

# MEMO



**TO:** Mayor and City Council

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

**DATE:** September 8, 2022

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

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Attached is the August 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 AUGUST 2022

PERMITS ISSUED	THIS	LAST	AUG	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2021	YTD	YTD	
Single Family *	34	24	23	58	48	21%
Townhouse Building Permits ~	22	31	0	53	0	0%
Townhouse Units	(22)	(31)	(0)	(53)	(0)	0%
Multifamily Buildings	0	1	0	1	11	-91%
Multifamily Units	(0)	(15)	(0)	(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	0	0	0	1	0%
Relocation	0	0	0	0	0	0%
Demolitions	4	4	1	8	4	100%
Swimming Pools	11	11	10	22	18	22%
Signs	4	4	3	8	11	-27%
Alter/Addition/Repair	310	272	219	582	434	34%
Mobile Homes (New)	6	1	0	7	0	0%
Mobile Homes (Replace)	1	0	0	1	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	18	25	80	43	174	-75%
<b>TOTALS:</b>	<b>410</b>	<b>373</b>	<b>336</b>	<b>783</b>	<b>701</b>	<b>12%</b>

CERTIFICATES ISSUED	THIS	LAST	AUG	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2021	YTD	YTD	
C.O.'s	219	303	198	522	329	59%
Zoning Compliances	116	138	113	254	190	34%

NUMBER OF INSPECTIONS	THIS	LAST	AUG	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2021	YTD	YTD	
Building	808	688	612	1496	1258	19%
Electrical	364	342	356	706	682	4%
Plumbing	298	271	224	569	456	25%
HVAC/Gas	237	229	126	466	334	40%
Info (Tenant Changes)	15	6	13	21	26	-19%
C.O.'s	305	353	242	658	596	10%
Other	381	374	209	755	447	69%
Totals:	2408	2263	1782	4671	3799	23%
Daily Average	105	113	81			-

### BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$53,612,595.43	\$59,818,137.67	-10%

### REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$236,899.50**	\$231,262.50	\$950,000.00	25%

\* In August - 1 Duplex Structure

~ In August - 4 TH Bldgs, 22 Permits

\*\* 3.1, 3.2, 3.4 codes only

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

**#1 CHERRY GROVE DRUG**

**PROJECT LOCATION: 1201 Sea Mountain Hwy**

**CONTRACTOR: Dynamic Construction Inc**

**VALUATION: \$1,000,000.00**

**PERMIT FEE COLLECTED: \$4,012.50**

**DESCRIPTION: Construct a 4,752 heated sf, two story addition to existing commercial building "Cherry Grove Drug" with interior and exterior renovations to the existing 1,559 heated sf building to include all electrical, mechanical, plumbing, all interior and exterior finishes, relocation of sidewalk, curbing, pump grinder and A/C units.**

**CITY OF NMB  
TENANT CHANGES  
AUGUST 2022**

**ADDRESS**

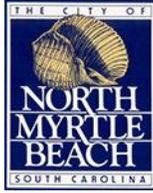
800 25<sup>th</sup> Ave S  
2120 Sea Mtn Hwy, 2105A  
2120 Sea Mtn Hwy, 2105B  
556 Hwy 17 N  
3834 Hwy 17 S

**OLD BUSINESS**

Heritage Investments, LLC  
Vacant  
Vacant  
Bay Naturals  
Direct Tools Factory

**NEW BUSINESS**

Carolina Self-Storage LLC  
Coastal Massage, LLC  
Lattimer Chiropractic Wellness LLC  
Canna-Better Farm Ltd Co  
Nova by designs



**PLANNING DIVISION  
MONTHLY REPORT  
August 2022**

During the month of August, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop and one special called meeting.

**Monthly Plan and Plat Review Statistics:**

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
<b>August</b>	5	1	13	7

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>August</b>	0	NA	1	75	4	11.39

**August 16, 2022, Planning Commission Meeting:**

**NEW BUSINESS**

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-14:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the ICG Truss Warehouse and Laydown Yard through changes to the governing documents, including narrative, plans, and elevations.

*Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the September 19 meeting.*

- B. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-14 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 ICG Truss Warehouse and Laydown Yard.

*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 September 19, 2022.*

- C. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-19:** City staff received an application for a major amendment to the Parkway Group Planned

Development District (PDD) creating Parcel 3/Building 4 at 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 the major PDD amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the special called August 22 meeting.*

- D. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-19 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 Parcel 3/Building 4 at 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 special called City Council meeting on August 22, 2022.*

- E. MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-20:** City staff received an application for a minor amendment to the Barefoot Landing Planned Development District (PDD) creating a new waterway restaurant through changes to the governing documents including plans and elevations.

*Action: The Planning Commission voted unanimously to approve the minor PDD amendment.*

- F. ANNEXATION & ZONING DESIGNATION Z-22-15:** City staff received a petition to annex ±0.44 acres on Riverside Dr identified by PIN 311-16-04-0007. The lots are currently unincorporated and zoned Manufactured/Mobile Single-Family Residential (MSF10) 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 to R-1. The item was forwarded to City Council to be considered for first reading of ordinance at the September 19 meeting.*

- G. ANNEXATION & ZONING DESIGNATION Z-22-17:** City staff received a petition to annex ±13.75 acres on Water Tower Rd identified by PINs 359-07-04-0011 and 359-07-04-0012. 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 Medium Density Residential (R-2) and will be heard concurrently.

*Action: The Planning Commission voted 3-3 to recommend approval of the petition for annexation and zoning to R-2, and the motion failed. The item was forwarded to City Council to be considered for first reading of ordinance at the September 19 meeting.*

- H. ANNEXATION & ZONING DESIGNATION Z-22-18:** City staff received a petition to annex ±0.36 acres on Cenith Dr identified by PIN 357-02-04-0058. The lots are currently

unincorporated and zoned Single-Family Residential 14.5 (SF14.5) 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 to R-1. The item was forwarded to City Council to be considered for first reading of ordinance at the September 19 meeting.*

- I. **PRELIMINARY SUBDIVISION PLAT SUB-21-67:** A major preliminary plat of subdivision creating 75 single-family residential lots, open space, and rights-of-way in the Kingswood subdivision.

*Action: The Planning Commission voted unanimously to postpone the item to allow the Board of Zoning Appeals to weigh in on removal of protected trees.*

**August 30, 2022, Special Called 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 recommend approval of the major PDD amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the September 19 meeting.*

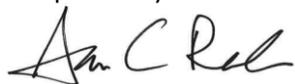
- B. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-30 AND REVISIONS TO THE PARKWAY GROUP PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement associated with the major amendment to the Parkway Group PDD. The proposal creates the Preserve.

*Action: The Planning Commission hosted the first of two public hearings on the development agreement. The second public hearing was scheduled for the City Council meeting on September 19, 2022.*

- C. **PRELIMINARY SUBDIVISION PLAT SUB-21-67:** A major preliminary plat of subdivision creating 75 single-family residential lots, open space, and rights-of-way in the Kingswood subdivision.

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

Respectfully submitted,



Aaron C. Rucker  
Principal Planner

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

The Board of Zoning Appeals met on August 11, 2022 and took the following action:

**APPROVED VARIANCE #V29-22:** Zedekiah Heydenburg has applied for a variance of the tree protection requirements for a proposed development at 961 Highway 17 North, zoned Highway Commercial, HC District.

**APPROVED VARIANCE #V30-22:** Anita Cziraki and Zoltan Cziraki have applied for a variance of the minimum required side yard setback at 404 26<sup>th</sup> Avenue North, zoned Single Family Low Density Residential, R1 District.

**APPROVED VARIANCE #V31-22:** Robert S. Guyton has applied for a variance to install two (2) off premise signs, one along Robert Edge Parkway and one along Champions Boulevard, for a proposed tenant at Champions Crossing. The properties are zoned Highway Commercial, HC District.

## **August 2022 Zoning Cases**

### **Open Cases**

**Property Maintenance:** 215 25<sup>th</sup> 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. No change, ready to issue court summons.

**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.

**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 and was returned to City due to failure of acceptance.

**Property Maintenance:** 1009 28<sup>th</sup> 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.

**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 35<sup>th</sup> 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, cases for this matter will be heard at jury trial. Rescheduled for September and November Jury dockets.**

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

**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. Per attorneys for estate and mortgage holder the property is in probate and foreclosure. Status pending.

**Property maintenance:** 312 31<sup>st</sup>. 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. Status pending further research into ownership.

**Property maintenance:** 305 29<sup>th</sup> 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.

**Property maintenance:** 213 22<sup>nd</sup> 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.

**Parking and storage of major recreational equipment:** 615 39<sup>th</sup> Ave. S. Camper parked between house and street. NOV letter mailed.

**Property Maintenance:** 2426 Park St. Damaged roofing, rotting soffits, damaged doors, damaged foundation. NOV letter mailed.

**Property Maintenance:** 3801 Lake Dr. Collapsed retaining wall along water edge. NOV letter mailed.

## **Closed Cases**

**Parking and storage of major recreational equipment:** 606 39<sup>th</sup> Ave. S. Camper parked between house and street. Complaint resolved, case closed.

**Parking and storage of major recreational equipment:** 406 39<sup>th</sup> Ave. S. Boat parked partially between house and street. Complaint resolved, case closed.

**Accessory structures or buildings:** 706 34<sup>th</sup> Ave. S. B Improper placement/construction of accessory storage structures on property. Complaint resolved, case closed.

**Property Maintenance:** 4641 Riverside Dr. House siding, roofing, fascia, decking etc. in disrepair. Court held, found guilty, fine administered, case closed.

**Parking and storage of trailers:** 1330 Waterway Dr. Trailers parked on residentially zoned property without current license tags. Complaint resolved, case closed.

**Outside display of goods and merchandise:** 710 Hwy 17S Unit D1 Improper display of merchandise outside. Complaint resolved, case closed.

**Storage containers and storage trailers:** 710 Hwy 17S Unit D1 Excessive number of storage containers. Complaint resolved, case closed.