:** 3107 Inland St. Torn screens. Damaged wooden fencing. Missing components on ground level decking. Searching ownership records to find responsible party. Will send 90 day NOV letter.

### **Closed Cases**

**Parking and storage of major recreational equipment:** 3302 Palm St. Boat parked in front yard between house and street. Complaint resolved, case closed.

**Home occupation:** 1906 A Edge Dr. Storing company owned dumpster trailers on premises. Complaint resolved, case closed.