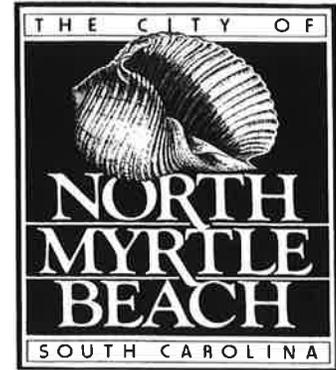


MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: May 5, 2022

RE: Monthly Report – Department of Planning & Development

Attached is the April 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 APRIL 2022

PERMITS ISSUED	THIS MONTH	LAST MONTH	APR 2021	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	8	32	19	278	426	-35%
Townhouse Building Permits ~	18	0	0	21	19	11%
Townhouse Units	(18)	(0)	(0)	(21)	(24)	-13%
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	1	14	11	27%
Relocation	1	0	0	2	4	-50%
Demolitions	6	1	5	27	22	23%
Swimming Pools	11	19	8	134	96	40%
Signs	4	10	11	39	59	-34%
Alter/Addition/Repair	303	280	292	2227	2174	2%
Mobile Homes (New)	2	2	3	13	30	-57%
Mobile Homes (Replace)	0	2	0	5	1	400%
RV's/Park Models	0	0	1	1	2	-50%
Other	96	93	120	743	746	0%
TOTALS:	449	440	460	3515	3590	-2%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	APR 2021	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	190	201	150	1812	1716	6%
Zoning Compliances	93	97	74	843	606	39%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	APR 2021	THIS FY YTD	LAST FY YTD	% CHANGE
Building	725	793	684	6962	5435	28%
Electrical	424	406	276	3414	2753	24%
Plumbing	325	353	252	2719	2058	32%
HVAC/Gas	241	244	133	2050	1320	55%
Info (Tenant Changes)	16	19	14	128	125	2%
C.O.'s	284	337	303	2787	2715	3%
Other	404	450	213	3010	1879	60%
Totals:	2419	2602	1875	21070	16285	29%
Daily Average	121	113	89			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$230,069,145.90	\$175,738,013.27	31%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$942,824.77**	\$770,021.50	\$750,000.00	126%

* In Apr - 0 Duplex Structures
~ In Apr - 3 TH Bldgs, 18 Permits

** 3.1, 3.2, 3.4 codes only

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

#1 CHESTNUT GREENS – Phase 3 - Grading

PROJECT LOCATION: 1170 Possum Trot Rd

CONTRACTOR: A O Hardee & Son Inc

VALUATION: \$2,871,416.90

PERMIT FEE COLLECTED: \$9,628.50

DESCRIPTION: Grading of approved site work for “Chestnut Greens Phase 3” to include earthwork, water & sewer, storm water, utilities, curbing & paving.

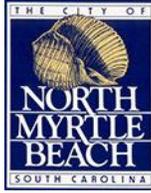
CITY OF NMB
TENANT CHANGES
APRIL, 2022

ADDRESS

OLD BUSINESS

NEW BUSINESS

2120 Sea Mtn Hwy, Ste 2208	Prescription Golf LLP (Office)	Tide Law Firm, LLC (Real Estate Law Office)
1019 Hwy 17 S, Ste 122	The Service Company (Office)	SBAA Solutions (Accounting)
308 Main St	The Austin Agency (Insurance)	Southern Smoothies (Smoothies/Beverages)
4512-B Poinsett St	Beach Vacations (Vacation Rental)	OBX Drywall LLC (Contractor)
2423 Hwy 17 S, Unit 7	Vacant	Hammershead Const & Adjusters, LLC (Office)



**PLANNING DIVISION
MONTHLY REPORT
April 2022**

During the month of April, 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
April	8	0	13	9

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
April	1	2	2	267	3	6.06

April 5, 2022, Planning Commission Meeting:

New Business

A. ELECTION OF OFFICERS

Action: The Planning Commission voted unanimously to elect Harvey Eisner to the position of Chair and Silvio "Rocky" Cutuli to the position of Vice-Chair.

B. PRELIMINARY SUBDIVISION PLAT SUB-22-3: A major preliminary plat of subdivision creating 123 single-family residential lots, common area, and public rights-of-way in Phase 4 of the Chestnut Greens subdivision.

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

C. PRELIMINARY SUBDIVISION PLAT SUB-22-7: A major preliminary plat of subdivision creating 144 single-family residential lots, common area, and public rights-of-way in Phase 2 of the Chestnut Greens subdivision.

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

D. FINAL SUBDIVISION PLAT SUB-22-4: A major final bonded plat of subdivision creating two single-family residential lots and extension of public utilities at 805 Hillside Drive.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A C Rucker". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
APRIL 2022
Monthly Report

The Board of Zoning Appeals met on April 14, 2022 and took the following action:

APPROVED VARIANCE #V12-22: Gary Hatfield has applied for a variance of the minimum front yard setbacks at 5400 Little River Neck Road Lot 19, zoned Planned Development District, PDD.

APPROVED VARIANCE #V14-22: Earthworks has applied for a variance to remove five protected trees that are greater than 24” in diameter at the corner of Hill Street and 24th Avenue North.

DENIED VARIANCE #V15-22: Richard and Karen Walterson have applied for a variance to place a swimming pool in one of the front yards at 4708 Surf Street, zoned Single Family Low Density Residential, R-1 District.

APPROVED VARIANCE #V18-22: Bill Seay has applied for a variance of side yard setback for pool equipment located in a side yard at 3651 Diamond Stars Way, zoned Mid-Rise Multifamily, R-2A District.

April 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, Originally scheduled for 04/06/22, Continued by City until 05/04/22, **Continued by owner until 06/01/22.**

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 City due to failure of acceptance.

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. Continued by owner until 05/11/22.**

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. Rescheduled for 05/12/22.**

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 (possibly July). Secondary court summons #7858 has been issued and re-scheduled by owner for 05/11/22. Third court summons #7860 has been issued and scheduled for 05/04/22.**

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. No change. **Court summons #7864 issued, and scheduled for 06/08/22.**

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. Rescheduled for May 12, 2022.**

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. **Continued by court until May 4, 2022.**

Outside display of goods and merchandise: 710 HWY 17S Unit D1 Improper display of outside merchandise. Court summons issued, scheduled for 04/06/22. **Continued by court until May 4, 2022.**

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. 90 day NOV letter mailed 03/14/22. NOV letter returned to sender, unable to forward 04/07/22.

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: 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: 1010 39th Ave. S. Fencing in poor repair. Complaint resolved, case closed.

Property Maintenance: 1013 39th Ave. S. Tree overgrowth and intrusion. Complaint resolved, case closed.

Property Maintenance: 3107 Inland St. Torn screens, damaged fencing, missing decking components. Complaint resolved, case closed.