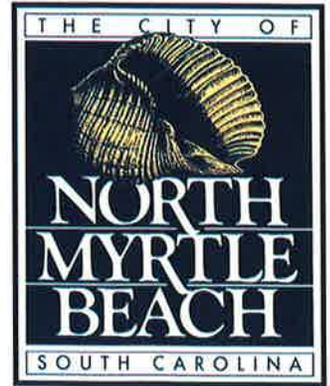


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: March 8, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the February 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 FEBRUARY 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	FEB 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	31	41	99	246	238	3%
Townhouse Building Permits ~	1	0	0	94	3	3033%
Townhouse Units	(6)	(0)	(0)	(99)	(3)	3200%
Multifamily Buildings	0	0	0	3	11	-73%
Multifamily Units	(0)	(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	3	0	4	6	13	-54%
Relocation	1	0	0	4	1	300%
Demolitions	1	1	3	24	20	20%
Swimming Pools	10	18	25	93	104	-11%
Signs	7	8	2	42	25	68%
Alter/Addition/Repair	314	266	233	2436	1644	48%
Mobile Homes (New)	8	5	0	28	9	211%
Mobile Homes (Replace)	0	0	1	1	3	-67%
RV's/Park Models	0	0	1	0	1	-100%
Other	25	32	60	196	554	-65%
TOTALS:	401	371	428	3173	2626	21%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	FEB 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	240	256	145	1793	1421	26%
Zoning Compliances	104	105	69	821	653	26%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	FEB 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	678	658	716	5259	5444	-3%
Electrical	292	350	373	2431	2584	-6%
Plumbing	301	249	263	2167	2041	6%
HVAC/Gas	199	216	213	1645	1565	5%
Info (Tenant Changes)	24	15	26	99	93	6%
C.O.'s	316	288	247	2404	2166	11%
Other	353	385	372	2741	2156	27%
Totals:	2163	2161	2210	16746	16049	4%
Daily Average	108	103	111			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$238,222,118.28	\$194,266,618.04	23%

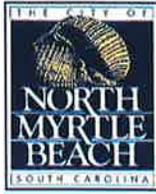
REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$988,822.50**	\$773,537.77	\$950,000.00	104%

* In Feb - 0 Duplex Structures

~ In Feb - 1 TH Bldgs, 1 Permits

** 3.1, 3.2, 3.4 codes only



PLANNING & DEVELOPMENT

MAJOR PROJECTS PERMITTED – FEBRUARY 2023

CHERRY GROVE BARGE LANDING, BULKHEAD & EXCAVATION 2022

Project Location: 5301 Heritage Dr.

Contractor: Intercoastal Marine LLC

Valuation: \$503,499.33

Permit Fee Collected: \$0.00

Description: Construction of a bulkhead & barge landing area: Construction of an approx. 28' long bulkhead with 4 cubic yards of associated backfill, a 40' x 75' concrete barge landing pad / launch ramp, and the placement of approx. 1,475 sq ft of rip-rap scour protection in association with the construction of the barge landing pad. The dredging portion of this project has been waived in accordance with Section 48-39-130(DX10). The project purpose is to improve access to navigable waters for local contractors performing work in nearby waters, including man-made canals within Cherry Grove and to provide bank stabilization.

CHAMPIONS CROSSING (PH 1B) – GRADING

Project Location: 105 Champions Blvd. Unit A

Contractor: King Construction Services Inc.

Valuation: \$ 1,367,912.87

Permit Fee Collected: \$5,116.50

Description: Grading and related site work for "Champions Crossing" (PH 1B) including clearing, grubbing, grading, storm drainage installation, water and sewer installation, construction of roadway and curbing and any associated matters.

PALMETTO COAST INDUSTRIAL PARK (PH 3) – GRADING

Project Location: 9101 Water Tower Rd.

Contractor: King Construction Services Inc.

Valuation: \$3,199,687.90

Permit Fee Collected: \$10,612.50

Description: Grading and related site work for Palmetto Coast Industrial Park (Phase 3) clearing, grading, storm drainage installation, water & sewer installation, streets & curbing.

PALMETTO COAST INDUSTRIAL PARK (PH 1) – GRADING

Project Location: 8470 Water Tower Rd.

Contractor: King Construction Services Inc.

Valuation: \$4,533,591.37

Permit Fee Collected: \$14,614.50

Description: Grading and related site work for Palmetto Coast Industrial Park (Phase 1) clearing, grading, storm drainage installation, water & sewer installation, streets & curbing.

PALMETTO COAST INDUSTRIAL PARK - BLDG 1

Project Location: 8651 Water Tower Rd.

Contractor: Choate Construction Company

Valuation: \$16,412,450.53

Permit Fee Collected: \$50,251.50

Description: Construction of a 164,999 heated sq ft commercial shell building for "Palmetto Coast Industrial Park" for future tenant spaces. (Building will be concrete tilt building w/ steel structure roof, TPO membrane roofing, fire pump house that will house a fire pump for ESFR sprinklers throughout the park and will be for building 1 future high piled racking) to include all required electrical, plumbing & mechanical.

PALMETTO COAST INDUSTRIAL PARK - BLDG 4

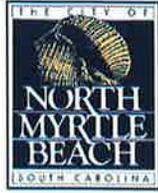
Project Location: 9101 Water Tower Rd.

Contractor: Choate Construction Company

Valuation: \$17,292,969.30

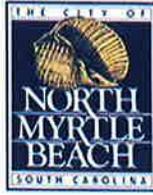
Permit Fee Collected: \$52,981.50

Description: Construction of a new 164,850 sq ft one story concrete tilt-up distribution warehouse building for "Palmetto Coast Industrial Park" with all required electrical, plumbing, mechanical. (BLDG 4) (Sprinkled)



PLANNING & DEVELOPMENT
TENANT CHANGES - FEBRUARY 2023

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS</u>
710 5 TH Ave. S	Wags and Whiskers (Business)	Gone Coastal Carts North (Mercantile)
211 Hwy 17 N, Unit 105	Costner Law (Business)	Energy Wave Spa (Business)
453 Main St., Unit 202	Vacant	John F Moore, CPA, LLC (Business)
708 18 th Ave. S, Unit 1	Total Look Hairstyle (Business)	Real Estate Sales (Mercantile)
1205 S Hwy 17, Unit B	Vacant	17 SDGS Executive Council Inc. Residence Hall
211 N Hwy 17	Vacant	Enabled Bodies LLC (Business)



**PLANNING DIVISION
MONTHLY REPORT
February 2023**

During the month of February, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop; one regularly scheduled meeting/workshop was canceled due to lack of business.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
February	6	2	9	4

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
February	0	NA	0	NA	4	68.67

February 21, 2023, Planning Commission Meeting:

NEW BUSINESS

- A. **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 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 March 6 meeting.

- B. **ANNEXATION & ZONING DESIGNATION Z-23-3:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cashmere Lane totaling approximately 0.27 acres and identified by PIN 357-07-01-0009. The lot is currently unincorporated and zoned Single-Family Residential 6 (SF6) 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 March 6 meeting.

- C. **ANNEXATION & ZONING DESIGNATION Z-23-4:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cashmere Lane totaling approximately 0.24 acres and identified by PIN 357-07-01-0010. The lot is currently unincorporated and zoned Single-Family Residential 6 (SF6) 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 March 6 meeting.

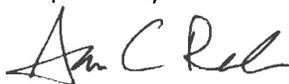
- D. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-23-1:** City staff received an application for a minor amendment to the Chestnut Greens Planned Development District (PDD) adding a four-foot berm adjacent to Lot 133 and Beautyberry Way.

Action: The Planning Commission voted unanimously to approve the minor planned development district amendment.

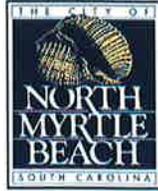
- E. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-23-2:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) creating an HTC Remote Office.

Action: The Planning Commission voted unanimously to postpone the item at the applicant's request and downgrade the item to a minor amendment after the zoning administrator's review.

Respectfully submitted,



Aaron C. Rucker
Principal Planner

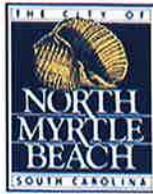


BOARD OF ZONING APPEALS

MONTHLY REPORT – FEBRUARY 2023

The North Myrtle Beach Board of Zoning Appeals met on Thursday, February 9th, 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 #V03-23:** Application by Annas Development + Building, Inc. to reduce the front yard setback from 25' to 20' at 109 Palmetto Harbor Drive zoned R1-B, Single Family Low-Medium Density Residential District.
- 2. APPROVED VARIANCE #V04-23:** Application by Wayne King for a request to reduce the front yard setback requirement from 25' to 8' for a proposed lot zoned Mid-Rise Multifamily Residential R-2A District.
- 3. APPROVED VARIANCE #V05-23:** Application by Stephen Johnson for a request to reduce the required side yard setback for a proposed deck at 409 31st Avenue North zoned Single Family Low Density Residential, R-1 District.
- 4. APPROVED VARIANCE #V07-23:** Application by Roger P. Roy for a request to replace a non-conforming fence at 1709 South Ocean Boulevard zoned Resort Residential, R-4 District.



ZONING DIVISION

ZONING CASES – FEBRUARY 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 has been sold and will be demolished.**

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: 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.

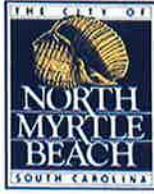
Property Maintenance: 927 Strand Ave. Fencing in poor repair. NOV letter mailed.

Property Maintenance: 4714 Seaview St. Fencing in poor repair. NOV letter mailed.

Parking and storage of major recreational equipment and storage containers: 4610 Woodland St. Camper parked between house and street, Cargo storage container in rear yard. NOV letter mailed.

Closed Cases

Property Maintenance: 606 Anne St. Storage shed in poor repair. Complaint resolved, case closed.



ZONING DIVISION

CODE ENFORCEMENT – FEBRUARY 2023

1. 803 Cox Street, January carry-over, derelict vehicle, compliance gained.
2. 2609 S. Hwy 17, Dodge Store, accumulation of litter and dumpster looks horrible. Area cleaned up.
3. 608 & 604 43rd Ave South AIRBNB complaint on parking issues onto street. Referred to Revenue Dept. to check Short Term Rental license and to Public Safety reference parking on the street.
4. 4514 Pelican Street, overgrown yard & dilapidated property. March 1st carryover
5. 901 West Port Dr. January carry over reference obstruction of view at intersection. Owner complied and matter closed.
6. 1707 Edge Dr. Derelict vehicles & accumulated debris, compliance gained CLOSED.
7. 87 Cedar ST. illegal dumping (CLOSED)
8. 4712 Seaview St. Fence & overgrown lot issues
9. Complaint on Lance Denny business on 6th Ave. S. in regard to excessive material being stored behind his business that has no relation to the actual business. Referred to Zoning.
10. Johnson & Strand St. Portions of a fence in poor condition since last hurricane. (Remedied)
11. 800 11th Ave N. overgrown lot/weeds/vegetation
12. 2402 Hillside Dr. S. dispute over placement of construction dumpster. (Remedied & closed)
13. 1121 Marsh Cove Ct. overgrown/hazardous vacant lot, remedied.
14. 1028 28th Ave S. (Rowell Compound) Karen Rowell basically called on herself about accumulation of junk/debris etc. again. I am currently working on this again but as I explained (again) to Karen & Virginia until they take legal action to have those squatters removed from the property the problem will always be there.
15. 300 11th Ave North, owner of that property allegedly running a business and selling cars from that lot. To be looked into and referred to Business License if needed.