

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: April 8, 2022

RE: Monthly Report – Department of Planning & Development

Attached is the March 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 MARCH 2022

PERMITS ISSUED	THIS	LAST	MAR	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2021	YTD	YTD	
Single Family *	32	99	36	270	407	-34%
Townhouse Building Permits ~	0	0	0	3	19	-84%
Townhouse Units	(0)	(0)	(0)	(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	1	4	4	14	10	40%
Relocation	0	0	2	1	4	-75%
Demolitions	1	3	0	21	17	24%
Swimming Pools	19	25	14	123	88	40%
Signs	10	2	7	35	48	-27%
Alter/Addition/Repair	280	233	259	1924	1882	2%
Mobile Homes (New)	2	0	3	11	27	-59%
Mobile Homes (Replace)	2	1	0	5	1	400%
RV's/Park Models	0	1	0	1	1	0%
Other	93	60	95	647	626	3%
TOTALS:	440	428	420	3066	3130	-2%

CERTIFICATES ISSUED	THIS	LAST	MAR	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2021	YTD	YTD	
C.O.'s	201	145	110	1622	1566	4%
Zoning Compliances	97	69	53	750	532	41%

NUMBER OF INSPECTIONS	THIS	LAST	MAR	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2021	YTD	YTD	
Building	793	716	777	6237	4751	31%
Electrical	406	373	357	2990	2477	21%
Plumbing	353	263	217	2394	1806	33%
HVAC/Gas	244	213	174	1809	1187	52%
Info (Tenant Changes)	19	26	18	112	111	1%
C.O.'s	337	247	272	2503	2412	4%
Other	450	372	247	2606	1666	56%
Totals:	2602	2210	2062	18651	14410	29%
Daily Average	113	111	90			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$211,274,933.82	\$163,087,549.71	30%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$849,292.27**	\$710,618.00	\$750,000.00	113%

* In Mar - 0 Duplex Structures

~ In Mar - 0 TH Bldgs, 0 Permits

** 3.1, 3.2, 3.4 codes only

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

#1 ORTHOSC Medical Office

PROJECT LOCATION: 1621 Hwy 17 S

CONTRACTOR: Tech Services Heating & Cooling LLC

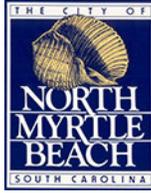
VALUATION: \$556,987.00

PERMIT FEE COLLECTED: \$2,805.00

DESCRIPTION: Install new HVAC units: (1) 22 Ton and (1) 35 Ton Trane (RTU) and (1) mini-split Mitsubishi, 24 variable air volume single duct terminal and all required ductwork

CITY OF NMB
TENANT CHANGES
MARCH, 2022

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS</u>
2120 Sea Mtn Hwy	Seabreeze Property Preservation (Office)	Coastal Bliss Yoga & Wellness, LLC (Yoga)
1019 Hwy 17 S, Ste 118	Advance Protection Service (Office)	Maynor Insurance LLC (Insurance)
2120 Sea Mtn Hwy, Ste 2203	Cypress PT Associates (Office)	Chase Plumbing (Office)
211 US 17 N, Ste 106	Vacant	Airborne Financial Solutions (Finance/Ins)



**PLANNING DIVISION
MONTHLY REPORT
March 2022**

During the month of March, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop. The meeting and workshop scheduled for March 8 was canceled due to lack of business.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
March	6	2	22	1

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
March	1	0	0	NA	3	1.721

March 22, 2022, Planning Commission Meeting:

Old Business

- A. **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 recommend approval of major planned development district amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the April 4 meeting.

- B. **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 hosted the first of two public hearings on the development agreement. The second public hearing was scheduled for the City Council meeting on April 4, 2022.

New Business

- A. **ANNEXATION & ZONING DESIGNATION Z-22-4:** City staff received a petition to annex lands on Riverside Drive totaling ±0.46 acres and identified by PIN 311-16-04-0018. 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 April 4 meeting.

- B. **ZONING ORDINANCE TEXT AMENDMENT ZTX-22-2:** City staff has initiated an amendment to the zoning ordinance text to revise the exempt public service uses to include public off-street parking lots with or without public bathrooms and/or bathing facilities.

Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the April 4 meeting.

- C. **ZONING ORDINANCE TEXT AMENDMENT ZTX-22-3:** City staff has initiated an amendment to the zoning ordinance text to revise the definition of *Park and Sport Complex* and *Public Park and Recreation Facilities* to include supported commercial and/or fee-based recreational activities approved by the City.

Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the April 4 meeting.

- D. **FINAL SUBDIVISION PLAT SUB-21-68:** A major final plat of subdivision dedicating Grande Dunes North Village Boulevard in the Grande Dunes North section of the Parkway Group Planned Development District (PDD).

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

Respectfully submitted,



Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS

March 2022

Monthly Report

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

APPROVED VARIANCE #V10-22: Carl Powalie has applied for a variance of the maximum signage allowance for a proposed wall mounted sign at 710 6th Avenue South zoned Highway Commercial, HC District.

APPROVED VARIANCE #V11-22: Dorian Kojtari has applied for determination of the penalty to be set by the Board of Zoning Appeals for the improper removal of a 29” tree at 1608 27th Avenue North zoned Single Family, Low Density Residential, R-1 District.

APPROVED VARIANCE #V13-22: Jeff Martini has applied for a variance of the minimum parking requirements at 2004 Highway 17 South zoned Highway Commercial, HC District.

March 2022

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 letter on 09/27/21. Follow up inspection on 12/28/21. No change. **Court summons issued, scheduled 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. Follow up inspection due 03/01/22. No change. Will issue court summons.

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. Progress has been made. Owner requested additional time to comply. Follow up inspection due on 04/05/22.

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. Progress has been made. Owner requested additional time to comply. Follow up inspection due on 04/05/22.

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. No change. **Court summons issued, scheduled for 05/11/22.**

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. No Change. **Court summons issued, scheduled for 05/11/22.**

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. No change. **Court summons issued, scheduled 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. Preparing to issue court summons. **Owner has made application for variance to BZA to be heard on 04/14/22.**

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. Further action pending outcome of BZA meeting regarding next door property.

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 #8423 issued. Case continued by owner, has requested jury trial, date TBD. Secondary court summons #7858 has been issued and scheduled for 04/13/22.**

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 04/08/22.

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. **Owner has made application for variance to BZA to be heard on 04/14/22.**

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

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

Property maintenance: 1110 28th 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 appears to be abandoned. Researching ownership, owner may be deceased.

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

Property maintenance: 3107 Inland St. Torn screens, damaged wooden fencing. Missing components on ground level decking. 90 day NOV letter mailed on 03/02/22. Follow up inspection due on 06/13/22.

Property maintenance: 312 31st. Ave. N Broken, boarded over windows, torn screens, damaged doors, decking in poor repair. 90 day NOV letter mailed on 03/15/22. Follow up inspection due on 06/27/22.

Property maintenance: 305 29th Ave. N Siding, doors, roofing, platforms and landings in poor repair. 90 NOV letter mailed. Follow up inspection due on 06/20/22.

Property maintenance: 3405 Duffy St. Eaves, screens, doors in poor repair. 90 day NOV letter mailed. Follow up inspection due on 06/20/22

Property maintenance: 2408 Perrin Dr. Damaged siding, broken and boarded over windows, awnings in poor repair. 90 day NOV letter mailed. Follow up inspection due on 06/30/22.

Property maintenance: 801 Wayne St. Damaged or missing underskirt at base of mobile home. Siding on accessory storage building in poor repair. 90 day NOV letter mailed. Follow up inspection due on 06/30/22.

Parking and storage of certain vehicles: 1102 South Ocean Blvd. Enclosed trailer parked in front yard without current license plates. 90 day NOV letter mailed 03/23/22.

Storage containers and storage trailers: 703 Holloway Circle N. Cargo storage container and untagged enclosed storage trailers on property. 90 day NOV letter mailed. Follow up inspection due on 05/02/22.

Closed Cases

Property Maintenance: 802 Seaside Dr. Missing/falling down soffits, shingles, fascia, siding etc. Court case heard on 03/02/22. Guilty \$500.00 fine paid. Case Closed.

Accessory Structures or buildings: 505 36th Ave. S. Accessory storage buildings placed on lot that do not meet setback requirements for zoning district. Complaint resolved, case closed.