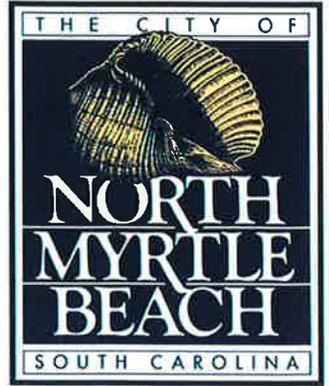


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: September 8, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the August 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 AUGUST 2023

PERMITS ISSUED	THIS MONTH	LAST MONTH	AUG 2022	THIS FY YTD	LAST FY YTD	%CHANGE
Single Family *	34	35	34	69	58	19%
Townhouse Building Permits ~	10	20	22	30	53	-43%
Townhouse Units	(26)	(28)	(22)	(54)	(53)	2%
Multifamily Buildings	0	0	0	0	1	-100%
Multifamily Units	(0)	(0)	(0)	(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	1	0	0	1	0	-100%
Relocation	0	0	0	0	0	0%
Demolitions	5	8	4	13	8	63%
Swimming Pools	8	10	11	18	22	-18%
Signs	7	4	4	11	8	38%
Alter/Addition/Repair	359	260	310	619	582	6%
Mobile Homes (New)	1	6	6	7	7	0%
Mobile Homes (Replace)	0	0	1	0	1	0%
RV's/Park Models	1	1	0	2	0	-100%
Other	24	32	18	56	43	30%
TOTALS:	450	376	410	826	783	5%

CERTIFICATES ISSUED	THIS MONTH	LAST MONTH	AUG 2022	THIS FY YTD	LAST FY YTD	% CHANGE
C.O.'s	339	215	219	554	522	6%
Zoning Compliances	141	101	116	242	254	-5%

NUMBER OF INSPECTIONS	THIS MONTH	LAST MONTH	AUG 2022	THIS FY YTD	LAST FY YTD	% CHANGE
Building	1020	797	808	1817	1496	21%
Electrical	426	396	364	822	706	16%
Plumbing	411	355	298	766	569	35%
HVAC/Gas	268	226	237	494	466	6%
Info (Tenant Changes)	18	7	15	25	21	19%
C.O.'s	442	290	305	732	658	11%
Other	460	472	381	932	755	23%
Totals:	3045	2543	2408	5588	4671	20%
Daily Average	132	127	105			-

BUILDING VALUATION

THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$72,463,006.48	\$53,612,595.43	35%

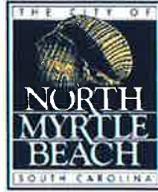
REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$296,118.25**	\$236,899.50	\$1,100,000.00	27%

* In Aug- 4 Duplex Structures

~ In Aug - 5 TH Bldgs, 10 Permits

** 3.1, 3.2, 3.4 codes only



**PLANNING & DEVELOPMENT
MAJOR PROJECTS PERMITTED – AUG 2023**

BELL TRACT PH 1 - GRADING

Project Location: 2523 Water Tower Rd.

Contractor: King Construction Services Inc

Valuation: \$4,639,019.00

Permit Fee Collected: \$14,932.50

Description: Grading and related site work for "Bell Tract PH1" clearing, grading, storm drainage installation, water & sewer installation, sidewalks, streets and curbing.

THE EXCHANGE AT SUNSET GROVE - GRADING

Project Location: 2010 N Myrtle Point Blvd

Contractor: AO Hardee & Son

Valuation: \$3,581,281.51

Permit Fee Collected: \$11,758.50

Description: Grading and related site work for "The Exchange at Sunset Grove" clearing, grading, storm drainage installation, water & sewer installation, streets & curbing.

GREG ROWLES LEGACY THEATER

Project Location: 701 Main St.

Contractor: Majestic Vision Properties, Inc

Valuation: \$1,500,000.00

Permit Fee Collected: \$5,512.50

Description: Interior & exterior renovation to existing 16,890 heated sq ft commercial building for "Greg Rowles Legacy Theater" consisting of all required, electrical, plumbing, mechanical / HVAC replacement, concessions area, vestibules, egress doors, cosmetic updates to restrooms, fixtures / finishes, remove & relocate dumpster pad, install new stucco finish to exterior, lighting, roofing, re-pave/re-stripe parking lot & repair /replace curbing. (No Renovation to Upstairs Office Spaces)

PARK RIDGE – BLDG 6

Project Location: 300 Champions Blvd. Unit 6 (Bldg)

Contractor: RS Ventures LLC

Valuation: \$1,255,552.04

Permit Fee Collected: \$5,320.20

Description: Bldg 6: Construction of a (6) unit residential townhouse with garages, 16 bedrooms, and 16 bathrooms.

CRESCENT SHORES SOUTH TOWER

Project Location: 1625 S Ocean Blvd.

Contractor: Renovia

Valuation: \$1,190,154.55

Permit Fee Collected: \$4,585.50

Description: Crescent Shores South Tower: Exterior Balcony, Concrete & Coating Repairs: Overhead concrete surface repairs, horizontal concrete repairs, overhead concrete spall repairs, full depth concrete repairs, installation of galvanic anodes, tensioned anchorage end repair, guardrail post pocket repair, deck coating, delaminated soffit coating repair, steel entry door repairs, cut out sealant joints around perimeter of sliding glass doors & windows, clean & remove all dirt & debris, replace backer rod, prime & apply new sealant /finishes.

PALMETTO COAST INDUSTRIAL PARK – BLDG 4

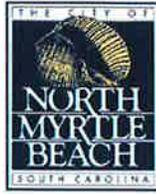
Project Location: 9101 Water Tower Rd.

Contractor: Shambaugh & Son LP

Valuation: \$644,565

Permit Fee Collected: \$1,965.00

Description Bldg 4: Installation of a 2000 GPM diesel fire pump, (6) ESFR roof systems, (1) dry pipe system, and (1) water storage tank. Storage can be as allowed by the tables in NFPA 13. (All work for this project begins at flanged connections to underground piping installed by others. Shambaugh has no involvement in the designing or installation of any underground fire piping.



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

ADDRESS

4007 S Hwy 17

701 Main St.

OLD BUSINESS

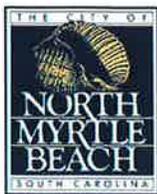
Barefoot Paradise Vacations

Valorous Church

NEW BUSINESS

Sweet Girlz Bakery and Café

Greg Rowles Legacy Theatre



BOARD OF ZONING APPEALS MONTHLY REPORT – AUG 2023

The North Myrtle Beach Board of Zoning Appeals met on Thursday, August 10th, 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 #28-23:** Application by William Junker to reduce the required side yard setback for proposed pool equipment at 348 52nd Avenue North zoned Single Family, Low Density Residential R-1 District.
- 2. APPROVED VARIANCE #32-23:** Application by William McGonigal for a variance to allow more signage than permitted by ordinance at 1717 South Ocean Boulevard zoned Resort Residential, R-4 District.
- 3. APPROVED VARIANCE #33-23:** Application by William McGonigal for a reduce the required perimeter landscaping buffer on one side at 1717 South Ocean Boulevard zoned Resort Residential, R-4 District.
- 4. APPROVED VARIANCE #35-23:** Application by William McGonigal for a variance to increase the percentage of mechanical features allowed to exceed the maximum building height limitation at 1717 South Ocean Boulevard zoned Resort Residential, R-4 District.
- 5. APPROVED VARIANCE #36-23:** Application by Ronald K. Wyatt Jr. to remove a tree exceeding 24 caliper inches at 1616 27th Avenue North zoned Single Family, Low Density Residential, R-1 District.
- 6. APPROVED VARIANCE #V39-23:** Application by Kevin and Mary Katherine Stone for the placement of a swimming pool and spa in one of the front yards at 1403 Surfwatch Drive zoned Single Family, Low Density Residential, R-1 District.
- 7. APPROVED VARIANCE #V40-23:** Application by Robert S. Guyton for a variance of the temporary use days allowed restriction for a proposed temporary tent at 2100 Fire Tower Road zoned Highway Commercial, HC District.
- 8. APPROVED VARIANCE #V41-23:** Application by Brent Schultz for a variance to allow off premise signage at the Champions Crossing development on Champion's Boulevard, zoned Highway Commercial, HC District.



**PLANNING DIVISION
MONTHLY REPORT
August 2023**

During the month of August, 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
August	7	0	14	6

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
August	2	9	1	4	5	22.64

August 22, 2023, Planning Commission Meeting:

NEW BUSINESS

- A. **REZONING REQUEST Z-23-17:** The Planning & Development Department received an application requesting a rezoning of one parcel containing approximately 1.07 acres located on 24th Ave N between the intersections of Hilburn Street and Park Street, PIN 351-09-02-0038, from Highway Commercial (HC) to Mid-Rise Multifamily Residential (R-2A).

Action: The Planning Commission voted unanimously to recommend approval of the rezoning request. The item was forwarded to the City Council to be considered for first reading of ordinance at the September 18 meeting.

- B. **FINAL SUBDIVISION PLAT SUB-23-70:** A major final bonded plat of subdivision creating five commercial lots and public rights-of-way in Phase 1B of Champions Crossing.

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

- C. **PRELIMINARY SUBDIVISION PLAT SUB-23-39:** A major preliminary plat of subdivision creating four single-family residential lots at the intersection of Belle Drive and 9th Ave South.

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

- D. **FINAL SUBDIVISION PLAT SUB-23-42:** A major final plat of subdivision creating four single-family residential lots at the intersection of Belle Drive and 9th Ave South.

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 – AUG 2023**

Open Cases

Property Maintenance: 1203 Edge Dr. Fencing in poor repair. NOV letter mailed.

Property Maintenance: 1006 Perrin Dr. Eaves/Soffits and screens in poor repair. NOV letter mailed.

Property Maintenance: 4107 S. Ocean Blvd. Fencing in poor repair. NOV letter mailed.

Property Maintenance: 3410 S. Ocean Blvd. Section of exterior wall in poor repair. NOV letter mailed.

Storage containers: 2603 Havens Dr. Storage container parked on residential property. NOV letter mailed.

Parking and storage of certain vehicles: 2410 Royal Oak Circle Trailers without current license plates parked on residential property. NOV letter mailed.

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: 2103 Cecelia St. Swimming pool deck coping loose, missing waterline tiles, access gate not functioning properly. 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: 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. **Property has been purchased by new owner, repair work currently in progress. Will follow up.**

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: 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

Property Maintenance: 4501 S. Ocean Blvd. Swimming pool fencing in poor repair. Complaint resolved, case closed.

Property Maintenance: 2411 Williams St. Structure in poor repair. Complaint resolved (structure demolished), case closed.

Property Maintenance: 313 22nd Ave. N Decking and steps in poor repair. Complaint resolved, case closed.

Property Maintenance: 3408 S. Ocean Blvd. Section of roofing in poor repair. Complaint resolved, case closed.

Property Maintenance: 2426 Park St. Damaged roofing, soffits, eaves at carport. Complaint resolved, case closed.

Property Maintenance: 317 27th Ave. N Carport structural damage, front porch decking and under-skirting in poor repair etc. Complaint resolved, case closed.



**ZONING DIVISION
CODE ENFORCEMENT – AUG 2023**

July 2023 Carryovers

- 1301 Seagull Blvd. overgrown lot **Closed**
- 1006 Parrin Dr. overgrown property **Closed**
- 504 22nd Av S. overgrown property
- 107 Cedar St. overgrown property, terrible condition, sent to legal Dept. reference lien process to get done.
- 402 19th Ave S. Overgrown property/derelect vehicle **Closed**
- 1102 Wildwood Trl. Overgrown property, cited to court **Closed with compliance case dismissed**

August 2023

- 612 6th Ave S. overgrown property **Closed**
- 3311 Palm St. overgrown property **Closed**
- 2603 Havens Dr. improper storage container. **Zoning Issue**
- 2002 Edge Dr. dilapidated property/overgrown **Civil Issue**
- 1812 Edge Dr. derelect vehicle **Summons Issued**
- 1151 Forrest Dr. junk/debris **Baseless**
- 1413 Edge Dr. Dilapidated property/debris/overgrowth **Closed**
- 603 11th Ave S. Overgrown vacant lot **To be cleared soon**
- 2402 Fern St. debris/junk complaint **Complaint withdrawn**
- 2404 Fern St. overgrowth/trash **Complaint withdrawn**
- 28th Ave. S./Hillside Dr. abandoned golf cart in city ROW **Resolved**
- 2410 Royal Oak Cr. Derelect cars **Pending, spoke to owner**
- 1129 Captain Hook Way **Resolved**
- 2304 Plum Bridge Ln Public Assist **Closed**
- 100 N. Hwy 17, visual obstruction at intersection **Closed**
- 15 Main St. visual obstruction at intersection
- 2704 Shipwheel Dr. overgrown lot
- 200/202 Hillside Dr. S. overgrown property
- 1121 Marsh Cove Dr. overgrown lot. Unable to enforce area still in its natural condition, never cleared for building. **Closed**
- 4105 s. Ocean Blvd. Access issue **Zoning issue, apparently p/lot was re-paved at some point and extended onto access and when patrons park they partially block access**

- 1208 S. Ocean Blvd. Access issue Baseless
- 2353 Hill St. AIRBNB Trash complaint Courtesy letter sent to owner, Closed
- 4710 Surf St. vacant lot flooding issues referred to J. Beeson
- 4800 S. Ocean Blvd. litter issue in overflow plot
- 1470 Fox Hollow Way, overgrowth dispute in regard to HOA of Robbers Roost Resolved
- 208 26th Ave N. Overgrown property Baseless
- 710 Hwy 17 S. overgrown area