

# MEMO



**TO:** Mayor and City Council

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

**DATE:** October 10, 2022

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

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Attached is the September 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 SEPTEMBER 2022

<b>PERMITS ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>SEPT 2021</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>%CHANGE</b>
Single Family *	9	34	25	67	73	-8%
Townhouse Building Permits ~	14	22	0	67	0	0%
Townhouse Units	(14)	(22)	(0)	(67)	(0)	0%
Multifamily Buildings	0	0	0	1	11	-91%
Multifamily Units	(0)	(0)	(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	2	0	5	2	6	-67%
Relocation	1	0	0	1	0	0%
Demolitions	5	4	4	13	8	63%
Swimming Pools	5	11	9	27	27	0%
Signs	5	4	5	13	16	-19%
Alter/Addition/Repair	288	310	194	870	628	39%
Mobile Homes (New)	3	6	4	10	4	150%
Mobile Homes (Replace)	0	1	0	1	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	23	18	71	66	245	-73%
<b>TOTALS:</b>	<b>355</b>	<b>410</b>	<b>317</b>	<b>1138</b>	<b>1018</b>	<b>12%</b>

<b>CERTIFICATES ISSUED</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>SEPT 2021</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
C.O.'s	130	219	250	652	579	13%
Zoning Compliances	79	116	83	333	273	22%

<b>NUMBER OF INSPECTIONS</b>	<b>THIS MONTH</b>	<b>LAST MONTH</b>	<b>SEPT 2021</b>	<b>THIS FY YTD</b>	<b>LAST FY YTD</b>	<b>% CHANGE</b>
Building	713	808	629	2209	1887	17%
Electrical	383	364	280	1089	962	13%
Plumbing	296	298	189	865	645	34%
HVAC/Gas	225	237	193	691	527	31%
Info (Tenant Changes)	15	15	11	36	37	-3%
C.O.'s	272	305	312	930	908	2%
Other	399	381	263	1154	710	63%
Totals:	2303	2408	1877	6974	5676	23%
Daily Average	110	105	94			-

### BUILDING VALUATION

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>CHANGE</b>
\$70,273,418.04	\$76,972,709.76	-9%

### REVENUE

<b>THIS FY TO DATE</b>	<b>LAST FY TO DATE</b>	<b>FY BUDGET</b>	<b>% OF BUDGET</b>
\$320,418.50**	\$303,866.50	\$950,000.00	34%

\* In September - 0 Duplex Structures

~ In September - 3 TH Bldgs, 14 Permits

\*\* 3.1, 3.2, 3.4 codes only

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

**#1 HAZY RETAIL**

**PROJECT LOCATION: 2800 Hwy 17 S**

**CONTRACTOR: Shoreline Building, Inc**

**VALUATION: \$1,199,128.20**

**PERMIT FEE COLLECTED: \$14,172.50**

**DESCRIPTION: Construction of an 11,500 heated sf commercial shell building consisting of (7) tenant spaces, fire rated separation walls, plumbing, mechanical and electrical for each unit with parapet walls, mixture of stone exterior siding, porcelain tile (faux wood) and metal siding with typical metal roofing.**

## **#2 FOOD LION #2808**

**PROJECT LOCATION: 3924 Hwy 17 S**

**CONTRACTOR: Luray Construction Services, Inc**

**VALUATION: \$1,058,522.00**

**PERMIT FEE COLLECTED: \$4,189.50**

**DESCRIPTION: Interior Renovation to existing Food Lion Store #2808, consisting of minor interior partition walls, ceilings, flooring, all required electrical, plumbing, mechanical and all interior finishes with no change to size or occupancy.**

## **#3 Hillside Drive Tract – Phase II**

**PROJECT LOCATION: 500 9<sup>th</sup> Ave S**

**CONTRACTOR: Dorman Sitework, LLC**

**VALUATION: \$953,081.00**

**PERMIT FEE COLLECTED: \$3,874.50**

**DESCRIPTION: Grading of approved site work for “Hillside Drive Tract Phase II” to include earthwork, water & sewer, storm water, utilities, curbing & paving.**

**CITY OF NMB  
TENANT CHANGES  
SEPTEMBER 2022**

**ADDRESS**

3326 Hwy 17 S

401 Hwy 17 N, Unit A

**OLD BUSINESS**

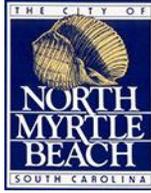
Body 2 Body Pole Fitness Ctr

Little Caesars Pizza

**NEW BUSINESS**

NEIEP LLC (Elevator Education Training)

S L North Myrtle LLC (Vape Shop)



**PLANNING DIVISION  
MONTHLY REPORT  
September 2022**

During the month of September, 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
September	6	1	18	1

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
September	4	191	0	NA	6	49.75

**September 20, 2022, Planning Commission Meeting:**

**OLD BUSINESS**

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-21-20:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the Dye Club Villas section of the Dye Estates through changes to the governing documents, including plans and building elevations.

*Action: The Planning Commission voted unanimously to postpone the major PDD amendment to allow the applicant to address staff comments.*

**NEW BUSINESS**

- A. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-21-20 AND REVISIONS TO THE BAREFOOT RESORT 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 Barefoot Resort PDD. The proposal revises the Dye Club Villas section of the Dye Estates.

*Action: The Planning Commission voted unanimously to postpone the first of two public hearings on the development agreement to allow the applicant to address staff comments.*

- B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-21:** City staff received an application for a major amendment to the Parkway Group Planned

Development District (PDD) creating the Apache Lakes Townhomes through changes to the governing documents, including narrative, plans, and elevations.

*Action: The Planning Commission voted unanimously to postpone the major PDD amendment at the applicant's request.*

**C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-21 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 Apache Lakes Townhomes development.

*Action: The Planning Commission voted unanimously to postpone the first of two public hearings on the development agreement at the applicant's request.*

**D. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-22:** City staff received an application for a major amendment to the Bahama Island Planned Development District (PDD) creating a recreational vehicle resort in phase two of the development through changes to the governing documents, including narrative, plans, and elevations

*Action: The applicant withdrew the major PDD amendment prior to the meeting.*

**E. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-22 AND REVISIONS TO THE BAHAMA ISLAND 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 Bahama Island PDD. The proposal creates a recreational vehicle resort in phase two of the development.

*Action: The applicant withdrew the development agreement amendment prior to the meeting.*

**F. REZONING REQUEST Z-22-24:** The Planning & Development Department received an application requesting a rezoning of two parcels containing approximately 17.2 acres located at the intersection of Highway 90 and Robert Edge Parkway, PINs 349-00-00-0034 and 349-02-04-0003, from Highway Commercial (HC) to Mid-Rise Multifamily Residential (R-2A).

*Action: The Planning Commission voted 4-3 to recommend approval of the rezoning request to R-2A. The item was forwarded to City Council to be considered for first reading of ordinance at the October 3 meeting.*

**G. ANNEXATION & ZONING DESIGNATION Z-22-25:** City staff received a petition to annex ±0.78 acres on Highway 90 identified by PIN 349-02-03-0006. 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 4-3 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 October 3 meeting.*

- H. **ZONING ORDINANCE TEXT AMENDMENT ZTX-22-5:** City staff has initiated an amendment to the zoning ordinance revising height exceptions in the Highway Commercial (HC) district.

*Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance text amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the October 3 meeting.*

- I. **FIRST PUBLIC HEARING REGARDING THE THIRD AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT ASSOCIATED WITH THE SANDRIDGE TRACT:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding the proposed Development Agreement amendment for the Sandridge Tract. The proposal allows the developer of all remaining parcels in this tract to take advantage of recent zoning text amendments allowing for duplex/multiplex in common development within the R-2A Zoning District, reserves a 20' water quality buffer at wetlands, creates a trailhead site, restricts short-term rentals, and requires enhancement fees to be paid towards beach parking and recreation.

*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 October 3, 2022.*

- J. **FINAL SUBDIVISION PLAT SUB-22-49:** 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.*

- K. **FINAL SUBDIVISION PLAT SUB-22-50:** A major final plat of subdivision creating 32 residential lots, open space, and rights-of-way in Phase 9A of Grande Dunes North.

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

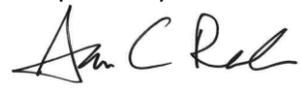
- L. **FINAL SUBDIVISION PLAT SUB-22-51:** A major final plat of subdivision creating 119 residential lots, open space, and rights-of-way in Phase 11 of Grande Dunes North.

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

- M. **FINAL SUBDIVISION PLAT SUB-22-52:** A major final plat of subdivision creating 40 residential lots, open space, and rights-of-way in Phase 10A of Grande Dunes North.

*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 written in a cursive, flowing style.

Aaron C. Rucker  
Principal Planner

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

The Board of Zoning Appeals met on September 8, 2022 and took the following action:

**APPROVED VARIANCE #V32-22:** Jamie Linenberg has applied for a variance to exceed the maximum parking allowed and install 33 parking spaces at 101 Highway 17 South, zoned Highway Commercial HC District.

**APPROVED VARIANCE #SE01-22:** Triangle Estates has applied for a Special Exception to construct a swimming pool, mechanical room and restrooms as commonly owned amenities for a town house project at 4414 Kingsport Road, zoned Medium Density Residential R2 District.

**APPROVED VARIANCE #V33-22:** Audrey Major has applied for a variance to remove a tree exceeding 24" at 801 Wayne Street, zoned Mobile Manufactured Home Residential R-3 District.

**APPROVED VARIANCE #V34-22:** MIG By The Sea, LLC has applied for a variance to the required number of on-site parking spaces and for a reduction of the minimum side yard setback for a proposed building at 1717 South Ocean Blvd, zoned Resort Residential R-4 District.

## **September 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 November 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. Owner did not appear for meeting. Zoning Administrator sent letter requesting contact for dialogue.**

**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. 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.

**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.

**Property Maintenance:** 4800 SOB Fencing around parking lot in poor repair. NOV letter mailed.

**Property Maintenance:** 2001 Duffy St. Roofing damage, crawl space exposure to vermin, carport attic vent exposed. NOV letter mailed.

## **Closed Cases**

**Parking and storage of major recreational equipment:** 1301 King St. Small boats parked between mobile home and street. Complaint resolved, case closed.

**Parking and storage of major recreational equipment:** 615 39<sup>th</sup> Ave. S. Camper parked between house and street. Complaint resolved, case closed.

**Residential land use signs, "for rent":** 801 Merrill Pl. Vacation rental sign on property, required to be located "on the subject building only," Complaint resolved, case closed.