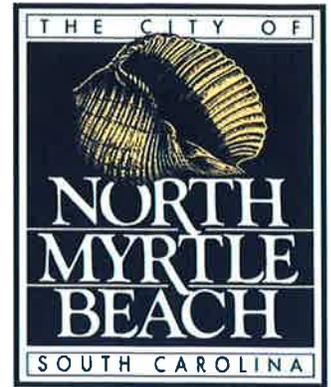


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: January 6, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the December 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.

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach SC 29582



BUILDING DIVISION MONTHLY REPORT DECEMBER 2022

PERMITS ISSUED	THIS MONTH	LAST MONTH	DEC 2021	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	71	25	16	174	124	40%
Townhouse Building Permits ~	10	12	3	93	3	0%
Townhouse Units	(10)	(12)	(3)	(93)	(3)	0%
Multifamily Buildings	2	0	0	3	11	-73%
Multifamily Units	(80)	(0)	(0)	(95)	(11)	764%
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	3	9	-67%
Relocation	0	2	0	3	1	200%
Demolitions	3	4	4	22	14	57%
Swimming Pools	12	15	7	65	62	5%
Signs	4	7	1	27	23	17%
Alter/Addition/Repair	302	324	152	1856	1185	57%
Mobile Homes (New)	3	0	2	15	8	88%
Mobile Homes (Replace)	0	0	1	1	2	0%
RV's/Park Models	0	0	0	0	0	0%
Other	18	31	58	139	434	-68%
TOTALS:	425	421	245	2401	1876	28%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	DEC 2021	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	276	176	153	1297	1046	24%
Zoning Compliances	88	96	88	612	507	21%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	DEC 2021	THIS FY YTD	LAST FY YTD	% CHANGE
Building	433	793	765	3923	4030	-3%
Electrical	200	223	308	1789	1901	-6%
Plumbing	213	317	346	1617	1489	9%
HVAC/Gas	145	243	255	1230	1141	8%
Info (Tenant Changes)	7	17	3	60	64	-6%
C.O.'s	365	264	270	1800	1631	10%
Other	272	342	353	2003	1536	30%
Totals:	1635	2199	2300	12422	11792	5%
Daily Average	82	110	115			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$159,573,246.86	\$120,476,011.31	32%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$685,187.00**	\$493,453.27	\$950,000.00	72%

* In December - 0 Duplex Structures

~ In December - 2 TH Bldgs, 10 Permits

** 3.1, 3.2, 3.4 codes only

CITY OF NORTH MYRTLE BEACH
PLANNING & DEVELOPMENT
MAJOR PROJECTS PERMITTED - DECEMBER 2022

PARKWAY APARTMENTS - BLDG 1

Project Location: 10600 HWY 90

Contractor: Sterling Euliss Enterprises LLC

Valuation: \$5,706,126.88

Permit Fee Collected: \$18, 223.50

Description: Construction of a 4-story 40-unit multi-family apartment building with 72 bedrooms / 64 bathrooms.

PARKWAY APARTMENTS - BLDG 2

Project Location: 10600 HWY 90

Contractor: Sterling Euliss Enterprises LLC

Valuation: \$5,706,126.88

Permit Fee Collected: \$18, 223.50

Description: Construction of a 4-story 40-unit multi-family apartment building with 72 bedrooms / 64 bathrooms.

TOWERS ON THE GROVE CLUB WYNDHAM

Project Location: 2100 N. Ocean Blvd

Contractor: CB Recovery Group Inc

Valuation: \$3,866,000

Permit Fee Collected: \$12, 610.50

Description: Interior cosmetic updates to common areas & units: Replace carpet, tile flooring, update all kitchen & bathroom cabinets/countertops, update all plumbing & electrical fixtures, sinks, toilets, select furniture (FFE), bedding, bathroom accessories, mirrors, lamps, appliances & interior finishes.

TOWERS ON THE GROVE CLUB WYNDHAM

Project Location: 2100 N. Ocean Blvd

Contractor: CB Recovery Group Inc

Valuation: \$744,820.59

Permit Fee Collected: \$3,247.50

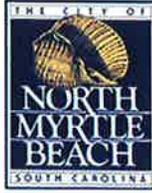
Description: Interior ADA modifications for (10 ADA Units / 17 HI Units) consisting of new/modified framing & wall build outs, tub/shower conversions, plumbing / electrical modifications/relocations/additions, ductwork modifications, furnace relocation in Unit 1621, new plumbing fixtures, accessories, interior doors, cabinets/countertops in kitchens & bathrooms, interior finishes and furniture.

**CITY OF NORTH MYRTLE BEACH
PLANNING & DEVELOPMENT
TENANT CHANGES - DECEMBER 2022**

ADDRESS
4200 Poinsett St.

OLD BUSINESS
Myrtle Beach Christian Retreat Inc. (Dorms)

NEW BUSINESS
ANI Properties LLC (Hotel)



**PLANNING DIVISION
MONTHLY REPORT
December 2022**

During the month of December, 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
December	3	0	4	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
December	2	207	1	180	4	357.08

December 6, 2022, Planning Commission Meeting:

NEW BUSINESS

- A. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-32:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating the McDowell Corporate Center.

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-22-32 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 McDowell Corporate Center.

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

- C. **ANNEXATION & ZONING DESIGNATION Z-22-33:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately 1.15 acres and identified by PIN 357-07-01-0001. 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 January 9 meeting.

D. ANNEXATION & ZONING DESIGNATION Z-22-34: Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately 1.08 acres and identified by PIN 357-07-01-0002. 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 January 9 meeting.

E. ANNEXATION & ZONING DESIGNATION Z-22-35: Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately 0.52 acres and identified by PIN 357-07-01-0003. 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 postpone the item to the February 7 meeting to allow the property to become contiguous.

F. PRELIMINARY SUBDIVISION PLAT SUB-22-64: A major preliminary plat of subdivision creating 180 residential lots, common area, and rights-of-way in Seachase Pointe.

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

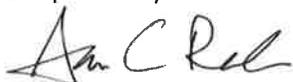
G. FINAL SUBDIVISION PLAT SUB-22-72: A major final bonded plat of subdivision creating 56 residential lots, common area, and private rights-of-way in Phase 2 of Grande Dunes North.

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

H. FINAL SUBDIVISION PLAT SUB-22-73: A major final bonded plat of subdivision creating 151 residential lots, common area, and private rights-of-way in Phase 3 of Grande Dunes North.

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

Respectfully submitted,



Aaron C. Rucker
Principal Planner

CITY OF NORTH MYRTLE BEACH
BOARD OF ZONING APPEALS
MONTHLY REPORT - DECEMBER 2022

The North Myrtle Beach Board of Zoning Appeals met on Thursday, December 8th, 2022, at 5:00 p.m. in the Council Chambers of City Hall at 1018 2nd Avenue South and took the following actions:

1. **APPROVED VARIANCE #V35-22:** Application by Flagship Construction to remove three trees in excess of 24 caliper inches at lot 7 and 8 and to seek the Board's determination for penalty of removing a 27" Oak tree at Briarcliff Commons off of Commons Blvd. zoned Mid-Rise Multifamily, R-2A District.
2. **APPROVED VARIANCE #V38-22:** Application by Josh Rowell to reduce the rear yard setback from 20' to 8' at 2500 Hwy. 17 South zoned, Highway Commercial, HC District.
3. **APPROVED VARIANCE #41-22:** Application by Ryan and Sharra Swisher for a request to allow a swimming pool in the side yard at 440 7th Avenue South zoned medium density residential R-2 district.
4. **APPROVED VARIANCE #42-22:** Application by James O. Baldwin IV for a request to remove a protected tree at 1104 Palm Bay Drive zoned Planned Development District, PDD.
5. **APPROVED VARIANCE #V44-22:** Application by DRG, LLC for a request to remove trees exceeding 24 caliper inches at Water Tower Road and Coates Road zoned mid-rise multifamily residential R-2A district.

CITY OF NORTH MYRTLE BEACH
ZONING CASES – DECEMBER 2022

Open Cases

Property Maintenance: 802 Seaside Dr. Roofing, siding, decking etc. in severe disrepair. 90 day NOV letter mailed.

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 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 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.

Parking and storage of major recreational equipment: 1816 24th Ave. N Multiple boats and campers stored on the property. NOV letter mailed. Follow-up inspection 01/12/23.

Accessory structures or buildings: 1110 28th Ave. S. Zoning district violation. Accessory structure being used as a dwelling. NOV letter mailed. Phone conversation with owner. Follow-up inspection due 01/09/23.

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. Phone conversation with owner on 12/07/22. Will follow-up in January.

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

Property Maintenance: 2001 Duffy St. Roofing damage, crawl space exposure to vermin, carport attic vent exposed. Per owner property scheduled to be demolished. Follow-up inspection due on 01/09/23.

Closed Cases

Property maintenance: 4800 South Ocean Blvd. Fencing around parking lot in poor repair. Complaint resolved, case closed.