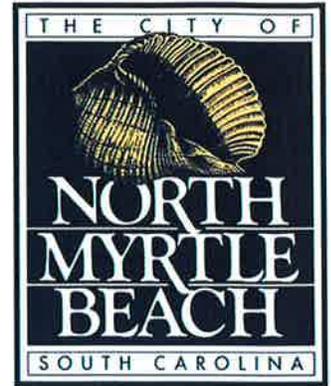


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: July 5, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the June 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 JUNE 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	JUN 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	31	32	22	374	331	13%
Townhouse Building Permits ~	11	8	0	117	38	208%
Townhouse Units	(21)	(14)	(0)	(154)	(38)	305%
Multifamily Buildings	1	2	0	7	11	-36%
Multifamily Units	(12)	(80)	(0)	(227)	(11)	1964%
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	2	0	1	13	15	-13%
Relocation	0	0	0	4	3	33%
Demolitions	4	5	2	39	34	15%
Swimming Pools	9	18	17	146	167	-13%
Signs	2	5	5	73	49	49%
Alter/Addition/Repair	314	334	352	3763	2939	28%
Mobile Homes (New)	7	9	3	53	22	141%
Mobile Homes (Replace)	0	0	0	1	5	-80%
RV's/Park Models	1	0	0	10	1	900%
Other	25	40	22	313	798	-61%
TOTALS:	407	453	424	4913	4413	11%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JUN 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	272	310	393	3024	2473	22%
Zoning Compliances	114	149	124	1345	1116	21%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JUN 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	923	1022	803	8930	8710	3%
Electrical	481	382	364	4076	4298	-5%
Plumbing	353	460	360	3725	3461	8%
HVAC/Gas	268	233	286	2617	2600	1%
Info (Tenant Changes)	24	20	17	196	158	24%
C.O.'s	343	398	388	4014	3559	13%
Other	478	496	461	4510	3965	14%
Totals:	2870	3011	2679	28068	26751	5%
Daily Average	130	137	122			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$364,461,864.34	\$287,831,470.48	27%

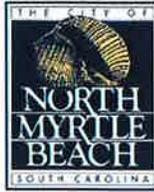
REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$1,496,432.00**	\$1,176,830.77	\$950,000.00	158%

* In Jun - 0 Duplex Structures

~ In Jun - 4 TH Bldgs, 11 Permits

** 3.1, 3.2, 3.4 codes only



PLANNING & DEVELOPMENT

MAJOR PROJECTS PERMITTED – JUNE 2023

HOPE POINTE PHASE I - GRADING

Project Location: 5225 Little River Neck Road

Contractor: C L Benton & Sons Inc.

Valuation: \$7,707,754.00

Permit Fee Collected: \$24,136.50

Description: Grading and related site work for "Hope Pointe Phase I" clearing, grading, storm drainage installation, water & sewer installation, streets & curbing

BRIARCLIFFE VILLAS – BLDG 11

Project Location: 1100 Commons Blvd Bldg 11

Contractor: Hanco of SC Inc.

Valuation: \$1,916,607.84

Permit Fee Collected: \$104,071.50

Description: BLDG 11: Construction of a 3-story (12) unit multi-family apartment building, 24 bedrooms, 24 bath.

CRAVE ITALIAN OVEN & BAR RESTAURANT

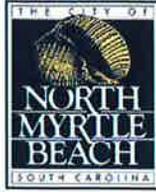
Project Location: 202 North Highway 17

Contractor: Logan White Construction Co., LLC

Valuation: \$565,253.40

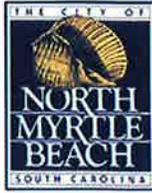
Permit Fee Collected: \$10,472.50

Description: Interior & exterior renovation & addition to existing 3,276 commercial building for "Crave Italian Oven & Bar Restaurant" consisting of indoor & outdoor dining, handicap accessibility ramp/ restrooms, interior partitions, additional water closet with lavatory, full service kitchen / equipment, enclose existing covered porch to make 3,670 sq ft, to include all electrical, plumbing, mechanical, curbing, parking, landscaping, interior & exterior finishes.



**PLANNING & DEVELOPMENT
TENANT CHANGES - JUNE 2023**

<u>ADDRESS</u>	<u>OLD BUSINESS</u>	<u>NEW BUSINESS</u>
4011 S Hwy 17	Hempie Town	Sizzle & Smash
701 17 th Ave S	Richard Young, D.M.D, PA	MyBeach Vacation Rentals w/ Apartment
1603 S Hwy 17, Unit 14	Vacant	We Oversee Myrtle Beach LLC



**PLANNING DIVISION
MONTHLY REPORT
June 2023**

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

Monthly Plan and Plat Review Statistics:

	Site Plan Submittals			
	Courtesy Review	Staff-Initiated	Full Submittals	Approved
June	2	1	26	5

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
June	3	182	1	92	15	246.03

June 20, 2023, Planning Commission Meeting:

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-23-9:** City staff received a petition to annex ±0.76 acres on Cenith Drive identified by PIN 357-07-01-0004. 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 the City Council to be considered for first reading of ordinance at the July 10 meeting.

- B. **ANNEXATION & ZONING DESIGNATION Z-23-10:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cenith Drive totaling approximately ±0.72 acres and identified by PIN 357-07-01-0021. 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 the City Council to be considered for first reading of ordinance at the July 10 meeting.

- C. **ANNEXATION & ZONING DESIGNATION Z-23-12:** Pursuant to a recorded pre-annexation agreement, City staff has begun the process to annex lands on Cashmere

Lane totaling approximately ±0.38 acres and identified by PINs 357-07-01-0011 & 357-07-01-0013. The lots are 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 July 10 meeting.

- D. MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-23-13:** City staff received an application for a major amendment to the Myrtle Beach RV Resort Planned Development District (PDD) removing the 400 square feet limit to living space area 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 July 10 meeting.

- E. STREET PLANNING MANUAL UPDATE SPM-23-1:** City staff has revised the Street Planning Manual to revise the tree lawn in the 50' public right-of-way.

Action: The Planning Commission voted unanimously to approve the street planning manual update.

- F. PRELIMINARY SUBDIVISION PLAT SUB-23-11:** A major preliminary plat of subdivision creating 92 residential lots, common area, amenity site, pump station site, and rights-of-way in Phase One of the Bell Tract.

Action: The Planning Commission voted 4-1 to approve the preliminary plat of subdivision.

- G. FINAL SUBDIVISION PLAT SUB-23-51:** A major final plat of subdivision creating 123 single-family lots, open space, and rights-of-way in Phase 4 of the Chestnut Greens subdivision.

Action: The Planning Commission voted unanimously to approve the major final plat of subdivision.

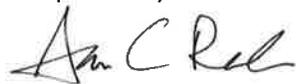
- H. FINAL SUBDIVISION PLAT SUB-23-46:** A major final plat of subdivision creating Long Branch Loop right of way.

Action: The Planning Commission voted unanimously to approve the major final plat of subdivision.

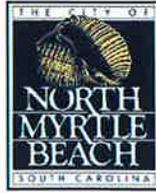
- I. FINAL SUBDIVISION PLAT SUB-22-40:** A major final plat of subdivision creating 59 residential lots, open space, and rights-of-way in Phase 1C of Waterside.

Action: The Planning Commission voted unanimously to approve the major final plat of subdivision.

Respectfully submitted,



Aaron C. Rucker
Principal Planner



BOARD OF ZONING APPEALS
MONTHLY REPORT – JUNE 2023

The North Myrtle Beach Board of Zoning Appeals met on Thursday, June 8th, 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 #V23-23:** Application by Jeffery Kent for variance to allow a swimming pool to be located in the side yard of a residence at 5313 Heritage Drive located in the R-1 (Single-Family, Low Density Residential) district.
2. **APPROVED VARIANCE #V24-23:** Application by Joe Beaty for variance to allow a swimming pool to be located in the side yard of a residence at 4523 Woodland Drive in the R-1 (Single-Family, Low Density Residential) district.
3. **APPROVED VARIANCE #V25-23:** Application by Kirk Wolf for variance of ocean front fencing requirements at 210 North Ocean Blvd. located in the Coastal Protection Overlay Zone.
4. **APPROVED VARIANCE #V26-23:** Application by Bobby Yonker for variance of the residential accessory structure requirements at 2414 Hilton Drive located in the R-1 (Single-Family, Low Density Residential) district.



ZONING DIVISION

ZONING CASES – JUNE 2023

Open Cases

Parking and storage of major recreational equipment: 3612 S Ocean Blvd People living in camper on commercial restaurant site. Notified of violation, advised to remove.

Property Maintenance: 4616 Woodland St. Buildings in poor repair. NOV letter mailed.

Property Maintenance: 1609 Madison Dr. #5 Building exterior in poor repair. NOV letter mailed.

Property Maintenance: 1609 Madison Dr. #6 Building exterior in poor repair. NOV letter mailed.

Property Maintenance: 1609 Madison Dr. #8 Building exterior in poor repair. NOV letter mailed.

Property Maintenance: 1609 Madison Dr. #9 Building exterior in poor repair. NOV letter mailed.

Property Maintenance: 1609 Madison Dr. #10 Building exterior in poor repair. NOV letter mailed.

Property Maintenance: 1509 Holly Dr. Building in poor repair. NOV letter mailed.

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.

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. 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.

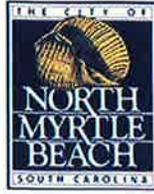
Closed Cases

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

Accessory structures or buildings: 904 Lowe Dr. Storage building used as a dwelling. Complaint resolved, case closed.

Property Maintenance: 210 N Hwy 17 Building in poor repair. Complaint resolved, case closed.

Property Maintenance: 1445 N Hwy 17 Building in poor repair. Complaint resolved, case closed.



ZONING DIVISION

CODE ENFORCEMENT – JUNE 2023

May 2023 Carryovers

1. 4614 Lewis Circle overgrown/dilapidated property tied up in Probate/Foreclosure **Property Posted** with order to comply on June 13th giving 15 days to come into compliance or city will have done **Closed**
2. 1543 West Port Dr. overgrown property issue **Closed**
3. 1029 Sea Mtn Hwy. overgrown vacant lot **Closed**
4. 1709 Holly Dr. overgrown vacant lot **Closed**
5. 2411 Williams St. overgrown/dilapidated property **Closed**
6. 3311 Hwy 17 S. Overgrown business/trash **Closed**

June 2023

1. 706 Thomas Ave. complaint on discarded mattresses **Resolved**
2. Seashell Ln/7th Ave S. Parking complaint referred to Police
3. 503 43rd Ave S. Unit A, AIRBNB complaint **Resolved**
4. 302 2ND Ave S. Fire Hydrant clearance issue **Closed**
5. 508 4th Ave S. Fire Hydrant clearance issue
6. 406 7th Ave S. Fire Hydrant clearance issue
7. 440 7th Ave S. Fire Hydrant clearance issue
8. 511 HWY 17 S. Sight obstruction. 30 days from June 9th
9. 1116 Woodville Cr. Debris accumulation **Closed**
10. 612 6th Ave S. overgrown yard/lot **Closed**
11. 1102 Timber Ridge Dr. overgrown yard **Closed**
12. 1609 Madison Dr. derelict vehicle **Closed**
13. 504 22nd Ave S. Overgrown rear yard **Ongoing**
14. 2107 Spring St. vacant lot, debris issues **Closed**
15. 1310 Seaside St. debris issues **Ongoing**
16. 1504 Havens St. obstruction issue **Civil matter**
17. 4616 Woodland Dr. overgrown property **Closed**
18. 2005 Spring St. Rock/dirt from construction site in roadway. **Resolved**
19. 4518 Kingfisher St. Derelict vehicle **Closed**
20. 4513 Kingfisher St. overgrown property **Ongoing**
21. 4509 Kingfisher St. Debris issues on property **Closed**
22. 1602 Hillside Dr. S. Debris issues on property **Ongoing**

23. 1121 Marsh Cove overgrown lot/debris issues
24. 1104 S. Ocean Blvd. overgrown property **Ongoing**
25. 2415 Park St. overgrown property **Closed**
26. 100 Ye Ole Kings Hwy. Nuisance issue/pets **Closed**
27. 24th Ave. N & Hilburn ROW issue. **Closed**
28. 812 9th Ave S. continual dumpster issues **Continuous**
29. 1508 Parrin St. Property issues, referred to **Zoning**
30. 3834 Hwy 17 S. Trash issues **Ongoing**
31. 4506 Willet St. derelict cars cited to **Court**
32. 4507 Willet St. debris/derelict cars cited **Court**
33. 3701 Seaview St. debris/overgrowth **Ongoing**