

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: August 3, 2022

RE: Monthly Report – Department of Planning & Development

Attached is the July 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 JULY 2022

PERMITS ISSUED	THIS MONTH	LAST MONTH	JULY 2021	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	24	22	25	24	25	-4%
Townhouse Building Permits ~	31	0	0	31	0	0%
Townhouse Units	(31)	(0)	(0)	(31)	(0)	0%
Multifamily Buildings	1	0	11	1	11	-91%
Multifamily Units	(15)	(0)	(11)	(15)	(11)	36%
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	0	1	0%
Relocation	0	0	0	0	0	0%
Demolitions	4	2	3	4	3	33%
Swimming Pools	11	17	8	11	8	38%
Signs	4	5	8	4	8	-50%
Alter/Addition/Repair	272	352	215	272	215	27%
Mobile Homes (New)	1	3	0	1	0	0%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	25	22	94	25	94	-73%
TOTALS:	373	424	365	373	365	2%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JULY 2021	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	303	393	131	303	131	131%
Zoning Compliances	138	124	77	138	77	79%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JULY 2021	THIS FY YTD	LAST FY YTD	% CHANGE
Building	688	803	646	688	646	7%
Electrical	342	364	326	342	326	5%
Plumbing	271	360	232	271	232	17%
HVAC/Gas	229	286	208	229	208	10%
Info (Tenant Changes)	6	17	13	6	13	-54%
C.O.'s	353	388	354	353	354	0%
Other	374	461	238	374	238	57%
Totals:	2263	2679	2017	2263	2017	12%
Daily Average	113	143	96			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$25,832,013.09	\$45,321,174.03	-43%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$114,562.00**	\$168,797.50	\$950,000.00	12%

* In July - 2 Duplex Structures

~ In July - 8 TH Bldgs, 31 Permits

** 3.1, 3.2, 3.4 codes only

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

#1 OCEAN ESCAPE RESORT

PROJECT LOCATION: 4206 Poinsett St

CONTRACTOR: S and D SC Holdings LLC

VALUATION: \$3,999,834.00

PERMIT FEE COLLECTED: \$107,139.50

DESCRIPTION: Construction of a 30,000 sf, three story, 15 Unit Multi-Family Building – consisting of 48 Bedrooms / 46 Bathrooms, with parking, landscaping and amenities.

**CITY OF NMB
TENANT CHANGES
JULY 2022**

ADDRESS

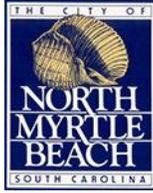
539 Hwy 17 N

OLD BUSINESS

Seaside Furniture

NEW BUSINESS

Pasteles Reina and Bakery



**PLANNING DIVISION
MONTHLY REPORT
July 2022**

During the month of July, 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
July	2	0	15	7

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
July	1	100	2	102	2	0.72

July 19, 2022, Planning Commission Meeting:

OLD BUSINESS

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-30:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Preserve through changes to the governing documents, including narrative, plans, and other exhibits.

Action: The Planning Commission voted unanimously to postpone the item to allow the applicant to respond to their comments and concerns.

- B. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-30 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 Preserve.

Action: The Planning Commission voted unanimously to postpone the item to allow the applicant to respond to their comments and concerns.

NEW BUSINESS

- C. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-30:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the Grande Dunes North sign package.

Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment with the contingency that the temporary off-site signage be removed. The item was forwarded to City Council to be considered for first reading of ordinance at the August 15 meeting.

- D. **ANNEXATION & ZONING DESIGNATION Z-22-11:** City staff received a petition to annex lands off Highway 90 and Coates Road totaling ±57.17 acres and identified by PINs 348-00-00-0028 and 348-00-00-0029. The lots are 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 Mid-Rise Multifamily Residential (R-2A) and will be heard concurrently.

Action: The Planning Commission voted 4-2 to recommend approval of the petition for annexation and zoning to R-2A. The item was forwarded to City Council to be considered for first reading of ordinance at the August 15 meeting.

- E. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE PETITION FOR ANNEXATION AND ZONING DESIGNATION CASE Z-22-11:** 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 lands off Highway 90 and Coates Road identified by PINs 348-00-00-0028 and 348-00-00-0029. The proposal is referred to as the Coates Tract.

Action: The Planning Commission hosted the first of two public hearings on the development agreement and forwarded a list of concerns to City Council. The second public hearing was scheduled for the City Council meeting on August 15, 2022.

- F. **ANNEXATION & ZONING DESIGNATION Z-22-12:** City staff received a petition to annex lands on Water Tower Road totaling ±80.75 acres and identified by PIN 348-00-00-0015. 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 Mid-Rise Multifamily Residential (R-2A) and will be heard concurrently.

Action: The Planning Commission voted 4-2 to recommend approval of the petition for annexation and zoning to R-2A. The item was forwarded to City Council to be considered for first reading of ordinance at the August 15 meeting.

- G. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE PETITION FOR ANNEXATION AND ZONING DESIGNATION CASE Z-22-12:** 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 lands on Water Tower Road identified by PIN 348-00-00-0015. The proposal is referred to as the RL Bell Tract.

Action: The Planning Commission hosted the first of two public hearings on the development agreement and forwarded a list of concerns to City Council. The second public hearing was scheduled for the City Council meeting on August 15, 2022.

- H. **ANNEXATION & ZONING DESIGNATION Z-22-13:** City staff received a petition to annex lands on Water Tower and Long Bay Roads totaling ±416.31 acres and identified by PINs 347-00-00-0025, 347-00-00-0039, 348-00-00-0027, and 348-08-02-0004. The lots

are 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 Mid-Rise Multifamily Residential (R-2A) and will be heard concurrently.

Action: The Planning Commission voted 4-2 to recommend approval of the petition for annexation and zoning to R-2A. The item was forwarded to City Council to be considered for first reading of ordinance at the August 15 meeting.

- I. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE PETITION FOR ANNEXATION AND ZONING DESIGNATION CASE Z-22-13:** 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 lands on Water Tower and Long Bay Roads identified by PINs 347-00-00-0025, 347-00-00-0039, 348-00-00-0027, and 348-08-02-0004. The proposal is referred to as the Lauret Tract.

Action: The Planning Commission hosted the first of two public hearings on the development agreement and forwarded a list of concerns to City Council. The second public hearing was scheduled for the City Council meeting on August 15, 2022.

- J. **PRELIMINARY SUBDIVISION PLAT SUB-22-12:** A major preliminary plat of subdivision creating seven single-family residential lots at the intersection of Belle Drive and 9th Ave South.

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

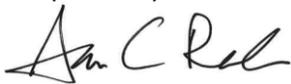
- K. **PRELIMINARY SUBDIVISION PLAT SUB-22-17:** A major preliminary plat of subdivision creating 95 single-family residential lots, common area, and public rights-of-way in the Hope Pointe Planned Development District (PDD).

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

- L. **FINAL SUBDIVISION PLAT SUB-22-32:** A major final plat of subdivision creating 100 single-family lots, open space, and rights-of-way in Phase 3 of the Chestnut Greens subdivision.

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

JULY 2022

Monthly Report

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

APPROVED VARIANCE #V27-22: Ronald Blackwelder has applied to install a swimming pool in one of the front yards at 419 Oak Lake Circle zoned Single-Family Low Density Residential, R-1 District.

July 2022 Zoning Cases

Open Cases

Property Maintenance: 215 25th Ave. N Rotting soffit and fascia, broken window(s), torn window screen(s), doors, stairs, railings in poor repair. 90 day NOV letter mailed. Follow up inspection due on 09/27/22.

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. Dialogue established. Follow up inspection due on Oct. 3, 2022.

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. Follow up inspection due on 09/05/22.

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: 1009 28th Ave. S. Windows, siding, soffits, fascia in disrepair. Original case dismissed due to administrative error. New 90 NOV letter issued by hand delivery on 06/16/22. Follow up inspection due on 09/21/22.

Property Maintenance: 4641 Riverside Dr. House siding, roofing, fascia, decking etc. in severe disrepair. Fencing and accessory storage buildings in disrepair. **Court summons issued. Continued by court until 08/03/22.**

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. **Owner has made application for variance to BZA. Decision has been held over for 90 days.**

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 continued until 07/20/22 by city. Owner has made application for variance to BZA to be heard on 07/14/22. Decision by BZA has been held over for 90 days.**

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. Rescheduled for September Jury docket.**

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. Owner did not appear for meeting. Zoning Administrator to send letter.**

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 city until 08/24/22.**

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 until 08/24/22.**

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: 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. No change.

Property maintenance: 305 29th Ave. N Siding, doors, roofing, platforms and landings in poor repair. 90 NOV letter mailed. Work in progress.

Storage containers and storage trailers: 703 Holloway Circle N. Cargo storage containers and untagged enclosed storage trailers on property. 90 day NOV letter mailed. Owner requested additional time. Building permits issued for garage. Additional time granted to utilize containers for storage during construction process.

Parking and storage of trailers: 1330 Waterway Dr. (2) un-tagged trailers parked on residential property. NOV letter mailed.

Property maintenance: 213 22nd Ave. N Broken windows, rotting siding, deck boards, window sills, torn window screens etc. NOV letter mailed.

Parking and storage of major recreational equipment: 1301 King St. Several small boats parked between mobile home and street. NOV letter mailed.

Closed Cases

Parking and storage of major recreational equipment: 611 Rosemary Ln. Motorhome camper parked in front driveway. Complaint resolved, case closed.

Parking and storage of major recreational equipment: 4514 Hedrick St. Camper parked between house and street. Complaint resolved, case closed.

Property maintenance: 3106 Inland St. Missing window panes. Accessory storage building in poor repair. Complaint resolved, case closed.

Property maintenance: 801 Wayne St. Damaged underskirt at base of mobile home. Siding on accessory storage building in poor repair. Complaint resolved, case closed.

Accessory structures or buildings: 4508 Sandpiper St. Accessory storage building placed on lot w/o permit in front of rear bldg. line of primary structure. Complaint resolved, case closed.

Parking and storage of major recreational equipment: 2419 Hilton Dr. Camper parked between house and street. Complaint resolved, case closed.

Parking and storage of major recreational equipment: 1600 27th Ave. N Camper improperly parked and being used for living on residential lot. Complaint resolved, case closed.