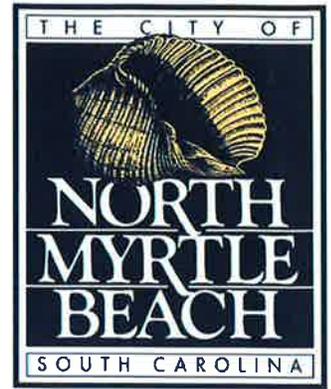


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: April 14, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the March 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 MARCH 2023

PERMITS ISSUED	THIS	LAST	MAR	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2022	YTD	YTD	
Single Family *	46	31	32	292	270	8%
Townhouse Building Permits ~	3	1	0	97	3	3133%
Townhouse Units	(14)	(6)	(0)	(113)	(3)	3667%
Multifamily Buildings	1	0	0	4	11	-64%
Multifamily Units	(40)	(0)	(0)	(135)	(11)	1127%
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	3	1	7	14	-50%
Relocation	0	1	0	4	1	300%
Demolitions	2	1	1	26	21	24%
Swimming Pools	15	10	19	108	123	-12%
Signs	17	7	10	59	35	69%
Alter/Addition/Repair	367	314	280	2803	1924	46%
Mobile Homes (New)	6	8	2	34	11	209%
Mobile Homes (Replace)	0	0	2	1	5	-80%
RV's/Park Models	8	0	0	8	1	700%
Other	30	25	93	226	647	-65%
TOTALS:	496	401	440	3669	3066	20%

CERTIFICATES ISSUED	THIS	LAST	MAR	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2022	YTD	YTD	
C.O.'s	367	240	201	2160	1622	33%
Zoning Compliances	148	104	97	969	750	29%

NUMBER OF INSPECTIONS	THIS	LAST	MAR	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2022	YTD	YTD	
Building	941	678	793	6200	6237	-1%
Electrical	436	292	406	2867	2990	-4%
Plumbing	397	301	353	2564	2394	7%
HVAC/Gas	251	199	244	1896	1809	5%
Info (Tenant Changes)	31	24	19	130	112	16%
C.O.'s	483	316	337	2887	2503	15%
Other	425	353	450	3166	2606	21%
Totals:	2964	2163	2602	19710	18651	6%
Daily Average	129	108	113			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$276,381,401.65	\$211,274,933.82	31%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,136,364.00**	\$849,292.27	\$950,000.00	120%

* In Mar - 2 Duplex Structures

~ In Mar - 3 TH Bldgs, 3 Permits

** 3.1, 3.2, 3.4 codes only



PLANNING & DEVELOPMENT

MAJOR PROJECTS PERMITTED – MARCH 2023

PARKWAY APARTMENTS – BLDG 3

Project Location: 10600 Hwy 90 Bldg 3

Contractor: Sterling-Euliss Enterprises LLC

Valuation: \$5,706,126.88

Permit Fee Collected: \$18,223.50

Description: Bldg 3: Construction of a 4-story 40-unit multi-family apartment building with 72 bedrooms / 64 bathrooms.

COASTAL NORTH – CAVA RESTAURANT

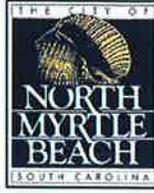
Project Location: 1400 N Hwy 17 Unit 1

Contractor: ELS Construction Inc

Valuation: \$622,355.00

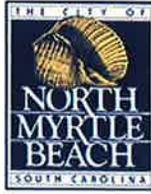
Permit Fee Collected: \$3,996.50

Description: Upfit to existing 2,641 heated sq ft commercial shell building for new CAVA Restaurant consisting of indoor & outdoor dining, all electrical, mechanical, plumbing, kitchen equipment, handicap accessible restrooms, interior & exterior finishes.



PLANNING & DEVELOPMENT
TENANT CHANGES - MARCH 2023

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS</u>
211 N Hwy 17, Unit 103	Vacant	North Myrtle Nutrition
2100 Old Hwy 17 N, Unit 102	Kiddycare Babysitting Services	Your Home Sold Guaranteed Realty – TMS Real Estate
1019 S Hwy 17, Unit 114	Vacant	Noel Taylor Agency Financial Services
4848 S Hwy 17	Vacant	Heavens Marketplace



**PLANNING DIVISION
MONTHLY REPORT
March 2023**

During the month of March, the City of North Myrtle Beach Planning Commission held two regularly scheduled meetings and workshops.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
March	10	1	12	2

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
March	0	NA	0	NA	3	0.87

March 7, 2023, Planning Commission Meeting:

OLD BUSINESS

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

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

March 21, 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 recommend approval of the major PDD amendment subject to addressing staff comments. The item was forwarded to the City Council to be considered for first reading of ordinance at the April 4 meeting.

- 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 hosted the first of two public hearings on the development agreement. The second public hearing was scheduled for the City Council meeting on April 3, 2023.

NEW BUSINESS

- A. ANNEXATION & ZONING DESIGNATION Z-23-6:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cashmere Lane totaling approximately 0.18 acres and identified by PIN 357-07-01-0014. 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 the City Council to be considered for first reading of ordinance at the April 3 meeting.

- B. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-23-7:** City staff received an application for a major amendment to the Parkway Group Planned Development District (PDD) amending the Rosewood Neighborhood of Waterside from townhomes to single-family residential units through changes to the governing documents.

Action: The Planning Commission voted unanimously to recommend approval of the major PDD amendment subject to addressing staff comments. The item was forwarded to the City Council to be considered for first reading of ordinance at the April 3 meeting.

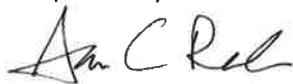
- C. FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED THE PARKWAY GROUP PDD:** The North Myrtle Beach Planning Commission will host the first of two public hearings regarding a proposed amendment to the Development Agreement associated with the Parkway Group PDD. The proposal deals with the triggers set up for elements in the Village at Waterway Hills and replaces an access exhibit.

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 April 3, 2023.

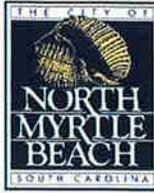
- D. WAIVER REQUEST W-23-1:** A request for waiver of block length and perimeter requirements for the Lauret Tract subdivision.

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

Respectfully submitted,



Aaron C. Rucker
Principal Planner



BOARD OF ZONING APPEALS

MONTHLY REPORT – MARCH 2023

The North Myrtle Beach Board of Zoning Appeals met on Thursday, March 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 #06-23:** Application by Tom Baker for a request to place a swimming pool in an area of the yard that is not the rear yard at 4600 Marion Circle zoned Single Family, Low Density, R-1 District.
- 2. APPROVED VARIANCE #09-23:** Application by Marcus and Mary Lou Leatherman for a request to place a swimming pool in one of the front yards at 4714 Surf Street zoned Single Family, Low Density Residential, R-1 District.
- 3. APPROVED VARIANCE #10-23:** Application by Michael Freeman for a request to reduce the front setback at 2904 Nixon Street zoned Resort Residential, R-4 District.



ZONING DIVISION

ZONING CASES – MARCH 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. as soon as DHEC approves application.**

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. Matter to go before Board of Zoning appeals on 04/13/23.

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: 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.

Property Maintenance: 1523 Havens Dr. Roofing damage, rotting soffits. NOV letter mailed.

Parking and storage of major recreational equipment: 1349 Church View Ln Camper stored on vacant lot. Evidence of "living" in camper. Generator, water line from neighbors well. NOV letter mailed.

Closed Cases

Property Maintenance: 3801 Lake Dr. Collapsed retaining wall along water edge. Complaint resolved, case close.

Parking and storage of major recreational equipment: 4610 Woodland St. Camper parked between house and street, cargo storage container in rear yard. Complaint resolved, case closed.



ZONING DIVISION

CODE ENFORCEMENT – MARCH 2023

1. Feb. carryover 4514 Pelican St. overgrown lot & debris (**resolved**)
2. Feb. carryover 800 11th Ave. N. David Serrell property, overgrown, in compliance on 3/15/23
CLOSED
3. 300 11th Ave North, alleged complaint of selling multiple vehicles on property, will check and pass to Revenue Dept. **Passed to revenue**
4. 2308 N. Ocean Blvd. Pelican Motel, contaminated outdoor pool
5. 4507 Willet St. Derelict vehicle & debris
6. 816 Hillside Dr. S, Dumpster issue (**remedied**)
7. 317 27th Ave N. overgrown lot/dilapidated building
8. 703 Windy Hill Rd. debris/leaf litter, mosquito issues)
9. Prince Property of Little River Neck Rd. overgrown
10. 215 25th Ave N. Overall dilapidated building & property **ongoing issues**
11. 4618 Marion Cr. Owner of vacant lot asked me to check into a trespass issue in regard to a pool being installed at 4600 Marion Cr, Allegedly using his vacant lot as parking and entry area for construction of said pool. **Referred** to Building Inspectors.
12. 1100 David St. Trash Dumpster issue (**Compliance gained**)
13. 4616 Surf St. AIRBNB complaint & overgrowth, ALL alleged violators are registered with the city as Short Term Rentals, per wording of ordinance the overgrowth is minimal, will monitor
14. 3102 Inland St. Trash/debris complaint (**baseless**)
15. 1523 Havens St. damage to home, never repaired since hurricane along with debris scattered throughout yard.
16. 1919 North Ocean Blvd. foul smelling accumulating trash. 03/17/23 No outside trash/debris issues observed, if coming from inside **NMBPD** will have to make contact.
17. 2506 S. Ocean Blvd & area of Parrin St. construction company dumped concrete in vicinity of 2600 block of Parrin allegedly came from area of 2506 S Ocean. No workers on site today 03/17/23, however sidewalks are being replaced a p/lot has been paved. NO PERMITS **referred** to Zoning & Blding
18. 1909 Edge Dr. Illegal dumping along roadside (**Closed for now**)
19. 1525 S. Ocean Blvd. Dumpster in public beach access (**resolved**)
20. 1427 S. Ocean Blvd. complaint on excessive debris in dunes (**CLOSED**)
21. 3602 S. Hwy 17, dispute over dumpsters use between shared businesses will monitor situation into April (**ongoing issue**)

22. 4800 S. Ocean Blvd. Beach Cove Resort, trash/debris in p/lot
23. 807 37th Ave S. Trash/derelect vehicle issues
24. 2420 Little River Neck Rd. Overgrown vacant lot