

MEMO



TO: Mayor and City Council

FROM: Jim Wood
Director, Planning & Development

DATE: November 7, 2022

RE: Monthly Report – Department of Planning & Development

Attached is the October 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 OCTOBER 2022

PERMITS ISSUED	THIS	LAST	OCT	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2021	YTD	YTD	
Single Family *	11	9	16	78	89	-12%
Townhouse Building Permits ~	4	14	0	71	0	0%
Townhouse Units	(4)	(14)	(0)	(71)	(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	0	2	1	2	7	-71%
Relocation	0	1	1	1	1	0%
Demolitions	2	5	2	15	10	50%
Swimming Pools	11	5	10	38	37	3%
Signs	3	5	2	16	18	-11%
Alter/Addition/Repair	360	288	215	1230	843	46%
Mobile Homes (New)	2	3	2	12	6	100%
Mobile Homes (Replace)	0	0	0	1	0	0%
RV's/Park Models	0	0	0	0	0	0%
Other	24	23	82	90	327	-72%
TOTALS:	417	355	331	1555	1349	15%

CERTIFICATES ISSUED	THIS	LAST	OCT	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2021	YTD	YTD	
C.O.'s	193	130	193	845	772	9%
Zoning Compliances	95	79	78	428	351	22%

NUMBER OF INSPECTIONS	THIS	LAST	OCT	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2021	YTD	YTD	
Building	488	713	663	2697	2550	6%
Electrical	277	383	299	1366	1261	8%
Plumbing	222	296	238	1087	883	23%
HVAC/Gas	151	225	157	842	684	23%
Info (Tenant Changes)	0	15	19	36	56	-36%
C.O.'s	241	272	234	1171	1142	3%
Other	235	399	210	1389	920	51%
Totals:	1614	2303	1820	8588	7496	15%
Daily Average	77	110	87			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$86,941,841.28	\$91,163,187.63	-5%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$375,509.50**	\$369,010.00	\$950,000.00	40%

* In October - 0 Duplex Structures
~ In October - 1 TH Bldg, 4 Permits

** 3.1, 3.2, 3.4 codes only

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

#1 CRESCENT SHORES

PROJECT LOCATION: 1626 South Ocean Blvd

CONTRACTOR: Renovia

VALUATION: \$604,048.01

PERMIT FEE COLLECTED: \$2,827.50

**DESCRIPTION: Concrete repairs/ Deck coating/ Sealant joints/
Exterior repaint/ Railings/ Walkways**

#2 Cherry Grove Canal Dredging

PROJECT LOCATION: 0 Heritage Dr

CONTRACTOR: Michels Corporation

VALUATION: \$2,661,073.00

PERMIT FEE COLLECTED: \$0

DESCRIPTION: Hydraulic dredging of Cherry Grove canals from House Creek & adjacent canals to the Cherry Grove Inlet

**CITY OF NMB
TENANT CHANGES
OCTOBER 2022**

ADDRESS

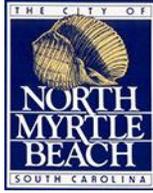
801 13th Ave S
4832 Hwy 17S
1711 Madison Dr, Unit B
803 2nd Ave N

OLD BUSINESS

Vacuum Center of NMB
Master's Edition Fine Art Gallery
Bailey's Closet (Consignment)
Aladdin Real Estate (Office)

NEW BUSINESS

SCM Relaxation (Hot Tub Sales)
Young's Premium Foods (Retail)
L & L Property Services LLP (Resort Cleaning)
Milburn Dentistry, LLC (Dental Office)



**PLANNING DIVISION
MONTHLY REPORT
October 2022**

During the month of October, 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
October	3	0	13	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
October	1	81	0	NA	5	34.95

October 4, 2022, Planning Commission Meeting:

OLD BUSINESS

- A. **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 recommend approval of the major PDD amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the October 17 meeting.

- B. **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 hosted the first of two public hearings on the development agreement. The second public hearing was scheduled for the City Council meeting on October 17, 2022.

NEW BUSINESS

- A. **LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-22-01:** City staff has initiated an amendment to the land development regulations creating a wetland water quality buffer.

Action: The Planning Commission voted unanimously to postpone the land development regulations amendment at staff's request.

October 18, 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 recommend approval of the major PDD amendment and asked that a rear overhang be added to the guest unit. The item was forwarded to City Council to be considered for first reading of ordinance at the November 7 meeting.

- B. **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 hosted the first of two public hearings on the development agreement. The second public hearing was scheduled for the City Council meeting on November 7, 2022.

- C. **LAND DEVELOPMENT REGULATIONS TEXT AMENDMENT STX-22-01:** City staff has initiated an amendment to the land development regulations creating a wetland water quality buffer.

Action: The Planning Commission voted unanimously to recommend approval of the land development regulations amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the November 7 meeting.

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-22-26:** City staff received a petition to annex ±3.28 acres on Highway 90 identified by PIN 349-07-02-0008. 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 Highway Commercial (HC) and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend approval of the petition for annexation and zoning to HC. The item was forwarded to City Council to be considered for first reading of ordinance at the November 7 meeting.

- B. **FINAL SUBDIVISION PLAT SUB-22-39:** A major final plat of subdivision creating 81 residential lots, open space, utility parcels and rights-of-way in Phase 1A of Waterside.

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 "Aaron C. Rucker". The signature is written in a cursive, flowing style.

Aaron C. Rucker
Principal Planner

BOARD OF ZONING APPEALS
OCTOBER 2022
Monthly Report

The Board of Zoning Appeals met on October 13, 2022 and took the following action:

APPROVED SPECIAL EXCEPTION #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, R-2 District.

APPROVED VARIANCE #V36-22: Don Berno has applied for a reduction of the minimum front yard setback for a proposed platform lift at 339 55th Avenue North, zoned Low Density Single Family Residential, R-1 District.

APPROVED SPECIAL EXCEPTION #SE02-22: Philip Hornbeck has applied for a Special Exception to construct a swimming pool, mechanical room, and a clubhouse with a leasing office and restrooms as commonly owned amenities for a townhouse project at 300 Champions Boulevard, zoned Mid-Rise Multifamily, R-2A District.

APPROVED VARIANCE #V37-22: Development Resources Resource Group has applied for a variance for the removal of twenty one trees exceeding 24" at the north side of Myrtle Point Blvd, TMS# 1300007002, zoned Highway Commercial, HC District.

October 2022 Zoning Cases

Open Cases

Property Maintenance: 2203 Cecelia St. Roofing in poor repair, porch handrails and eaves in poor repair. NOV letter mailed.

Property Maintenance: 307 47th Ave. N Roofing in poor repair, siding in poor repair, porch handrails in poor repair. NOV letter mailed.

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. No Change observed. **Court summons issued, trial date scheduled for Nov. 9, 2022.**

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, **Court summons issued by mail. Mail has not been accepted to date.**

Property Maintenance: 613 Sea Mtn. Hwy Stairs with missing or damaged components, damaged siding and damaged soffits. Dialogue established. Matter has been turned over to Zoning administrator for legal research.

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.

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, 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. **Zoning Administrator sent letter requesting contact for dialogue. Dialogue established, working toward resolution.**

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 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. Status pending further research into ownership.

Property maintenance: 305 29th 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: 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

Property maintenance: 213 22nd. Ave. N Broken windows, rotting siding, deck boards, window sills, torn window screens etc. Complaint resolved, case closed.