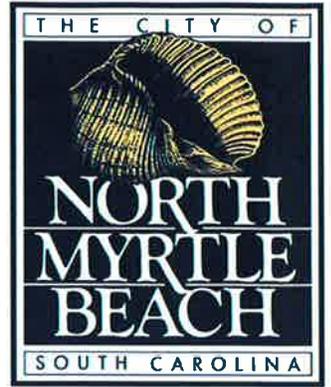


MEMO



TO: Mayor and City Council

FROM: Jim Wood,
Director, Planning & Development

DATE: October 6, 2023

RE: Monthly Report – Department of Planning & Development

Attached is the September 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.

There were no substantial Tenant Changes to be reported this month.

Office of Planning and Development

1018 2nd Avenue South, North Myrtle Beach SC 29582



BUILDING DIVISION MONTHLY REPORT SEPTEMBER 2023

PERMITS ISSUED	THIS	LAST	SEPT	THIS FY	LAST FY	%CHANGE
	MONTH	MONTH	2022	YTD	YTD	
Single Family *	37	34	9	106	67	58%
Townhouse Building Permits ~	2	10	14	32	67	-52%
Townhouse Units	(12)	(26)	(14)	(66)	(67)	-1%
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	0	1	2	1	2	100%
Relocation	1	0	1	1	1	0%
Demolitions	7	5	5	20	13	54%
Swimming Pools	10	8	5	28	27	4%
Signs	4	7	5	15	13	15%
Alter/Addition/Repair	274	359	288	893	870	3%
Mobile Homes (New)	3	1	3	10	10	0%
Mobile Homes (Replace)	0	0	0	0	1	0%
RV's/Park Models	0	1	0	2	0	-100%
Other	20	24	23	76	66	15%
TOTALS:	358	450	355	1184	1138	4%

CERTIFICATES ISSUED	THIS	LAST	SEPT	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2022	YTD	YTD	
C.O.'s	189	339	130	743	652	14%
Zoning Compliances	110	141	79	352	333	6%

NUMBER OF INSPECTIONS	THIS	LAST	SEPT	THIS FY	LAST FY	% CHANGE
	MONTH	MONTH	2022	YTD	YTD	
Building	1030	1020	713	2847	2209	29%
Electrical	436	426	383	1258	1089	16%
Plumbing	447	411	296	1213	865	40%
HVAC/Gas	351	268	225	845	691	22%
Info (Tenant Changes)	12	18	15	37	36	3%
C.O.'s	298	442	272	1030	930	11%
Other	415	460	399	1347	1154	17%
Totals:	2989	3045	2303	8577	6974	23%
Daily Average	149	132	110			-

BUILDING VALUATION

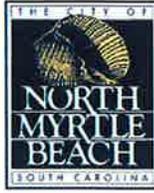
THIS FY TO DATE	LAST FY TO DATE	CHANGE
\$103,640,316.37	\$70,273,418.04	47%

REVENUE

THIS FY TO DATE	LAST FY TO DATE	FY BUDGET	% OF BUDGET
\$413,174.25**	\$320,418.50	\$1,100,000.00	38%

* In Sept- 0 Duplex Structures
~ In Sept - 2 TH Bldgs, 2 Permits

** 3.1, 3.2, 3.4 codes only



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

SEACHASE POINTE - GRADING

Project Location: 3180 Little River Neck Rd.

Contractor: A O Hardee & Son Inc.

Valuation: \$7,506,597.69

Permit Fee Collected: \$15,689.00

Description: Grading and related site work for **SeaChase Pointe** clearing, grading, storm drainage installation, water and sewer installation, sidewalks, streets, and curbing.

PALMETTO COAST INDUSTRIAL PARK – BLDG 1

Project Location: 8651 Water Tower Rd.

Contractor: Shambaugh & Son Lp

Valuation: \$958,261.00

Permit Fee Collected: \$3,889.50

Description: BLDG 1: Installation of a 2000 GPM diesel fire pump, water storage tank and 6 ESFR roof sprinkler systems. (This is a "Speculative" building with no current tenant, so exact storage types and arrangements are unknown) Storage can be as allowed by the tables of NFPA 13.

THE BEACH CLUB AT WINDY HILL

Project Location: 3601 S Ocean Blvd.

Contractor: Renovia

Valuation: \$761,426.00

Permit Fee Collected: \$3,298.50

Description: Beach Club at Windy Hill: Sealant Replacement, Stucco Repair, Exterior Repaint: Balcony railings, corridor railings, stucco vertical facade. Corridor Deck Coating Replacement, Balcony Deck Coating Replacement, Corridor Ceiling Concrete Repair, Repaint Parking area ceilings, Parking area ceiling concrete repairs & Repaint Dry Sprinkler Line, Priming and Painting.

SAN-A-BEL TOWERS

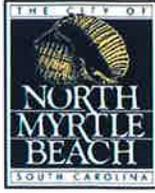
Project Location: 1709 S Ocean Blvd.

Contractor: Cavinder Elevator Company, Inc.

Valuation: \$689,908.00

Permit Fee Collected: \$3,082.50

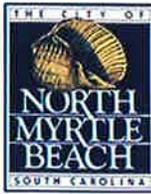
Description: San-a-bel Towers: Elevator modernization scope- replace controller, machines, fixtures, hoist-way doors, door operators & car doors to include any required electrical.



**BOARD OF ZONING APPEALS
MONTHLY REPORT – SEPT 2023**

The North Myrtle Beach Board of Zoning Appeals met on Thursday, September 14th, 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 #V37-23:** Application by J. Cameron Parker to remove trees exceeding 24 caliper inches at Grande Dunes North near the intersection of Hwy. 31 and Water Tower Road zoned Planned Development, PDD District.
- 2. APPROVED VARIANCE #V44-23:** Application by Chris Chockley for a variance to remove a Live Oak tree at 200 Highway 17 South zoned Office Commercial, OC District.



**PLANNING DIVISION
MONTHLY REPORT
September 2023**

During the month of September, 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
September	6	2	11	1

	Approved Major Final Plats		Approved Major Preliminary Plat		Staff Approved Plats	
	Number	# Lots	Number	# Lots	Number	Acreage
September	0	NA	0	NA	8	38.55

September 19, 2023, Planning Commission Meeting:

NEW BUSINESS

- A. **ANNEXATION & ZONING DESIGNATION Z-23-18:** City staff received a petition to annex ±0.59 acres on Cenith Drive identified by PIN 357-07-01-0007. The lot is 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 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. The item was forwarded to the City Council to be considered for first reading of ordinance at the October 2 meeting.

Respectfully submitted,

Aaron C. Rucker
Principal Planner



**ZONING DIVISION
ZONING CASES – SEPT 2023**

Open Cases

Parking and storage of certain vehicles: 1330 Waterway Dr. Trailers without current license plates parked on residential property. NOV letter mailed.

Property Maintenance: 301 55th Ave. N Sections of decking in poor repair. NOV letter mailed.

Storage containers: 2601 Havens Dr. Storage container parked on residential property. 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. #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: 1609 Madison Dr. #5 Building exterior in poor repair. Complaint resolved, case closed.

Property Maintenance: 1609 Madison Dr. #6 Building exterior in poor repair. Complaint resolved, case closed.

Property Maintenance: 1609 Madison Dr. #8 Building exterior in poor repair. Complaint resolved, case closed.

Property Maintenance: 1203 Edge Dr. Fencing in poor repair. Complaint resolved, case closed.

Property Maintenance: 1006 Perrin Dr. Building exterior in poor repair. Complaint resolved, case closed.



**ZONING DIVISION
CODE ENFORCEMENT – SEPT 2023**

August 2023 Carryovers

- 2704 Ship Wheel Dr. Overgrown lot **Closed**
- 200/202 Hillside Dr. S. overgrown properties **Closed**
- 4800 S. Ocean Blvd. Trash/overgrown P/LOT **Closed**
- 710 Hwy 17 S. overgrown lot
- 1812 Edge Dr. Derelict Vehicle **Cited to court**

September 2023 Issues

- 1417 Waterway Dr. Improper use of dumpsters **Closed**
- 816 9TH Ave S. Dumpster issues (**Continual issue**)
- 1503 26th Ave N AIRBNB issue trash **Closed**
- 1609 Madison Dr. overgrowth of vines etc **Closed**
- 4001 Birchwood Dr. accumulation of debris **Closed**
- 1612 24th Ave. N. Overgrown property **Closed**
- 921 Strand Ave. Overgrown property **Closed**
- 2001 Duffy St overgrown portions of property (**Demo Permit Obtained**)
- 21st N/Duffy vacant lot overgrown **Closed**
- 814 S. Ocean Blvd. overgrown property/derelict vehicle **Vehicle removed**
- 4710 Seaview St. overgrown vacant lot, difficulty finding actual property owner
- 306/310 35th Ave N overgrowth/dilapidated property
- 1458 Hounds Way drainage issues **referred to Beeson**
- Robbers Roost Villas, issue with Chris Manning Development not maintaining easement area from 1305 Capt. Hooks Way to 1325. **Resolved**
- 311 32nd Ave. N. Propane tank of unknown origin floating in channel behind these residents. **Referred** issue to Greg city fire Marshall

- 603 11th Ave S. overgrown vacant lot **Closed**
- 2605 Little River Neck Rd. overgrown vacant lot
- 1006 27th Ave. S. illegal dumping **unable to proceed further**
- 301 55th Ave N. overgrown property **Closed**
- 1101 Seaside Dr. Junk cars X2 **Closed**
- 3302 Palm St. Derelict vehicle
- 603 33rd Ave S. Derelict/disabled vehicle to be **removed**
- 1443 Fox Hollow Way Improper disposal of debris
- 1451 Fox Hollow Way Improper disposal of debris
- Robbers Roost Villas, additional complaint on Manning Development not maintaining property **Closed**
- 4507 Moore St. overgrown vacant lot, **Civil issue**, property still in natural condition