

CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA
NORTH MYRTLE BEACH CITY HALL
CITY COUNCIL WORKSHOP
Monday, September 8, 2025, 1:30 PM

Minutes

1. ROLL CALL: 1:30 PM

Marilyn Hatley called the workshop to order and asked the Clerk to call the roll.

Marilyn Hatley

JO Baldwin

Bubba Collins

Fred Coyne

Nicole Fontana, Absent

Trey Skidmore

Hank Thomas, Absent

2. DISCUSSION:

Mayor Hatley stated the workshop was regarding an amendment to Chapter 23 of the Code of Ordinances of North Myrtle Beach, South Carolina, defining pervious and impervious surfaces and creating an exception for swimming pools. Mayor Hatley asked Ryan Fabbri, City Manager, to give an overview of items for discussion. Manager Fabbri stated that the workshop was a follow-up from the August 18, 2025, meeting to better define what pervious and impervious surfaces were and how they were applied in the City's regulations.

Suzanne Pritchard, Public Works Assistant Director, described the definition of pervious and impervious. She stated that with a pervious surface, the majority of the rain flows through the soil into the groundwater, not into the sewer. With an impervious surface, the majority of the rain flows along the pavement into the sewer, along with dirt and debris. Assistant Director Pritchard shared the maximum impervious requirements for each residential zoning district. She noted that one problem with the impervious surface definition in the current ordinance was that there was now pervious concrete, and asphalt, and those materials should not be categorically determined to be impervious. She shared the changes and additions to the proposed ordinances. She added that permits would be subject to inspection to ensure that the surface met the 2 inches per hour infiltration requirement and that the surface was installed according to the manufacturer's specifications. Assistant Director Pritchard reiterated the addition of the exemption for pool basins. She stated the 2 inches per hour was chosen because it was a low achievable rate, but many systems could far exceed that requirement. She noted that Sullivan's Island recently went through this process and settled on 2 inches per hour. Assistant Director Pritchard shared examples of pervious and impervious surfaces.

Mayor Pro Tempore Baldwin questioned whether pavers in one of the examples were pervious. Assistant Director Pritchard stated that the pavers were not pervious, but the proper installation made them pervious. Councilman Coyne added that the pavers had spacers that helped ensure correct installation. Mayor Hatley inquired about the standard for what was beneath the pavers, and Assistant Director Pritchard stated that manufacturers typically provided spec sheets that could be uploaded with the permit application. Councilman Collins asked if it would vary depending on the type of surface it was installed on. Assistant Director Pritchard stated it would not be necessary as long as it was installed according to the manufacturer's specs. Jim Wood, Planning and Development Director, noted that the lowest performing standard of these materials was five times greater than the requirement if it was correctly installed. Councilman Skidmore stated he had contacted one manufacturer for information and noted that after talking with them, he felt the installation should be the focus more than the material used.

Director Wood stated that the intent was to put the obligation on the property owner to show that the manufacturer's installation specifications were met. Councilman Coyne stated that staff had done a good job defining and addressing the areas of concern. Assistant Director Pritchard stated that staff would inspect and verify that the installation was done according to the manufacturer's specs. Councilman Collins asked what the process would be. Assistant Director Pritchard stated it would include an added inspection. Dana Hamilton, Interim Public Works Director, showed an example of a manufacturer's specs that would be followed.

Councilman Collins asked if this would impact pavers around an existing driveway. Director Wood stated that the amendment made it easier for this to comply, and it would require a permit. Mayor Hatley asked if pavers were included as part of the landscape and if they were exempt. Director Wood stated that anything installed would be required to meet the standard.

Susan Platt, 942 South Ocean Boulevard, North Myrtle Beach, thanked the Council and staff for moving forward with this and stated it had been brought up in 2018 and 2019. Ms. Platt asked if existing houses would be grandfathered in and if incentives would be offered to make their properties more pervious.

David Prince, 1311 Holly Drive, North Myrtle Beach, stated that he felt stating 2 inches per hour created complications. He questioned the infiltration rate that manufacturers were trying to get to, what subgrade they used, and what time period they were looking at. He noted that an infiltration rate of 0.8 on soil was realistic. Mr. Prince stated that this ordinance was written like many others and omitted a lot of facts. Mayor Hatley asked staff to research Mr. Prince's concerns.

Mayor Hatley adjourned the workshop at 1:59 PM.

Respectfully submitted,

Angela C. Westmoreland, Assistant City Clerk

MARILYN HATLEY, MAYOR

Minutes approved and adopted this 15th day of September 2025