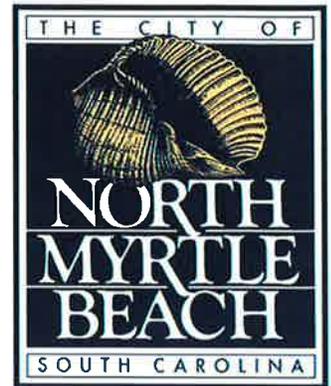


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: Aug 8, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the July 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 JULY 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	JUL 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	35	31	24	35	24	46%
Townhouse Building Permits ~	20	11	31	20	31	-35%
Townhouse Units	(28)	(21)	(31)	(28)	(31)	-10%
Multifamily Buildings	0	1	1	0	1	-100%
Multifamily Units	(0)	(12)	(15)	(0)	(15)	-100%
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	2	0	0	0	0%
Relocation	0	0	0	0	0	0%
Demolitions	8	4	4	8	4	100%
Swimming Pools	10	9	11	10	11	-9%
Signs	4	2	4	4	4	0%
Alter/Addition/Repair	260	314	272	260	272	-4%
Mobile Homes (New)	6	7	1	6	1	500%
Mobile Homes (Replace)	0	0	0	0	0	0%
RV's/Park Models	1	1	0	1	0	-100%
Other	32	25	25	32	25	28%
TOTALS:	376	407	373	376	373	1%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	JUL 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	215	272	303	215	303	-29%
Zoning Compliances	101	114	138	101	138	-27%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	JUL 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	797	923	688	797	688	16%
Electrical	396	481	342	396	342	16%
Plumbing	355	353	271	355	271	31%
HVAC/Gas	226	268	229	226	229	-1%
Info (Tenant Changes)	7	24	6	7	6	17%
C.O.'s	290	343	353	290	353	-18%
Other	472	478	374	472	374	26%
Totals:	2543	2870	2263	2543	2263	12%
Daily Average	127	130	113			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$37,481,159.25	\$25,832,013.09	45%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$151,552.00**	\$114,562.00	\$1,100,000.00	14%

* In Jul - 1 Duplex Structure

~ In Jul - 5 TH Bldgs, 20 Permits

** 3.1, 3.2, 3.4 codes only



PLANNING & DEVELOPMENT

MAJOR PROJECTS PERMITTED – JUL 2023

THE COTTAGES AT WATERWAY HILLS

Project Location: 8850 Henry Rd

Contractor: King Construction Services Inc

Valuation: \$5,468,592.00

Permit Fee Collected: \$17,419.50

Description: Grading and related site work for **The Cottages at Waterway Hills** clearing, grading, storm drainage installation, water and sewer installation, sidewalks, streets and curbing.

ARCADIA AT GRAND DUNES

Project Location: 2740 Grande Dunes North Village Blvd

Contractor: King Construction Services Inc

Valuation: \$4,135,724.00

Permit Fee Collected: \$13,420.50

Description: Grading and related site work for "**Arcadia at Grand Dunes**" clearing, grading, storm drainage installation, water & sewer installation, sidewalks, streets and curbing.

GRANDE DUNES NORTH PHASE 9

Project Location: 2421 Grande Dunes North Village Blvd

Contractor: C L Benton & Sons Inc

Valuation: \$1,943,363.00

Permit Fee Collected: \$6,844.50

Description: Grading and all related site work for "Grande Dunes North Phase 9" clearing, grading, storm drainage installation, water & sewer installation, streets & curbing.

GRANDE DUNES NORTH PHASE 10

Project Location: 9101 Everlee Ln

Contractor: C L Benton & Sons Inc

Valuation: \$1,263,954.00

Permit Fee Collected: \$4,804.50

Description: Grading and all related site work for "**Grande Dunes North Phase 10B & 10A**" clearing, grading, storm drainage installation, water & sewer installation, streets & curbing.

RIESENBERG DENTAL OFFICE

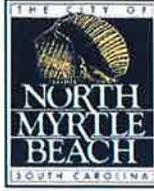
Project Location: 512 N Hwy 17

Contractor: Chambliss & Rabil Construction Co Inc

Valuation: \$529,800.00

Permit Fee Collected: \$10,401.50

Description: Interior upfit to existing 2,455 heated sq ft commercial building for "**Riesenberg Dental Office**" consisting of partition walls, doors, ceilings, flooring, electrical, mechanical, plumbing & all interior fixtures & finishes.



PLANNING & DEVELOPMENT
TENANT CHANGES - JUL 2023

ADDRESS

3608 S Hwy 17

1013 Sea Mountain Hwy

OLD BUSINESS

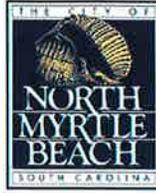
Chris Manning Community

Palmetto Frame Shop

NEW BUSINESS

Foundation NMB LLC

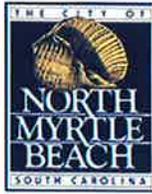
MiChaCur, LLC



BOARD OF ZONING APPEALS
MONTHLY REPORT – JUL 2023

The North Myrtle Beach Board of Zoning Appeals met on Thursday, July 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 #17-23:** Application by The Earthworks Group to remove 2 trees exceeding 24 caliper inches at 1716 24th Avenue North.
- 2. APPROVED VARIANCE #20-23:** Application by Pools Plus of the Carolinas to reduce the required side yard setback for proposed pool equipment at 1805 Holly Drive zoned Mid-Rise Multifamily, R-2A District.
- 3. APPROVED VARIANCE #27-23:** Application by Rick Asher to reduce the required rear yard setback for a proposed home at 885 Cardinal Place zoned Medium Density Residential, R-2 District.
- 4. APPROVED VARIANCE #30-23:** Application by Clay Nesmith for a variance to allow more signage that permitted by ordinance at 2100 Firetower Road zoned Highway Commercial, HC District.
- 5. APPROVED VARIANCE #31-23:** Application by Richard Breeden for a variance to allow a swimming pool behind the majority of the home at 13023 Springland Drive zoned, Single Family, Low Density Residential, R-1 District.



**PLANNING DIVISION
MONTHLY REPORT
July 2023**

During the month of July, 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
July	5	0	15	3

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
July	1	69	6	198	5	85.27

July 18, 2023, Planning Commission Meeting:

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-23-16:** City staff received a petition to annex ±70.78 acres at the intersection of Highway 22 and Highway 31 identified by PINs 359-00-00-0004 and 359-00-00-0005. These lots are currently unincorporated and zoned Commercial Forest Agriculture (CFA) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Planned Development District (PDD) and will be heard concurrently.

Action: The Planning Commission voted 5-2 to recommend approval of the petition for annexation and zoning to PDD. The item was forwarded to the City Council to be considered for first reading of ordinance at the August 21 meeting.

- B. **MAJOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-23-11:** City staff received an application for a major amendment to the Barefoot Resort Planned Development District (PDD) revising the existing common space to accommodate roadway and creating Barefoot Lakes, an 84-unit, single-family home community through changes to the governing documents.

Action: The Planning Commission voted 6-1 to recommend denial of the major PDD amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the August 21 meeting.

- C. **FIRST PUBLIC HEARING REGARDING THE DEVELOPMENT AGREEMENT ASSOCIATED WITH THE BAREFOOT RESORT 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 a major amendment to the PDD. The proposal creates the Barefoot Lakes community.

Action: The Planning Commission hosted the first of two public hearings on the development agreement. The second public hearing is scheduled for the City Council meeting on August 21, 2023.

- D. **MINOR PLANNED DEVELOPMENT DISTRICT AMENDMENT Z-23-14:** City staff received an application for a minor amendment to the Prince Resort Planned Development District (PDD) revising the existing, building-mounted marquee sign with LED display sign.

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

- E. **ANNEXATION & ZONING DESIGNATION Z-23-15:** City staff received a petition to annex ±1.13 acres at the end of Nature's Way identified by PIN 350-11-01-0137. The lot is currently unincorporated and zoned Resort Commercial (RC) by Horry County. The petition also reflects the requested City of North Myrtle Beach zoning district of Medium Density Residential District (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 August 21 meeting.

- F. **ZONING ORDINANCE TEXT AMENDMENT ZTX-23-1:** City staff has initiated an amendment to the zoning ordinance revising the allowed structures projecting into required yards.

Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the August 21 meeting.

- G. **ZONING ORDINANCE TEXT AMENDMENT ZTX-23-2:** City staff has initiated an amendment to the zoning ordinance revising the standards governing swimming pools as an accessory use.

Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the August 21 meeting.

- H. **ZONING ORDINANCE TEXT AMENDMENT ZTX-23-3:** City staff has initiated an amendment to the zoning ordinance revising the site location standards for mini-warehouse and climate-controlled storage facilities.

Action: The Planning Commission voted unanimously to recommend approval of the zoning ordinance text amendment. The item was forwarded to the City Council to be considered for first reading of ordinance at the August 21 meeting.

- I. **PRELIMINARY SUBDIVISION PLAT SUB-23-15:** A major preliminary plat of subdivision creating Henry Road and Long Branch Loop.

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

- J. **PRELIMINARY SUBDIVISION PLAT SUB-23-26:** A major preliminary plat of subdivision creating 22 residential lots, common area, and private rights-of-way in Phase 9C of Grande Dunes North.

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

- K. **PRELIMINARY SUBDIVISION PLAT SUB-23-27:** A major preliminary plat of subdivision creating 26 residential lots, common area, and private rights-of-way in Phase 10C of Grande Dunes North.

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

- L. **PRELIMINARY SUBDIVISION PLAT SUB-23-28:** A major preliminary plat of subdivision creating 71 residential lots, common area, and private rights-of-way in Phases 7B and 8B of Grande Dunes North.

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

- M. **PRELIMINARY SUBDIVISION PLAT SUB-23-55:** A major preliminary plat of subdivision creating 76 residential lots and private rights-of-way in Phase 1 of Grande Dunes North.

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

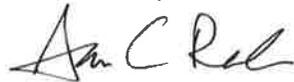
- N. **PRELIMINARY SUBDIVISION PLAT SUB-23-41:** A major preliminary plat of subdivision creating three commercial lots and private rights-of-way in Park Village.

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

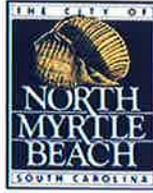
- O. **FINAL SUBDIVISION PLAT SUB-23-61:** A major final plat of subdivision creating 69 residential lots, open space, and rights-of-way in Phase 1B of Waterside.

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

Respectfully submitted,



Aaron C. Rucker
Principal Planner



ZONING DIVISION

ZONING CASES – JUL 2023

Open Cases

Parking and storage of certain vehicles: 402 19th Ave. S. Enclosed storage trailer (expired tags) parked in front of house. NOV letter mailed.

Property Maintenance: 4501 S. Ocean Blvd. Swimming pool fencing in poor repair. NOV letter mailed.

Property Maintenance: 2103 Cecelia St. Swimming pool deck coping loose, missing waterline tiles, access gate not functioning properly. NOV letter mailed.

Property Maintenance: 317 27th Ave. N Carport damage, front porch decking poor repair, under-skirting damage, torn screens etc. NOV letter mailed.

Property Maintenance: 107 Cedar Ave. Damaged exterior walls, roofing, eaves, soffits etc. NOV letter mailed.

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 pending 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: 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 has recently been purchased by investors. Permits pending to begin renovation work.

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.

Parking and storage of major recreational equipment: 1349 Church View Ln Camper stored on vacant lot. NOV letter mailed. Spoke with owner, preparing to move camper to lot in Horry County jurisdiction.

Closed Cases

Parking and storage of major recreational equipment: 3612 S. Ocean Blvd. People living in camper on commercial restaurant site. Complaint resolved, case closed.

Property Maintenance: 3701 Seaview St. Structure in extreme disrepair. Uninhabitable. Complaint resolved (structure demolished), case closed.

Property Maintenance: 1523 Havens Dr. Structure in poor repair. Complaint resolved (structure demolished), case closed.

Property Maintenance: 3311 S. Hwy 17 Building in poor repair. Complaint resolved, case closed.

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



ZONING DIVISION
CODE ENFORCEMENT – JUL 2023

June 2023 Carry Overs

- 3 leftover fire hydrant issues referred back to FD for non-compliance
- 511 Hwy 17 S. Sight Obstruction **Closed**
- 504 22nd Ave S. overgrown rear yard
- 1310 Seaside Dr. debris issue, shed permit applied for **Closed**
- 4513 Kingfisher, overgrown lot **Closed**
- 1602 Hillside Dr. S. debris/overgrowth issues **Closed**
- 1104 S. Ocean Blvd. overgrown yard **Closed**
- 3834 Hwy 17 S. Trash issues **Closed**
- 4506 Willet St. in court system at this time **Compliance**
- 4507 Willet St. in court system at this time
- 3701 Seaside Dr. debris/overgrowth issues **Closed**

July 2023

- 2009 S. Ocean Blvd. Stagnant pool issues, made contact with one of 18 owners of this property that is under renovation, they are going to have a contact person put mosquito dunks larva killer in pool at intervals until renovations completed, will monitor
- 400 1st Ave N trash/debris issues, **Closed**
- 1313 Golf View Dr. derelict vehicles **Closed**, several cars are covered but all legally tagged
- 602 13th Ave S. overgrown yard **Closed**
- 303 27th Ave S. Trash issue **Closed**
- 4505 Kingfisher St. trash/debris/overgrowth **Closed**
- 2708 Grove Ln. debris/trash/property issues **Closed**
- 1121 Marsh Cove Ct. debris/overgrowth on vacant lot **Closed**
- 1301 Seagull Blvd. overgrown lot/derelict vehicle
- 4518 Foxworth Rd. overall property issues
- 4600 Marion Cr. AIRBNB complaint, trash related this particular AIRBNB seems to cycle back to me every few months. **Closed w/Compliance**
- 1515 Hillside Dr. S overgrown vacant lot, because this lot has never been cleared and still in natural state I am unable to help complainant **Closed**
- 107 Cedar St. overgrown property/debris, terrible condition.

- 911 S. Ocean Blvd. glass/metal fragments in public assess. Former residence being demolished near access. Proper permits on site. **Compliance Gained**
- 2005 Duffy St. vacant lot overgrown **Closed**
- 1102 Timber Ridge Tr. Overgrown lot **Cited to Court**
- 1707 Edge Dr. trash/overgrowth
- 3834 Hwy 17 S. Trash **Closed**
- 1133 Captain Hooks Way overgrowth **Resolved**
- 1137 Captain Hooks Way overgrowth **Resolved**
- 402 19th Av S. overgrowth/derelict vehicle
- 3303 Palm St. Issues with rodents