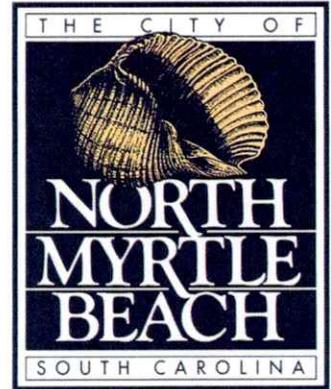


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: February 3, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the January 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.

There were no substantial Tenant Changes to be reported this month.

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach SC 29582



BUILDING DIVISION MONTHLY REPORT JANUARY 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	JAN 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	41	71	15	215	139	55%
Townhouse Building Permits ~	0	10	0	93	3	3000%
Townhouse Units	(0)	(10)	(0)	(93)	(3)	3000%
Multifamily Buildings	0	2	0	3	11	-73%
Multifamily Units	(0)	(80)	(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	0	0	3	9	-67%
Relocation	0	0	0	3	1	200%
Demolitions	1	3	3	23	17	35%
Swimming Pools	18	12	17	83	79	5%
Signs	8	4	0	35	23	52%
Alter/Addition/Repair	266	302	226	2122	1411	50%
Mobile Homes (New)	5	3	1	20	9	122%
Mobile Homes (Replace)	0	0	0	1	2	-50%
RV's/Park Models	0	0	0	0	0	0%
Other	32	18	60	171	494	-65%
TOTALS:	371	425	322	2772	2198	26%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JAN 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	256	276	230	1553	1276	22%
Zoning Compliances	105	88	77	717	584	23%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JAN 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	658	433	698	4581	4728	-3%
Electrical	350	200	310	2139	2211	-3%
Plumbing	249	213	289	1866	1778	5%
HVAC/Gas	216	145	211	1446	1352	7%
Info (Tenant Changes)	15	7	3	75	67	12%
C.O.'s	288	365	288	2088	1919	9%
Other	385	272	248	2388	1784	34%
Totals:	2161	1635	2047	14583	13839	5%
Daily Average	103	82	102			-

BUILDING VALUATION

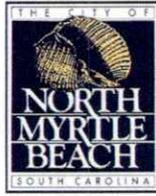
THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$180,349,221.04	\$153,672,875.97	17%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$772,939.00**	\$614,068.77	\$950,000.00	81%

* In Jan - 0 Duplex Structures
~ In Jan - 0 TH Bldgs, 0 Permits

** 3.1, 3.2, 3.4 codes only



PLANNING & DEVELOPMENT

MAJOR PROJECTS PERMITTED – JANUARY 2023

CHERRY GROVE PIER

Project Location: 3502 N Ocean Blvd. Unit A

Contractor: NB Labor LLC

Valuation: \$797, 205.00

Permit Fee Collected: \$0.00

Description: Maintenance & Repair of Cherry Grove Fishing Pier, following damage from Hurricane Ian. No expansion beyond original footprint is authorized.

HILL SREET PARK VILLAS - GRADING

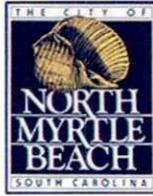
Project Location: 1720 24TH Ave. N.

Contractor: The Earthworks Group Inc.

Valuation: \$617,408.00

Permit Fee Collected: \$2,866.50

Description: Grading and related site work for "**Hill Street Park Villas**" clearing, grading, storm drainage installation, water & sewer installation, streets & curbing.



**PLANNING DIVISION
MONTHLY REPORT
January 2023**

During the month of January, 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
January	5	0	6	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
January	1	6	0	NA	6	2.28

January 10, 2023, Planning Commission Meeting:

OLD 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.

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-22-37:** City staff received a petition to annex ±22.53 acres adjacent to the Bahama Island Planned Development District (PDD) and located between the terminus of Ace Way and the Intracoastal

Waterway. The property is identified by the following PINs: 350-00-00-0086, 350-09-02-0001, 350-09-02-0002, 350-10-01-001, 350-10-01-002, 350-10-01-003, 350-10-01-0004, 350-10-01-0005, 350-10-01-0006, 350-10-01-0007, 350-10-01-0008, 350-10-01-0009, 350-10-01-0010, 350-10-01-0011, 350-10-01-0012, 350-10-01-0013, 350-10-01-0014, 350-10-01-0015, 350-10-01-0016, 350-10-01-0017, 350-10-01-0018, 350-10-01-0019, 350-10-01-0020, 350-10-01-0021, 350-10-01-0022, 350-10-01-0023, 350-10-01-0024, 350-10-01-0025, 350-10-01-0026, 350-10-01-0027, 350-10-01-0028, 350-10-01-0029, 350-10-01-0030, 350-10-01-0031, 350-10-01-0032, 350-10-01-0033, 350-10-01-0034, 350-10-01-0035, 350-10-01-0036, 350-10-01-0037, 350-10-01-0038, 350-10-01-0039, 350-10-01-0040, 350-10-01-0041, 350-10-01-0042, 350-10-01-0043, 350-10-01-0044, 350-10-01-0045, 350-10-01-0046, and 350-10-01-0047. 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 PDD within the Bahama Island PDD and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend approval of the petition for annexation and zoning to PDD. The item was forwarded to City Council to be considered for first reading of ordinance at the February 20 meeting.

- B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-22-36:** 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 Planning Commission voted unanimously to recommend approval of the major PDD amendment subject to addressing staff comments. The item was forwarded to City Council to be considered for first reading of ordinance at the February 20 meeting.

- C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE MAJOR PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT CASE Z-22-36 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 Planning Commission hosted the first of two public hearings on the development agreement. The second public hearing is scheduled for the City Council meeting on February 20, 2023.

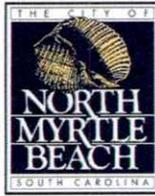
- D. FINAL SUBDIVISION PLAT SUB-22-53:** A major final bonded plat of subdivision creating six commercial lots, remainder lot, and public rights-of-way in Phase 1A of Champions Crossing.

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 fluid and cursive, with the first letters of each name being capitalized and prominent.

Aaron C. Rucker
Principal Planner

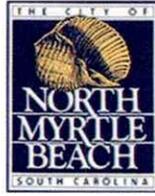


BOARD OF ZONING APPEALS

MONTHLY REPORT – JANUARY 2023

The North Myrtle Beach Board of Zoning Appeals met on Thursday, January 12th, 2023, 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 #V40-22:** Application by Mark and Cheryl Bradley to reduce the front yard setback from 25' to 20' at 189 Palmetto Harbour Drive zoned R1-B, Single Family Low-Medium Density Residential District.
- 2. APPROVED VARIANCE #V43-22:** Application by Amber Wall for a request to remove fourteen (14) trees in excess of 24 caliper inches at PIN #35700000006 at the corner of Tom E. Chestnut and Ridgewood Drive zoned Single Family, Low-Medium Density, Residential R-1A District.
- 3. APPROVED VARIANCE #V01-23:** Application by Thomas and Michelle Carter to reduce the rear yard setback from 20' to 5' for a proposed porch addition at 1020 Mount Vernon Drive zoned Medium Density, R-2 District.
- 4. APPROVED VARIANCE #V02-23:** Application by Charles and Marion Ashley to construct a garage that would exceed the maximum height allowance for accessory structures or to seek a variance of the minimum lot size at 2701 Nixon Street zoned Single Family, Low Density Residential, R-1 District.



**ZONING DIVISION
ZONING CASES – JANUARY 2023**

Open Cases

Property Maintenance: 3405 Duffy St. Roofing, siding, windows, window screens, doors etc. in severe disrepair. 90 day NOV letters mailed to (2) known mailing addresses.

Property Maintenance: 802 Seaside Dr. Roofing, siding, decking etc. in severe disrepair. 90 day NOV letter received by owner. Follow-up inspection due May 3, 2023.

Property Maintenance: 2203 Cecelia St. Roofing in poor repair, porch handrails and eaves in poor repair. NOV letter mailed. Phone conversation with owner. Property scheduled for demo. Follow-up inspection due on March 31, 2023.

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 continued by owner until Feb. 8, 2023.**

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.

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. Follow up letter hand delivered on 01/27/23 to re-establish dialogue to facilitate compliance.

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. 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.

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 soon. Demo permits BLD-23-145 and BLD 23-151 have been issued.

Closed Cases

Property maintenance: 1009 28th Ave. S. Windows, siding, soffits, fascia in disrepair. Bench trial held on 01/11/23. Found guilty, fine assessed, case closed.

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. Complaint resolved, case closed.

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. Complaint resolved, case closed.

Accessory structures or buildings: 1110 28th Ave. S. Zoning district violation. Accessory structure being used as a dwelling. Complaint resolved, case closed.

Parking and storage of major recreational equipment: 1816 24th Ave. N Multiple boats and campers improperly stored on the property. Complaint resolved, case closed.