

# MEMO



**TO:** Mayor and City Council

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

**DATE:** December 6, 2022

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

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Attached is the November 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 NOVEMBER 2022

PERMITS ISSUED	THIS	LAST	NOV	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2021	YTD	YTD	
Single Family *	25	11	19	103	108	-5%
Townhouse Building Permits ~	12	4	0	83	0	0%
Townhouse Units	(12)	(4)	(0)	(83)	(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	1	0	1	3	8	-63%
Relocation	2	0	0	3	1	200%
Demolitions	4	2	0	19	10	90%
Swimming Pools	15	11	18	53	55	-4%
Signs	7	3	4	23	22	5%
Alter/Addition/Repair	324	360	190	1554	1033	50%
Mobile Homes (New)	0	2	0	12	6	100%
Mobile Homes (Replace)	0	0	1	1	1	0%
RV's/Park Models	0	0	0	0	0	0%
Other	31	24	49	121	376	-68%
<b>TOTALS:</b>	<b>421</b>	<b>417</b>	<b>282</b>	<b>1976</b>	<b>1631</b>	<b>21%</b>

CERTIFICATES ISSUED	THIS	LAST	NOV	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2021	YTD	YTD	
C.O.'s	176	193	121	1021	893	14%
Zoning Compliances	96	95	68	524	419	25%

NUMBER OF INSPECTIONS	THIS	LAST	NOV	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2021	YTD	YTD	
Building	793	488	715	3490	3265	7%
Electrical	223	277	332	1589	1593	0%
Plumbing	317	222	260	1404	1143	23%
HVAC/Gas	243	151	202	1085	886	22%
Info (Tenant Changes)	17	0	5	53	61	-13%
C.O.'s	264	241	219	1435	1361	5%
Other	342	235	263	1731	1183	46%
Totals:	2199	1614	1996	10787	9492	14%
Daily Average	110	77	100			-

### BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$113,525,148.87	\$104,213,067.41	9%

### REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$496,191.50**	\$423,546.00	\$950,000.00	52%

\* In November - 0 Duplex Structures

~ In November - 2 TH Bldgs, 12 Permits

\*\* 3.1, 3.2, 3.4 codes only

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

**#1 MARITIME BEACH CLUB**

**PROJECT LOCATION: 400 N Ocean Blvd**

**CONTRACTOR: COMMSTRUCT LLC**

**VALUATION: \$1,275,000.00**

**PERMIT FEE COLLECTED: \$3,225.00**

**DESCRIPTION: Interior renovations (82 Units); Replace cabinets/countertops, scrap popcorn ceilings, remove & replace flooring, vanities, plumbing fixtures, lighting fixtures, update bathrooms, paint & interior finishes.**

## **#2 SEA POINTE**

**PROJECT LOCATION: 6100 N Ocean Blvd**

**CONTRACTOR: D. R. Moore LLC**

**VALUATION: \$867,450.00**

**PERMIT FEE COLLECTED: \$3,616.50**

**DESCRIPTION: Concrete repair, caulk and paint building and parking garage.**

### **#3 Kingswood on the Waterway**

**PROJECT LOCATION: 1040 Anne St**

**CONTRACTOR: D & S Sitework Inc.**

**VALUATION: \$3,235,161.00**

**PERMIT FEE COLLECTED: \$10,720.50**

**DESCRIPTION: Grading and related site work for “Kingswood on the Waterway” – clearing, grading, storm drainage installation, water & sewer installation, streets & curbing.**

**CITY OF NMB  
TENANT CHANGES  
NOVEMBER 2022**

**ADDRESS**

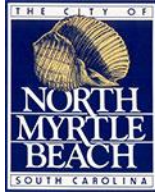
710 5<sup>th</sup> Ave S  
526 Hwy 17 N  
1504A Hwy 17 S  
1516-6 Hwy 17 N  
4105 Poinsett St

**OLD BUSINESS**

Wags & Whiskers  
Ultra Tan (Tanning Salon)  
BKS Lighthouse Dusters (Cleaners)  
Ella's Ice Cream Shop (Ice Cream)  
Christian Retreat of MB, LLC (Retreat Ctr)

**NEW BUSINESS**

Sweven Lash Co (Lash and Brow Bar)  
Rita's (Frozen Desserts)  
Bryant's Construction (Office)  
Cha House (Coffee/Tea Shop)  
Sommer Ortiz Portraits (Photography)



**PLANNING DIVISION  
MONTHLY REPORT  
November 2022**

During the month of November, 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
<b>November</b>	3	0	14	2

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
<b>November</b>	2	159	0	NA	6	97.64

**November 15, 2022, Planning Commission Meeting:**

**NEW BUSINESS**

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-27:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating Waterside entry monument sign and landscaping.

*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 December 5 meeting.*

- B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-31:** City staff received an application for a major amendment to the Prince Resort Planned Development District (PDD) revising the full-service hotel and related parking structure.

*Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment contingent on comments being addressed. The item was forwarded to City Council to be considered for first reading of ordinance at the December 5 meeting.*

- C. **ANNEXATION & ZONING DESIGNATION Z-22-28:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately 0.51 acres and identified by PIN 357-07-03-0078. The lot is currently unincorporated and zoned General Residential (GR) 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 December 5 meeting.*

- D. ANNEXATION & ZONING DESIGNATION Z-22-29:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately 0.58 acres and identified by PIN 357-07-03-0077. The lot is currently unincorporated and zoned General Residential (GR) 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 December 5 meeting.*

- E. ANNEXATION & ZONING DESIGNATION Z-22-30:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately 0.70 acres and identified by PIN 357-07-02-0001. The lot is currently unincorporated and zoned General Residential (GR) 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 December 5 meeting.*

- F. ZONING ORDINANCE TEXT AMENDMENT ZTX-22-6:** City staff has initiated an amendment to the zoning ordinance revising the required site dimensions for mobile/manufactured homes.

*Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the December 5 meeting.*

- G. ZONING ORDINANCE TEXT AMENDMENT ZTX-22-7:** City staff has initiated an amendment to the zoning ordinance revising the standards for oceanfront decks and dune walkovers.

*Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance amendment. The item was forwarded to City Council to be considered for first reading of ordinance at the December 5 meeting.*

- H. 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.*

- I. FINAL SUBDIVISION PLAT SUB-22-40:** A major final plat of subdivision creating 59 residential lots, open space, and rights-of-way in Phase 1C of Waterside.



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

- J. **WAIVER REQUEST W-22-1:** A request for waiver of block length and perimeter requirements for the Bell Tract subdivision.

*Action: The Planning Commission voted unanimously to approve subdivision waiver request.*

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**  
**NOVEMBER 2022**  
**Monthly Report**

The Board of Zoning Appeals met on November 10, 2022 and took the following action:

**APPROVED VARIANCE #V39-22:** Brandon Kublanow has applied to remove a tree in excess of 24 caliper inches at 1211 Hwy 17 North, zoned Highway Commercial, HC District.

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## **November 2022 Zoning Cases**

### **Open Cases**

**Property Maintenance:** 2203 Cecelia St. Roofing in poor repair, porch handrails and eaves in poor repair. NOV letter mailed. Follow-up inspection due on 01/20/23.

**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 #7881 issued, hand delivered on 11/10/22. Proposed trial date 01/11/23.**

**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 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 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 on 09/21/22 no change observed. **Court summons #7878 issued, proposed trial date 01/11/23.**

**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. Scheduled for 12/08/22.

**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. Owner has made application for variance to BZA. Scheduled for 12/08/22.

**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, cases for this matter will be heard at jury trial. Date TBD.**

**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 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:** 2426 Park St. Damaged roofing, rotting soffits, damaged doors, damaged foundation. NOV letter mailed. Follow-up inspection due on 11/30/22.

**Property Maintenance:** 3801 Lake Dr. Collapsed retaining wall along water edge. NOV letter mailed. Waiting on contractor per property owner.

**Property Maintenance:** 4800 SOB Fencing around parking lot in poor repair. NOV letter mailed. Follow-up inspection due on 12/14/22.

**Property Maintenance:** 2001 Duffy St. Roofing damage, crawl space exposure to vermin, carport attic vent exposed. NOV letter mailed. Follow-up inspection due on 01/09/23.

## **Closed Cases**

**Property maintenance:** 307 47<sup>th</sup> Ave. N Roofing in poor repair, siding in poor repair, porch handrails in poor repair. Complaint resolved, case closed.

**Property maintenance:** 215 25<sup>th</sup> Ave. N Roofing soffit and fascia poor repair, broken windows, torn window screens, doors, stairs, railing in poor repair. Trial held 11/09/22, defendant did not appear. Trial held in his absence. Found guilty, fine assessed.