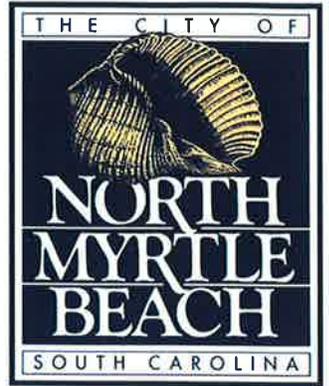


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: June 5, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the May 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 MAY 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	MAY 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	32	19	31	343	309	11%
Townhouse Building Permits ~	8	1	17	106	38	179%
Townhouse Units	(44)	(6)	(17)	(163)	(38)	329%
Multifamily Buildings	2	0	0	6	11	-45%
Multifamily Units	(80)	(0)	(0)	(215)	(11)	1855%
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	4	0	11	14	-21%
Relocation	0	0	1	4	3	33%
Demolitions	5	4	5	35	32	9%
Swimming Pools	18	11	16	137	150	-9%
Signs	5	7	5	71	44	61%
Alter/Addition/Repair	334	312	360	3449	2587	33%
Mobile Homes (New)	9	3	6	46	19	142%
Mobile Homes (Replace)	0	0	0	1	5	-80%
RV's/Park Models	0	1	0	9	1	800%
Other	40	22	33	288	776	-63%
TOTALS:	453	384	474	4506	3989	13%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	MAY 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	310	282	268	2752	2080	32%
Zoning Compliances	149	113	149	1231	992	24%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	MAY 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1022	785	945	8007	7907	1%
Electrical	382	346	520	3595	3934	-9%
Plumbing	460	348	382	3372	3101	9%
HVAC/Gas	233	220	264	2349	2314	2%
Info (Tenant Changes)	20	22	13	172	141	22%
C.O.'s	398	386	384	3671	3171	16%
Other	496	370	494	4032	3504	15%
Totals:	3011	2477	3002	25198	24072	5%
Daily Average	137	130	143			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$331,427,263.23	\$264,886,227.20	25%

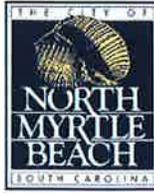
REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,361,649.00**	\$1,087,210.27	\$950,000.00	143%

* In May - 0 Duplex Structures

~ In May - 8 TH Bldgs, 8 Permits

** 3.1, 3.2, 3.4 codes only



PLANNING & DEVELOPMENT

MAJOR PROJECTS PERMITTED – MAY 2023

RICCOBENE DENTAL OFFICE

Project Location: 900 Hwy 17 S

Contractor: Chambliss & Rabil Construction

Valuation: \$600,000

Permit Fee Collected: \$10,381.50

Description: Interior upfit to UNIT 1 (combine Units 1 and 2 to create one unit) in commercial shell building at Lake View Commons Shopping Center for new "Riccobene Dentistry" dental office, to include treatment rooms, office areas, waiting room, lab, restrooms, storage, all required electrical, plumbing & mechanical and interior finishes. Construction will be within building shell, see PERMIT BLD-21-2707. No site work. (Fire sprinkler coverage will be extended from existing main feed.)

PARKWAY APARTMENTS – BLDG 7

Project Location: 10600 Hwy 90 Unit 7 (Bldg)

Contractor: Sterling Euliss Enterprises, LLC

Valuation: \$5,706,126.88

Permit Fee Collected: \$18,223.50

Description: Bldg 7: Construction of a 4-story 40-unit multi-family apartment building, 72 bedroom / 64 bath.

PARKWAY APARTMENTS – BLDG 5

Project Location: 10600 Hwy 90 Unit 5 (Bldg)

Contractor: Sterling Euliss Enterprises, LLC

Valuation: \$5,706,126.88

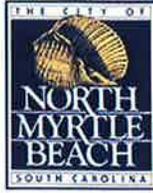
Permit Fee Collected: \$18,223.50

Description: Bldg 5: Construction of a 4-story 40-unit multi-family apartment building with 72 bedrooms / 64 bathrooms.



PLANNING & DEVELOPMENT
TENANT CHANGES - MAY 2023

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS</u>
1000 2nd Ave S., Unit 104	Vacant	Cardinal Financial Company, Limited Partnership
1019 S Hwy 17, Unit 124	Vacant	Home Health Office
4718 S Hwy 17, Unit E	Byrd House Snacks	Vacant



**PLANNING DIVISION
MONTHLY REPORT
May 2023**

During the month of May, the City of North Myrtle Beach Planning Commission held no meetings or workshops. Both regularly scheduled meetings and workshops were canceled due to lack of business. Four Technical Review Committee meetings were held.

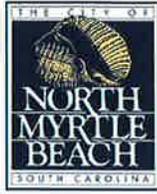
Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
May	5	1	14	4

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
May	0	NA	0	NA	3	0.94

Respectfully submitted,

Aaron C. Rucker
Principal Planner



BOARD OF ZONING APPEALS
MONTHLY REPORT – MAY 2023

The North Myrtle Beach Board of Zoning Appeals met on Thursday, May 11th, 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 #17-23:** Application by The Earthworks Group to remove 2 trees exceeding 24 caliper inches at 1716 24th Avenue North.
- 2. APPROVED VARIANCE #19-23:** Application by Leann Oakley for a request to remove a tree exceeding 24 caliper inches at 1404 James Island Avenue.



ZONING DIVISION

ZONING CASES – MAY 2023

Open Cases

Property Maintenance: 4614 Lewis Cir. Roofing and screens in poor repair. NOV letter mailed. **Owner deceased. Property in probate.**

Property Maintenance: 2411 Williams St. Exterior walls and decking in poor repair. NOV letter mailed.

Property Maintenance: 313 22nd Ave. N. Decking and steps in poor repair. NOV letter mailed.

Property Maintenance: 3701 Seaview St. Roofing, Exterior walls, windows, steps, landings etc. in extreme disrepair. Property uninhabitable. NOV letter mailed.

Parking and storage of major recreational equipment: 1300 Seaside Dr. Camper parked on vacant lot, owners camping on site.

Accessory structures or buildings: 904 Lowe Dr. Zoning district violation. Storage building being used as a dwelling.

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. **Demolition permit BLD-23-1994 has been issued.**

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. NOV letter mailed.

Property Maintenance: 312 31st. Ave. N Broken, boarded over windows, torn screens, damaged doors, decking in poor repair. 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. 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: 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. Spoke with owner, preparing to move camper to lot in Horry County jurisdiction.

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

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

Closed Cases

Property Maintenance: 2203 Cecelia St. Roofing, porch handrails and eaves in poor repair. Complaint resolved, case closed.

Property Maintenance: 927 Strand Ave. Fencing in poor repair. Complaint resolved, case closed.



ZONING DIVISION
CODE ENFORCEMENT – MAY 2023

April Carryovers

1. 317 27th Ave north, overgrown and dilapidated home, original owner deceased difficulty locating Kin
2. 215 25th Ave N. overgrown and dilapidated home, owners from Marion will not respond in any way, found guilty in absence in court
3. 2420 Little River Neck Rd. Dialog has been accomplished with property owner and compliance is anticipated. **In compliance now, closed**
4. 1701 Edge Dr. placement of Landscaping in Right of Way, has until mid-May to come into compliance **(Compliance gained)**
5. 2400 24th Ave N. & Ridge St. Visual clearance at intersection, home owner disagreeable however was given 30 days to remedy. (May 15th) **Closed with compliance**
6. 3311 Hwy 17 S. Trash & overgrowth, **referred to legal dept. to start process to have done**
7. 1101 24th Ave N. visual clearance at intersection, **compliance gained**

May

1. 231 Palmetto Harbor Dr. Fire Hydrant Clearance issue
2. 3610 S. Ocean Blvd. Fire Hydrant Clearance Issue
3. 1112 Golf View Ln. Fire Hydrant Clearance Issue
4. 1446 Hounds Way Dr. Fire Hydrant Clearance Issue **(closed)**
5. 1482 Fox Hollow Way, Fire Hydrant Clearance Issue **(closed)**
6. 4100 Seaview Dr. Fire Hydrant Clearance Issue
7. 4600 Surf St. Fire Hydrant Clearance Issue **(closed)**
8. 2nd Ave N & Lynn Ct. Fire Hydrant Clearance Issue **(closed)**
9. 300 South Ocean Blvd. contaminated pool, brownish water, pool has been drained and **compliance gained**
10. 313 22nd Ave North, overgrown yard **(Closed)**
11. 4604 Hedrick St. overgrown vacant lot **(Closed)**
12. 4600 Lewis St. overgrown vacant lot **(Closed)**
13. 1212 Parran St. dumpster issue **(baseless)**
14. 812 & 816 9th Ave South, dumpster issues
15. 200 Hillside Dr. South 3 derelict vehicles, tagged for towing on 5/15/23 unless removed prior 5/10/23 3 **Towed & Closed**
16. 2704 Shipwheel Ln overgrown vacant lot **(Complied)**
17. 1614 26th Ave. North overgrown yard/trash
18. 1615 26th Ave. North overgrown yard/trash **Closed**

19. 2428 L.R. Neck Rd. Dumpster issue (not a Code Issue)
20. 1510 Edge Dr. Derelict vehicle Tagged 05/10/23 Towed
21. 4013 Hwy 17 S. Windy Hill Center alleyway, debris accumulation, majority of debris has been removed, this just keeps recycling it's a breeze way for all sorts of paper and other light weight debris
22. 4614 Lewis Cr. Overgrown/deteriorating property, property is in a Probate battle but attorneys on both sides are aware of notice to comply order.
23. 404 18th Ave S. AIRBNB complaint, trash/parking, Closed
24. 2701 Edge Dr. Illegal Dumping issues, just one of those areas in the city where it is difficult if not impossible to stop, however CLOSED for now
25. 1408 S. Ocean Blvd. Illegal Dumping Issues compliance
26. 1543 West Port Dr. overgrown yard
27. Vacant lot at 1410 Lewis Cr. Illegal dumping, closed with help from sanitation
28. 1029 Sea Mtn Hwy. overgrown vacant lot
29. 805 Cox St. overgrown yard & pet related issues, yard is now in compliance with overgrowth Closed out 4 now
30. 1709 Holly Dr. overgrown vacant lot
31. * All property owners with fire hydrant obstruction issues on their property were sent a letter in late April giving said property owner 30 days to come into compliance and/or opportunity to remove/transplant anything they may hold of value, with the understanding that afterwards the city will remove anything w/in 3 feet of hydrant. As of June 1st only 50% have handled issue themselves. Fire Department Lt. Jacob Weeks was made aware and he will coordinate with Public Grounds for city to take care of it.