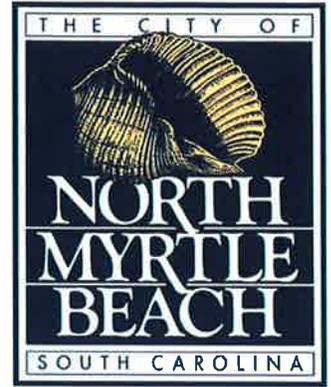


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: May 5, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the April 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 APRIL 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	APR 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	19	46	8	311	278	12%
Townhouse Building Permits ~	1	3	18	98	21	367%
Townhouse Units	(6)	(14)	(18)	(119)	(21)	467%
Multifamily Buildings	0	1	0	4	11	-64%
Multifamily Units	(0)	(40)	(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	4	1	0	11	14	-21%
Relocation	0	0	1	4	2	100%
Demolitions	4	2	6	30	27	11%
Swimming Pools	11	15	11	119	134	-11%
Signs	7	17	4	66	39	69%
Alter/Addition/Repair	312	367	303	3115	2227	40%
Mobile Homes (New)	3	6	2	37	13	185%
Mobile Homes (Replace)	0	0	0	1	5	-80%
RV's/Park Models	1	8	0	9	1	800%
Other	22	30	96	248	743	-67%
TOTALS:	384	496	449	4053	3515	15%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	APR 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	282	367	190	2442	1812	35%
Zoning Compliances	113	148	93	1082	843	28%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	APR 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	785	941	725	6985	6962	0%
Electrical	346	436	424	3213	3414	-6%
Plumbing	348	397	325	2912	2719	7%
HVAC/Gas	220	251	241	2116	2050	3%
Info (Tenant Changes)	22	31	16	152	128	19%
C.O.'s	386	483	284	3273	2787	17%
Other	370	425	404	3536	3010	17%
Totals:	2477	2964	2419	22187	21070	5%
Daily Average	130	129	121			-

BUILDING VALUATION

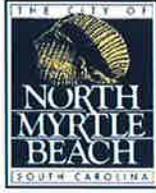
THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$293,731,137.03	\$230,069,145.90	28%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,218,362.00**	\$942,824.77	\$950,000.00	128%

* In Apr - 0 Duplex Structures
~ In Apr - 1 TH Bldg, 1 Permit

** 3.1, 3.2, 3.4 codes only



PLANNING & DEVELOPMENT

MAJOR PROJECTS PERMITTED – APRIL 2023

HEARTLAND DENTAL OFFICE

Project Location: 101 S HWY 17

Contractor: WIMCO CORPORATION

Valuation: \$598,042.05

Permit Fee Collected: \$13,448.50

Description: Construction of a 4,143 heated sq ft commercial building for "Heartland Dental Office" with monolithic slab foundation to include all required electrical, mechanical, plumbing, interior & exterior finishes.

PARK RIDGE AMENITY CENTER

Project Location: 300 Champions Blvd Unit 1P (Pool)

Contractor: RDG BUILDERS LLC

Valuation: \$624,223.95

Permit Fee Collected: \$2,977.50

Description: Construction of single story community building for "**Park Ridge Amenity Center**" consisting 3,804 heated sq ft & 1,000 unheated sq ft with shared club room, fitness / exercise areas, restrooms to meet ADA requirements, lobby, work area, manager / office areas & all electrical, plumbing, mechanical, interior & exterior finishes.

BAREFOOT LANDING - BIG CHILL RESTAURANT

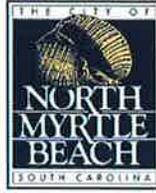
Project Location: 4736 S HWY 17

Contractor: BEC CONSTRUCTION INC

Valuation: \$1,293,764.50

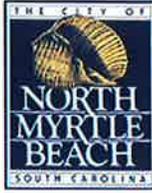
Permit Fee Collected: \$303,414.50

Description: Construct new two story commercial building for "**Big Chill Restaurant**" consisting of kitchen area/equipment, indoor & outdoor dining, restrooms, bar area, office, storage area, all required electrical, plumbing, mechanical, interior & exterior finishes.



PLANNING & DEVELOPMENT
TENANT CHANGES - APRIL 2023

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS</u>
802 41 st Ave S, Unit 110	Vacant	Cooper Maintenance LLC
2423 S Hwy 17, Unit 9	Vacant	Airborne Financial Solutions
512 N Hwy 17	Vacant	Riesenberg Family Dental, LLC
1019 S Hwy 17, Unit 107	Vacant	Landmark Mortgage LLC



**PLANNING DIVISION
MONTHLY REPORT
April 2023**

During the month of April, the City of North Myrtle Beach Planning Commission held one regularly scheduled meeting and workshop. Four Technical Review Committee meetings were held.

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
April	4	2	14	0

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
April	0	NA	0	NA	6	32.25

April 4, 2023, Planning Commission Meeting:

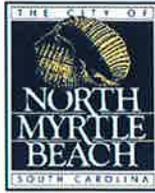
NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-23-8:** City staff received a petition to annex ±0.27 acres on 1st Avenue South identified by PIN 350-16-04-0013. The lot is currently unincorporated and zoned MSF 10 Residential (MSF10) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of R-2 Medium Density Residential (R-2) and will be heard concurrently.

Action: The Planning Commission voted unanimously to recommend approval of the petition for annexation and zoning to R-2. The item was forwarded to the City Council to be considered for first reading of ordinance at the May 1 meeting.

Respectfully submitted,

Aaron C. Rucker
Principal Planner

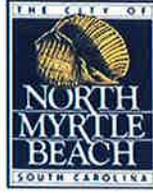


BOARD OF ZONING APPEALS

MONTHLY REPORT – APRIL 2023

The North Myrtle Beach Board of Zoning Appeals met on Thursday, April 13th, 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 #14-23:** Application by Carl Hunsucker for a request to reduce the minimum front yard setback for an existing balcony from the minimum required 25' to 17' at 2105 Cecelia Street zoned Single Family, Low Density Residential, R-1 District.
- 2. APPROVED SIDE YARD VARIANCE #15-23:** Application by Lanny Lewis to reduce side and rear yard setback requirements for existing encroachments at 4506 Osprey Street zoned Mobile/Manufactured Home Residential, R-3 District



ZONING DIVISION

ZONING CASES – APRIL 2023

Open Cases

Property Maintenance: 3405 Duffy St. Roofing, siding, windows, window screens, doors etc. in severe disrepair. **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. 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. Matter heard at Board of Zoning appeals on 04/13/23. Board granted variance on accessory storage building. Request for setback variance on other accessory structure denied. Will follow up with owner.

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. Note: windows have been boarded over.**

Property Maintenance: 1350 S. Hwy 17 Building in poor repair. 90 day NOV letter mailed.

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. 90 day NOV letter mailed.

Property Maintenance: 1523 Havens Dr. Roofing damage, rotting soffits. 90 day 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. Spoke with owner, preparing to move camper to lot in Horry County jurisdiction.

Property Maintenance: 3311 S. Hwy 17 Building in poor repair. 90 day NOV letter mailed.

Property Maintenance: 210 N Hwy 17 Building in poor repair. 90 day Nov letter mailed.

Closed Cases

Property Maintenance: 4714 Seaview St. Chain link fencing in poor repair. Complaint resolved, case closed.

Parking and storage of major recreational equipment: 1535 27th Ave. N Camper parked between house and street. Complaint resolved, case closed.



ZONING DIVISION

CODE ENFORCEMENT – APRIL 2023

1. 317 27TH Ave North, overgrown and dilapidated home, possibly in probate court? Original owner deceased, difficulty locating kin.
2. 215 25th Ave North, overgrown and dilapidated home, this is a continual issue with this property. Owners from Marion SC will not respond in any way.
3. 703 Windy Hill Rd. leaf litter/yard debris. (CLOSED)
4. 1523 Havens St. yard debris and overgrowth (CLOSED)
5. 805 37TH Ave South, trash left piling up (CLOSED)
6. 4800 S. Ocean Blvd. litter accumulating along public walkway to beach. (CLOSED)
7. 2420 Little River Neck Rd. overgrown vacant lot (Pending)
8. 4600 Marion Cr. AIRBNB complaint on trash accumulation. (CLOSED)
9. 1615 Hwy 17 South SUPER DEALS, residential complaint on placement of a Porta Potty on that property. No code or zoning laws that address such an issue. Was able to reach a compromise.
10. 1701 Edge Dr. placement of posts in city right of way. 30 days to remove. (Pending)
11. 1707 Edge Dr. derelict vehicle. Found baseless
12. 409 26th Ave North. AIRBNB complaint on noise, trespassing issues. Was able to get the complainant and owner in discussion and issue was remedied w/out getting police involved.
13. 1321 S. Ocean Blvd. complaint on trash, debris around Lazy River. Investigation showed Lazy River is being renovated and is closed off to use with caution tape. (Baseless)
14. 2405 Horne St. resident has concerns about a dead or dying tree at 2404 Horne St. Although I cannot force said owner to cut down tree, I did reach out about said concern to that property owner.
15. 200 11th Ave. South, illegal dumping (CLOSED)
16. 2400 24th Ave South & Ridge St. Visual clearance at intersection given 30 days to come into compliance by removing or trimming to a maximum height of 30” (Pending)
17. 3311 Hwy 17 South, trash/overgrowth issues (Pending)
18. 2414 Hilton Dr. issues relayed to Building officials, no permits active for work being done
19. 37th Ave South Ocean Blvd. old coupon and paper boxes in right of way dilapidated and unused. (Removed)
20. 9th Ave South unknown street end? Dumpster issues (Pending)
21. 2577 Pete Dye Dr. trash/dumpster issues (baseless)
22. 4001 Birchwood Dr. Debris issues, Compliance gained
23. 1101 24th Ave North, visual clearance issue at intersection of Metts Drive
24. 4604 Lewis St. overgrown vacant lot, Compliance gained
25. 805 Cox St. pet related issues in regards to feces/urine
26. 928 Hillside Dr. South contractors parking issue (advised)