

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: June 7, 2022

RE: Monthly Report – Department of Planning & Development

Attached is the May 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 MAY 2022

PERMITS ISSUED	THIS MONTH	LAST MONTH	MAY 2021	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	31	8	70	309	496	-38%
Townhouse Building Permits ~	17	18	0	38	19	100%
Townhouse Units	(17)	(18)	(0)	(38)	(24)	58%
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	0	0	14	11	27%
Relocation	1	1	0	3	4	-25%
Demolitions	5	6	7	32	29	10%
Swimming Pools	16	11	5	150	101	49%
Signs	5	4	11	44	70	-37%
Alter/Addition/Repair	360	303	248	2587	2422	7%
Mobile Homes (New)	6	2	0	19	30	-37%
Mobile Homes (Replace)	0	0	0	5	1	400%
RV's/Park Models	0	0	6	1	8	-88%
Other	33	96	71	776	817	-5%
TOTALS:	474	449	418	3989	4008	0%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	MAY 2021	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	268	190	192	2080	1908	9%
Zoning Compliances	149	93	76	992	682	45%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	MAY 2021	THIS FY YTD	LAST FY YTD	% CHANGE
Building	945	725	591	7907	6026	31%
Electrical	520	424	262	3934	3015	30%
Plumbing	382	325	220	3101	2278	36%
HVAC/Gas	264	241	143	2314	1463	58%
Info (Tenant Changes)	13	16	15	141	140	1%
C.O.'s	384	284	297	3171	3012	5%
Other	494	404	213	3504	2092	67%
Totals:	3002	2419	1741	24072	18026	34%
Daily Average	143	121	87			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$264,886,227.20	\$205,270,503.30	29%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,087,210.27**	\$889,646.50	\$750,000.00	145%

* In May - 0 Duplex Structures

~ In May - 4 TH Bldgs, 17 Permits

** 3.1, 3.2, 3.4 codes only

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

#1 UPS Distribution Center / Conveyor System

PROJECT LOCATION: 8470 Water Tower Rd

CONTRACTOR: Chancel Construction Inc

VALUATION: \$1,200,000.00

PERMIT FEE COLLECTED: \$4,612.50

DESCRIPTION: Installation of new conveyor systems for UPS Distribution Center to include all required electrical

#2 Coastal Dunes

PROJECT LOCATION: 941 S Ocean Blvd

CONTRACTOR: Greene's Construction

VALUATION: \$1,300,000.00

PERMIT FEE COLLECTED: \$4,912.50

DESCRIPTION: Repair existing multi-family building (Coastal Dunes) due to fire / water damage consisting of framing, sheathing, new DP-50 windows / doors, roofing, siding, drywall, electrical, plumbing, mechanical & all interior & exterior finishes to bring building to current Code IBC 2018

#3 Chestnut Greens – Phase IV

PROJECT LOCATION: 1170 Possum Trot Rd

CONTRACTOR: A.O. Hardee & Son, Inc

VALUATION: \$4,082,888.22

PERMIT FEE COLLECTED: \$13,261.50

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

#4 Park Ridge – Phase I

PROJECT LOCATION: 300 Champions Blvd

CONTRACTOR: A.O. Hardee & Son, Inc

VALUATION: \$2,313,665.00

PERMIT FEE COLLECTED: \$7,954.50

DESCRIPTION: Grading and related site work for “Park Ridge-Phase I” to include clearing, grading, storm drainage installation, water & sewer installation, streets & curbing

CITY OF NMB
TENANT CHANGES
MAY, 2022

ADDRESS

1530 Hwy 17 S

412 Main St

1504 Hwy 17 S

1205 Hwy 17 S

1711-C Madison Dr

535 Hwy 17 N

OLD BUSINESS

Golf Shoes America (Retail)

Edward Jones (Office)

My Golf (Golf Pkg Sales)

Yuki Spa (Spa)

Blessed Beach Weddings

Coastal PCS, L.P./ Sprint

NEW BUSINESS

I Buy Cars and Houses (Real Estate Investor)

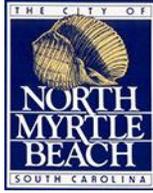
Rowles Real Estate (Real Estate)

BKS Lighthouse Dusters, LLC (Vac. Cleaning)

17 Sustainable Dev Goals (Educ/Job Training)

Crazy Bear Entertainment (Karaoke, Party Services)

Two Blondes and a Moonchild (Retail - Art)



**PLANNING DIVISION
MONTHLY REPORT
May 2022**

During the month of May, 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
May	10	0	10	0

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
May	0	NA	0	NA	3	161.19

May 3, 2022, Planning Commission Meeting:

New Business

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-7:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Village at Waterway Hills through changes to the governing documents, including narrative, plans, elevations, and other exhibits.

Action: The Planning Commission voted unanimously to postpone the item to their May 17 meeting at the applicant's request.

- B. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-7 AND REVISIONS TO THE PARKWAY GROUP 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 Parkway Group PDD. The proposal creates the Village at Waterway Hills.

Action: The Planning Commission voted unanimously to postpone the item to their May 17 meeting at the applicant's request.

- C. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-8:** City staff received an application for a major amendment to the Parkway Group Planned

Development District (PDD) creating Phases 2 and 3 of Waterside through changes to the governing documents, including narrative, plans, and exhibits.

Action: The Planning Commission voted unanimously to postpone the item to their May 17 meeting at the applicant's request.

- D. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-8 AND REVISIONS TO THE PARKWAY GROUP 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 Parkway Group PDD. The proposal creates Phases 2 and 3 of Waterside.

Action: The Planning Commission voted unanimously to postpone the item to their May 17 meeting at the applicant's request.

- E. ANNEXATION & ZONING DESIGNATION Z-22-5:** City staff received a petition to annex lands on Little River Neck Road totaling ± 0.34 acres and identified by PIN 352-01-04-0018. The lot is currently unincorporated and zoned Manufactured/Mobile Single-Family Residential 14.5 (MSF 14.5) 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 May 16 meeting.

- F. ANNEXATION & ZONING DESIGNATION Z-22-6:** City staff received a petition to annex lands on 1st Avenue South totaling ± 1.03 acres and identified by PIN 350-16-04-0009. The lot is currently unincorporated and zoned Highway Commercial (HC) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Medium Density Residential (R-2) 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 May 16 meeting.

May 17, 2022, Planning Commission Meeting:

Old Business

- A. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-7:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Village at Waterway Hills through changes to the governing documents, including narrative, plans, elevations, and other exhibits.

Action: The Planning Commission voted unanimously to recommend approval of the major planned development district amendment with the condition to address any

Public Works/staff comments before 2nd reading of ordinance. The item was forwarded to City Council to be considered for first reading of ordinance at the June 20 meeting.

B. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-7 AND REVISIONS TO THE PARKWAY GROUP

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 Parkway Group PDD. The proposal creates the Village at Waterway Hills.

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 June 20, 2022.

C. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-8: City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating Phases 2 and 3 of Waterside through changes to the governing documents, including narrative, plans, and exhibits.

Action: The Planning Commission voted unanimously to recommend approval of the major planned development district amendment with the following conditions: Address any Public Works/staff comments before 2nd reading of ordinance, and make sure the amenity center area is at least 50% of the pool deck area. The item was forwarded to City Council to be considered for first reading of ordinance at the June 20 meeting.

D. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-8 AND REVISIONS TO THE PARKWAY GROUP

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 Parkway Group PDD. The proposal creates Phases 2 and 3 of Waterside.

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 June 20, 2022.

New Business

A. ANNEXATION & ZONING DESIGNATION Z-22-9: City staff received a petition to annex lands on Little River Neck Road totaling ±60.55 acres and identified by PIN 351-00-00-0179. 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 5-2 to recommend denial of the petition for annexation and zoning because the 2018 Comprehensive Plan has no compliant zoning districts for the Conservation Community future land use class. The item was

forwarded to City Council to be considered for first reading of ordinance at the June 20 meeting.

- B. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE PETITION FOR ANNEXATION AND ZONING DESIGNATION CASE Z-22-9:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the petition for annexation and zoning regarding land on Little River Neck Road identified by PIN 351-00-00-0179. The proposal creates Seachase Point.

Action: The Planning Commission hosted the first of two public hearings on the development agreement and made the following recommendations: Require a minimum 20-foot buffer on wetlands (30-foot buffer preferred), require clustered development, preserve at least 50% of the property, keep development away from marsh area, do not include marsh in open space calculations, require a contribution towards new signal light at Ye Olde Kings Highway, and configure the spine road to be meandering. The second public hearing was scheduled for the City Council meeting on June 20, 2022.

Respectfully submitted,



Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
MAY 2022
Monthly Report

The Board of Zoning Appeals met on May 12, 2022 and took the following action:

APPROVED VARIANCE #V19-22: Patricia Queen has applied for a variance to reduce one of the required front yards from 20' to 10' on a double fronting lot at 1023 Seaside Drive, zoned Mobile/ Manufactured Home Residential, R-3 District.

APPROVED VARIANCE #V20-22: Marc Elko has applied for a variance to place a swimming pool and privacy fence on one of the required front yards at 4622 Woodland Street, zoned Low Density Single Family Residential, R-1 District.

APPROVED VARIANCE #V21-22: Murray Willitts has applied for a variance of the required side yard setback for pool equipment at 802 46th Avenue South, zoned Low Density Single Family Residential, R-1 District.

APPROVED VARIANCE #V22-22: Charles McDonald has applied for a variance to permit a storage building to be placed in one of the required front yards and to establish a 5' required front and side yard setback for the proposed building at 4514 Hedrick Street, zoned Low Density Single Family Residential, R-1 District.

APPROVED VARIANCE #V23-22: Rich Sofield has applied for a variance of the front yard setback requirement for proposed front steps at 5903 Channel Street, zoned Low Density Single Family Residential, R-1 District.

May 2022 Zoning Cases

Open Cases

Property Maintenance: 606 Anne St. Storage shed in poor repair. Notice of violation letter sent on 05/09/22. Follow up inspection due on 08/15/22.

Property Maintenance: 613 Sea Mtn. Hwy Stairs with missing or damaged components, damaged siding and damaged soffits. Notice of violation letter sent on 05/09/22.

Accessory Structures or buildings: 706 34th Ave. S. B Improper placement/construction of accessory storage structures on property. Notice of violation letter sent on 05/27/22.

Parking and storage of major recreational equipment: 2408 Airport Blvd Boat parked between building and street. Notice of violation letter sent on 05/26/22.

Parking and storage of major recreational equipment: 1105 28th Ave. S Boats parked between building and street. Notice of violation letter sent on 05/26/22.

Parking and storage of major recreational equipment: 902 27th Ave. S Boat parked between building and street. Notice of violation letter sent on 05/26/22.

Parking and storage of major recreational equipment: 2414 Hilton Dr. Camper parked between building and street. Notice of violation letter sent on 05/26/22.

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. Continued by owner till 06/08/22.**

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. Continued by owner till 06/08/22.**

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. Continued by city till 06/08/22.**

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. **Owner has made application for variance to BZA. Rescheduled for 06/09/22.**

Storage containers complaint: 900 Hwy 17 N. Unit A. 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. **Court summons issued, trial date scheduled for 06/22/22.**

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 05/31/22 camper remains on site. **Multiple court summons have been issued. By order of court, all cases for this matter will be heard at jury trial scheduled for July.**

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. Rescheduled for 06/09/22.**

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. **Continued by owner until 06/29/22.**

Outside display of goods and merchandise: 710 HWY 17S Unit D1 Improper display of outside merchandise. Court summons issued, scheduled for 04/06/22. **Continued by owner until 06/29/22.**

Property maintenance: 1110 28th Ave. S Broken and boarded over windows. Damaged siding on accessory storage structure. Follow up inspection on 06/03/22.

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. Property has been sold. New 90 day NOV letter mailed. Follow up inspection due on 08/18/22.

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. Owner requested additional time. Follow up inspection due on 06/13/22.

Closed Cases

Property Maintenance: 3701 Seaview St. 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.