

# **TOWN OF ATLANTIC BEACH TOWN COUNCIL MEETING**

**\*\*\*\*\***

**Monday, November 1, 2021**

**5:00 p.m.**

The Town of Atlantic Beach Town Council meeting was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 1st day of November, 2021.



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**APPEARANCES**

**COUNCIL MEMBERS:**

Mayor Jake Evans, Chairman  
Councilman Lenearl Evans  
Councilwoman Josephine Isom  
Councilwoman Jacqueline Gore

**ADMINISTRATION:**

Benjamin Quattlebaum Jr., Town Manager  
Cheryl Pereira, Town Clerk

**GUESTS:**

Charles Morant, Developer  
Dwayne Dancy, Architect and Team  
Lekan Oyetunde, Marketing  
Kevin Jones, Financial Broker

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1 Call to Order:

2 **MAYOR EVANS:** This Town Council meeting is called to  
3 order this Monday, November the 1st at 5:00  
4 p.m. Roll call?

5 **CLERK:** Councilman Lenearl Evans? Councilwoman  
6 Josephine Isom?

7 **COUNCILWOMAN ISOM:** Here.

8 **CLERK:** Councilwoman Jacqueline Gore?

9 **COUNCILWOMAN GORE:** Here.

10 **CLERK:** Mayor Jake Evans?

11 **MAYOR EVANS:** Here. Has anybody heard from  
12 Councilman Evans? I haven't.

13 **CLERK:** I left a message for him ---

14 **MAYOR EVANS:** Okay.

15 **CLERK:** --- hear back anything.

16 **MAYOR EVANS:** All right, thank you. Council, I seek  
17 a motion to go into Executive Session ---

18 **COUNCILWOMAN ISOM:** So moved.

19 **COUNCILWOMAN GORE:** Second ---

20 **MAYOR EVANS:** --- for -- well, for litigation with  
21 Hubert Williams and personnel. There is a  
22 motion and a second. Roll call.

23 **CLERK:** Councilwoman Josephine Isom?

24 **COUNCILWOMAN ISOM:** Yea.

25 **CLERK:** Councilwoman Jacqueline Gore?



1 COUNCILWOMAN GORE: Yea.

2 CLERK: Mayor Jake Evans?

3 MAYOR EVANS: Yea. The motion is granted.

4 Executive Session:

5 (Executive Session.)

6 MAYOR EVANS: Council, I seek a motion to come out  
7 of Executive Session into the General Session  
8 please.

9 COUNCILWOMAN GORE: So moved.

10 COUNCILWOMAN ISOM: Second.

11 MAYOR EVANS: There's a motion a second to come out  
12 of Executive Session into the General Session.  
13 Any other questions or comments? If not, roll  
14 call.

15 CLERK: Councilman Lenearl Evans?

16 COUNCILMAN EVANS: Yea.

17 CLERK: Councilwoman Josephine Isom?

18 COUNCILWOMAN ISOM: Yea.

19 CLERK: Councilwoman Jacqueline Gore?

20 COUNCILWOMAN GORE: Yea.

21 CLERK: Mayor Jake Evans?

22 MAYOR EVANS: Yea. The motion is granted.

23 General Session:

24 MAYOR EVANS: We're now in the -- our general  
25 session. Want to take out this time to welcome



1 the general public and ask at this time if you  
2 have any cell phones that might disturb the  
3 proceedings, put those on silence for us at  
4 this time please. And now we ask that you  
5 stand for a moment of silence.

6 **(Moment of Silence.)**

7 **MAYOR EVANS:** Pledge of Allegiance.

8 **(Pledge of Allegiance recited in unison.)**

9 **MAYOR EVANS:** We're down to ceremonial matters on  
10 the agenda. Council members, ceremonial  
11 matters?

12 **(Inaudible background noise.)**

13 **COUNCILWOMAN GORE:** Ceremonial matters, I would like  
14 to say that Ms. Isom and I, along with Mr.  
15 Quattlebaum and Ms. Pereira got an opportunity  
16 to film and do a shoot with the Derricos  
17 Family, and we did that on last Saturday, and  
18 we will be filming if everything goes well with  
19 their Thursdays, and we will be filming with  
20 them in March. So we want everybody to please  
21 tune into us and watch 'cause it's the Derricos  
22 Family. But we did a very, very nice -- they  
23 did a very nice presentation to the Town and  
24 you all'll be seeing that (inaudible).

25 **MAYOR EVANS:** Anything else? You have anything



1 else, Josephine?

2 **COUNCILWOMAN ISOM:** No, she's ---

3 **MAYOR EVANS:** That was it. Okay. We're down to  
4 approval of the agenda. Council, seek a motion  
5 for the approval of the agenda.

6 **COUNCILWOMAN GORE:** So moved.

7 **COUNCILWOMAN ISOM:** Second.

8 **MAYOR EVANS:** Motion and a second for approval of  
9 the agenda. Any other questions or comments?  
10 Roll call.

11 **CLERK:** Councilman Lenearl Evans?

12 **COUNCILMAN EVANS:** Yea.

13 **CLERK:** Councilwoman Josephine Isom?

14 **COUNCILWOMAN ISOM:** Yea.

15 **CLERK:** Councilwoman Jacqueline Gore?

16 **COUNCILWOMAN GORE:** Yea.

17 **CLERK:** Mayor Jake Evans?

18 **MAYOR EVANS:** Yea. The motion is granted. We have  
19 no Town Council meeting minutes.

20 **CLERK:** No.

21 **New Business:**

22 **MAYOR EVANS:** And we're down to New Business, A.  
23 Development Presentation by the Morant  
24 Properties, LLC, proposed plans to develop lots  
25 9, 11 plus 1 oceanfront -- 1 Ocean Boulevard.



1           And Charles Morant, developer, and the  
2           Development Team. So that's who we have here,  
3           Ben?

4           **MR. CHARLES MORANT - DEVELOPER:** We'd like to give  
5           honor to God, our creator, ancestors and  
6           community leaders of this town. My name is  
7           Charles Morant. I'm the project developer ---

8           **MALE SPEAKER:** Could you speak up please?

9                           **(Inaudible background noise.)**

10          **MAYOR EVANS:** Hold on a second. They're having  
11          problems hearing ---

12          **COUNCILWOMAN ISOM:** They can't hear you out there.

13          **MR. CHARLES MORANT - DEVELOPER:** Okay.

14                           **(Inaudible background noise.)**

15          **MR. CHARLES MORANT - DEVELOPER:** --- and the Black  
16          Pearl or the Atlantic Hotel and Resort. It is  
17          -- it's a hotel resort with special event space  
18          and condominiums. Okay, we have proposed the  
19          property in line with ---

20          **COUNCILWOMAN GORE:** Mr. Morant? Can you all hear  
21          him? I can't ---

22          **MR. CHARLES MORANT - DEVELOPER:** --- and with the  
23          legacy of Atlantic Beach. I'm a native of  
24          South Carolina, born and raised, educated in  
25          the state. Worked on Myrtle Beach in my teen



1 years and went off to school, got my education  
2 in Columbia, South Carolina ---

3 (Inaudible background noise.)

4 **MR. CHARLES MORANT - DEVELOPER:** --- left South  
5 Carolina in 1969, went to New York and, over a  
6 period of 43 years, acquired a certain amount  
7 of wealth and -- in developing real estate,  
8 commercial real estate and residential  
9 development. Over those 43 years, I put -- I  
10 spent -- professionally, I was a chemist, a  
11 laboratory manager, I worked for Columbia  
12 University for 43 years and Bellevue Hospital.  
13 At the same time, we took -- had professional  
14 (inaudible), we brought our -- we created  
15 Morant Properties and, over that 20 years, we  
16 were able to develop a level of expertise that  
17 has brought us to this point. We have  
18 associated ourselves with professionals and we  
19 brought this professional team for you to meet  
20 tonight, to be introduced to, and we brought  
21 our team of architects, legal advisors and  
22 (inaudible) to guide us through this  
23 development process. Now, it has taken us 20  
24 years to get to this point. Twenty years ago,  
25 we came to this same community, okay, with a





1 plan, okay, and it took us 20 years from hence  
2 to develop that plan and to get the level of  
3 expertise that we think we need to make this a  
4 successful development. Now, Dwayne Dancy is  
5 our lead architect, he is gonna do the  
6 presentation of the design and he's gonna  
7 explain the details of the project. We have a  
8 Wall Street broker, this is Kevin Jones.

9 **MR. JONES:** Good evening.

10 **MR. CHARLES MORANT - DEVELOPER:** We have our  
11 marketing manager, Mr. Lekan Oyetunde. These  
12 are people that I have known for the last 10 to  
13 15 years, and they have guided us to a level of  
14 success in New York. Now, we've had  
15 opportunity to invest in New York, you know, we  
16 elected a new mayor of New York -- I don't want  
17 to digress, but we elected a new mayor of New  
18 York tomorrow, and we see greener pastures for  
19 that, for New York, but because we are native  
20 of South Carolina and because we took what we  
21 -- what South Carolina gave to us and we made  
22 a success out of it, we want to transfer that  
23 investment back to South Carolina because  
24 that's a legacy that we think would honor our  
25 parents, honor our community and further make



1 progress to lead us forward. Mr. Dancy?

2 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Should we --  
3 can we turn down the lights a bit, is that  
4 possible?

5 **MAYOR EVANS:** Sure.

6 (Inaudible background noise.)

7 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Can you guys  
8 hear me okay? In the back, yes? All right,  
9 all right. Just to follow up, I just want to  
10 reiterate what Mr. Morant said that, you know,  
11 we fully understand the magnitude of this site.  
12 We're basically cut from the same cloth. My  
13 mother was born down here in Georgetown, South  
14 Carolina. All her siblings -- I spent all my  
15 Christmases down here, I've been to Black  
16 Bikers' Fest plenty of times. I wish I had  
17 some images to show you, but I don't want to  
18 embarrass myself, but the point I want to just  
19 drive home is that I don't want you to view  
20 this as outsiders trying to plant something on  
21 you, we're literally cut from the same cloth  
22 and I'm sure that some of you are probably my  
23 second or third cousins so we'll start there.  
24 A little bit about me, my background, I have a  
25 bachelor of architecture from Howard University



1 in advanced architectural design, a masters  
2 from Columbia University, and I am the  
3 principal of the Isoparm Design Group, which is  
4 a boutique architectural firm in Brooklyn, New  
5 York. We specialize in residential and  
6 commercial projects of all types. I'm -- we  
7 are licensed in South Carolina, New York,  
8 Connecticut, Massachusetts, Louisiana,  
9 Washington, D.C. We have projects going on of  
10 all types. A little bit about the team, we've  
11 assembled -- I'm gonna call it an all-star  
12 team, again, but it's not outsiders trying to  
13 plant this on you. Most of the consultants and  
14 engineers that we have been using are -- and  
15 beginning to engage with, honestly, are  
16 basically from here as you can see. We didn't  
17 want to come in with a structural engineer  
18 that's from New Jersey. We thought that it  
19 made sense to try to grab somebody that was  
20 local to try to add jobs, obviously, and  
21 opportunities to the individuals that are here.  
22 We do get our bids -- in the event that things  
23 go forward, we will try to get at least three  
24 respective builders and, right now, we've been  
25 looking at Dargan Construction, Baldwin and



1 also Coastal Structures. They've been pretty  
2 good. We've had a lot of dialogue and things  
3 are looking great on that end. In regard -- I  
4 won't read this off to you to bore you, but you  
5 can see that our structural engineer -- let's  
6 just say -- Weatherly -- he's done I would say  
7 80 to 90 percent of the towers that are on the  
8 water's edge, and he's been great so far. We  
9 actually have our civil engineer -- he just  
10 came in -- but we'll -- we have an all-star  
11 team here, but I just wanted to let you know  
12 that everyone is basically from here. As we  
13 start to dig into the site -- let see if you've  
14 got this -- my pointer here. So, from -- if I  
15 understand, this is 30th. This is 31st. Our  
16 site is -- is here. And here, we're looking at  
17 parking. I want to just kinda (inaudible)  
18 through these.

19 **COUNCILMAN EVANS:** You said that's on 30th?

20 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Correct.  
21 Correct. So we're on the water's edge here,  
22 here's our building. Here's our parking. So,  
23 we have already purchased the four continuous  
24 lots that we propose for the building. We're  
25 in contract, or have --- begin to have



1 discussions on the portions for the parking  
2 lot. Here's a survey of that site. Won't bore  
3 you but essentially it's an assemblage of four  
4 lots that equate to roughly 30,000 square feet  
5 -- a little less than 30,000 square feet.  
6 Here's the survey for the parking. These lots  
7 are relatively small, they're 50 by 150 which  
8 equate to 7,500 square feet. We have three of  
9 them that we've been in discussions with so  
10 it'll give us roughly 20 to 22,000 square feet  
11 for parking. We just put this image in to just  
12 set the stage for the problem that we're up  
13 against. This yellow tone here denotes  
14 Atlantic Beach in comparison to our neighbors  
15 and, as you can see, to the left and to the  
16 right, these guys are much larger than us, and  
17 we believe that this is a unique problem that's  
18 gonna -- it's gonna require a unique solution  
19 and we're hoping that we can get everybody on  
20 board. Couple of details -- I'm not gonna bore  
21 you -- the size, we don't have any easements.  
22 I will speak to this a bit. We are on the  
23 water's edge and we know that. When you look  
24 at a lot of the buildings on the water -- on  
25 the waterfront, a lot of things are raised up



1 and that's because of flooding obviously. In  
2 Atlantic Beach, they want us to go up to the  
3 base flood elevation plus three, so that means  
4 20 -- elevation of 20 feet above the sea level.  
5 Right now this site sits at approximately 12  
6 feet, we have yet to undergo a full-blown  
7 topography study but essentially, if you look  
8 here, our civil engineer tells us that we're  
9 roughly in the 12 range. So, our amenities  
10 will basically start at the second floor.  
11 Utilities, access, we all know that we pretty  
12 much ride down 17 and traverse down to our site  
13 through 31st or 30th, but essentially the  
14 important part here is that we are zoned as a  
15 Waterfront 2 or flexible district. When we  
16 first started looking at this, we started  
17 looking at a couple of the ordinances. The  
18 older ordinances appear that we are a mixed use  
19 and as you can see here, looking at this, is  
20 says that the height is unlimited. So, as you  
21 can see from the renderings that we posted, we  
22 initially started looking at this as being a  
23 tower that was 34 floors tall to commemorate  
24 when the Town was established. As we started  
25 to dig in, trying to be sensitive to the needs



1 and wants of the Town and looking where we are  
2 now, we are a Waterfront Flexible District 2 as  
3 you can see here on the newer zoning maps, and  
4 we decided to bring the building down, which I  
5 will elaborate in a second, but I just --  
6 before we go into it, we will adhere to the  
7 front, rear and the side setbacks that are laid  
8 out in the ordinance that you have. We don't  
9 intend to ask for a variance for any of that.  
10 We're gonna build below the 200 foot height  
11 restriction as denoted in the latest ordinance  
12 that's on your website. So initially, like I  
13 said, we were trying to go 34 floors, but we  
14 wanted to chop that down to bring it under the  
15 worst case scenario. And in regard to the bulk  
16 and the density, we wanted to ensure that -- we  
17 wanted to keep open space as denoted in the  
18 ordinance, and we're doing that here, so when  
19 we see -- we do not need a variance for that as  
20 well. So, in total, that said -- being said,  
21 the development would not need a variance and  
22 can be built as a (inaudible). This is just a  
23 page cut from the latest ordinance in the -- I  
24 just want to draw your attention to the last  
25 column here, which is a Waterfront Flexible



1 District and, as you can see, that -- we're  
2 hoping, you know, we're gonna come below this  
3 20 (sic) foot height and be below 20 stories  
4 here. We will adhere to the maximum coverage.  
5 As I said earlier, our site is approximately  
6 30,000 square feet. Each floor plan will range  
7 between 12 to 14,000 square feet, which will  
8 bring us below that threshold. We will adhere  
9 to the impervious paving. We will adhere to  
10 the open space. Again, we don't think we need  
11 any variances. This is just a quick study  
12 looking at some of our neighbors, and we just  
13 put this in here to give you a quick breakdown  
14 of what we intend to happen in the actual  
15 building. The lower levels will be dedicated  
16 to the community, that may be five to six  
17 levels. In this, it will be centered around a  
18 museum component and, looking at this, we  
19 realized the importance of the Gullah Geechee  
20 culture and we wanted to try to create a museum  
21 which will serve as like a hub. So, things  
22 won't be sparsed around, we can kind of create  
23 all of that right here to create the  
24 destination for individuals throughout the  
25 diaspora to -- who want to come to Atlantic





1 Beach to learn more about themselves and make  
2 a connection from the older generation to the  
3 younger generation. So centered around the  
4 museum but also inside of this we're gonna have  
5 conference rooms. Our -- I know -- I went to  
6 -- I was in Myrtle Beach about a month or two  
7 ago at a hotel and it was the Harley Davidson  
8 weekend and it was a lot of the -- a lot of the  
9 bikers in the hotel, and it would be nice for  
10 like Black Bikers' weekend, or we can try to  
11 tap fraternities, sororities, high-end black  
12 golfers -- they need a place. And when I came  
13 to Black Bikers' Week, it would have been  
14 pretty good if I would have been able to stay  
15 here but yet I had to go outside. We need a  
16 place right here were we can call our own. So  
17 the amenities: high-level spa, conference  
18 rooms that could be bifurcated depending upon  
19 the load of who's gonna be doing presentations.  
20 We're thinking about a golf simulator, we know  
21 golf is big here. We also have event space for  
22 weddings. But then, again, this is in  
23 negotiation. If the community has amenities  
24 that they would love to see in this building,  
25 we're definitely open to discussion. But the



1 lower five to six levels are all dedicated to  
2 the Town. Above ---

3 **COUNCILWOMAN GORE:** Is that a hotel?

4 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Yes. Yes,  
5 I'm gonna get to that in one second. So above  
6 that, we're gonna -- so the building is a mix  
7 of condo and hotel. We've been playing around  
8 with the unit mix, and we think we arrived at  
9 a proper solution. So right now, we have  
10 approximately 48 hotel rooms that will be above  
11 the community space. On top of that -- in  
12 total this building will be 17 stories. We  
13 have a 176 condos and 48 hotel rooms.

14 **COUNCILWOMAN GORE:** You have 48 hotel rooms?

15 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Correct.

16 **COUNCILWOMAN GORE:** And you have 176 condos?

17 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Correct.

18 **COUNCILWOMAN GORE:** Well -- okay, okay. I'm  
19 listening.

20 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** And at the  
21 very end, we're definitely -- we're gonna open  
22 up the floor to try to address everybody's  
23 concerns, comments -- good or bad. So I just  
24 wanted to just say if you look to the left and  
25 the right of you on the water -- on the



1 waterfront, everyone else has activated the  
2 strip and now it's our turn to activate the  
3 strip. We must do something, right? So, we  
4 believe that there are a lot of opportunities  
5 that stand to be gained here so we just wanted  
6 to kind of bullet point some of those.  
7 Obviously, we want to try to expose the legacy  
8 of Atlantic Beach. I was -- I was very excited  
9 to learn more about Atlantic Beach as we  
10 started to dive in. We're hoping that this  
11 project will bring a lot of money into the  
12 coffers of Atlantic Beach. After traversing  
13 down the streets, there's a lot of development  
14 that needs to be gained. So we're hoping that  
15 this project will, you know, fill the coffers  
16 a bit. From what we understand, the police  
17 force is -- does -- is not active 24 hours so  
18 we're hoping that a project like this will  
19 allow you to have enough money to maybe have a  
20 24-hour police force. Our project will  
21 obviously have 24-hour security. We're hoping  
22 that since this project will be bringing much  
23 money into the city that it could in turn,  
24 possibly, lower your property taxes and raise  
25 the property value, right? 'Cause we're



1 looking to create a destination here that  
2 doesn't currently exist. Obviously,  
3 aesthetically, the Town could use some sprucing  
4 up -- trees, paving, sidewalks, things of that  
5 nature so, aesthetically, we're definitely  
6 gonna raise that. We believe that the current  
7 renters -- correct me if I'm wrong -- a lot of  
8 people are away, renting, and they don't really  
9 -- everybody's transient in nature, doesn't  
10 really have a vested interest in this project,  
11 and we believe something like this will allow  
12 people to have a bit of pride in, you know,  
13 where they're staying so we want to change the  
14 dynamic of where the -- what the transient  
15 dynamic is. We will be self-sustaining. This  
16 large project will not, you know, be an  
17 encumbrance on some of your trash, things of  
18 that nature. We're gonna handle all of that  
19 ourselves. And not to mention, we're gonna do  
20 -- we're planning to add jobs, lots of jobs,  
21 that's the goal, hopefully in the hundreds.  
22 Some will be, obviously long term, some are  
23 short term, but we believe that this -- the  
24 Town has a lot to gain and a lot to benefit  
25 from this project. So I'm just gonna take a



1 quick pause to open up the floor plans if you  
2 would allow me. That was quicker than I  
3 thought. Again, these plans are very schematic  
4 in nature but they do conceptually convey what  
5 we intend to have here. So, one of the things  
6 we noticed is that a lot of the buildings --  
7 (inaudible)? I'm sorry, give me one moment.

8 **(Inaudible background noise.)**

9 **MS. PIERCE FORD:** Good evening, Mr. Dancy. This is  
10 Maria Pierce Ford, one of the ones that have  
11 Zoomed in. You have several questions in the  
12 chat. Are you gonna open up and answer those  
13 questions?

14 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Absolutely,  
15 absolutely. We are. Right after we show these  
16 schematic design floor plans, we're gonna show  
17 an animation then we're gonna open it up to the  
18 floor and address any and all comments that the  
19 public has.

20 **(Inaudible background noise.)**

21 **COUNCILWOMAN GORE:** You're probably able to speak  
22 with them without showing them too much of the  
23 plan, the -- you're probably gonna be able to  
24 speak to them without them even seeing too much  
25 of that floor plan and let them break it down



1 to you because I don't know ---

2 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Here's what  
3 I'm thinking we can probably do to the audience  
4 is I could speak briefly -- so what's happening  
5 is the people that are viewing on Zoom can see  
6 what I want them to see but you guys are seeing  
7 my screen paused. So if -- the source is a  
8 little weird. So what I think I'm gonna do is  
9 speak to the Zoom -- those on Zoom first and  
10 then maybe after we do our question and answer  
11 we can then show you ---

12 **(Inaudible background noise.)**

13 **MAYOR EVANS:** Okay, yeah, you can just go ahead and  
14 deal with them first.

15 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** So, to the  
16 Zoom audience, if you guys can just give us --  
17 pause for a second, we have conference rooms as  
18 we stated, retail space, a lobby area. This is  
19 speaking to our re -- we're gonna have a retail  
20 component for individuals that are in the town  
21 that want to sell things or have stores inside  
22 of the space, we'll definitely have that. We  
23 have a whole wedding component. We understand  
24 that there's approximately 5,000 weddings that  
25 occur in Myrtle Beach and we want to be able to



1 capture some of that market here. There's  
2 gonna be world-class restaurants that we also  
3 want to have here. Sweeping terraces on the  
4 oceanfront, spa, lounge, the museum component  
5 that we spoke of earlier. Here is what we  
6 envision as the entry, which is a conceptual,  
7 but essentially, if you can think of an  
8 embrace, a hug, we'll have a drop-off area  
9 that's covered by a brise soleil, which  
10 basically gives you the sense of being covered  
11 as -- but not being covered, open to the  
12 elements. The building will undulate and try  
13 to give the effect of some sort of water  
14 component and also what we hope -- what we can  
15 do is try to connect with some of the local  
16 artisans that are in the town to be able to  
17 maybe add some sort of -- in the portables in  
18 the entry, we can maybe do some sort of carving  
19 or make unique art pieces that speak to the  
20 Gullah Geechee heritage (ph). Just another  
21 image of the front. This is when the tower was  
22 taller, but essentially the concept and  
23 proportions, the symmetry, all is the same. As  
24 you can see, our right side is a bit flat. The  
25 left side that faces the beach undulates and



1           kinda opens like a scallop in the waves, like  
2           the water.    Large, open terraces.    Here's a  
3           view that I think makes a lot of sense.    And  
4           you guys can open up the Zoom link if you want  
5           to see the images.    I don't know if you have  
6           the link.    But what's happening here is that,  
7           as we spoke earlier, this piece is our main  
8           building component and here is our parking.    We  
9           will have a -- we were hoping to have a  
10          skybridge to cross over Ocean Boulevard, and we  
11          will try to activate the roof by adding some  
12          sort of miniature golf situation.    We do know  
13          that we will have to have some roof-top units,  
14          but that will be to come.    The inside,  
15          obviously, the highest level finishes possible.  
16          We will have different entry points for people  
17          that are in the town to be able to purchase  
18          units here, but also for outside individuals in  
19          the event that they want to try to be part of  
20          Atlantic Beach.    Elevation is (inaudible) here.  
21          The last thing we're gonna try to show, to the  
22          zoning ordinance.

23                   **(Presentation - Music Begins Playing.)**

24   **MR. McIVER:**    Wait a minute, so why is it we can't  
25                   see it?





1 **MR. CHARLES MORANT - DEVELOPER:** We'll -- we'll ---

2 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** We're gonna  
3 play it right after this. This is for the Zoom  
4 audience.

5 **(Presentation - Music Playing Ends.)**

6 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** So this  
7 concludes our presentation. I'm just gonna try  
8 to open it up so you guys can see it here. You  
9 can -- prepare your questions and we'll try to  
10 ...

11 **(Inaudible background noise.)**

12 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** So, now that  
13 this -- everyone can see this, I'm just gonna  
14 replay the same video that we just showed.

15 **MR. CHARLES MORANT - DEVELOPER:** Okay, we'll have --  
16 questions and answers.

17 **MAYOR EVANS:** Okay.

18 **(Presentation - Music Playing.)**

19 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Can we start  
20 taking some of the questions while I get this  
21 situated?

22 **MAYOR EVANS:** Turn the lights back on.

23 **COUNCILWOMAN ISOM:** Turn the lights on ---

24 **MALE SPEAKER:** I'm taking the ---

25 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** And then



1           when I get this situated, we'll turn them back  
2           ---

3           **COUNCILWOMAN ISOM:**    Okay.

4           **MR. CHARLES MORANT - DEVELOPER:**   Thank you for your  
5           patience and ---

6                           **(Inaudible background noise.)**

7           **MR. CHARLES MORANT - DEVELOPER:**   --- people on Zoom  
8           were able to see the display but the -- those  
9           images are not being transferred to the screen  
10          over here so we're trying to resolve that  
11          issue.  But we'll entertain any questions that  
12          you may have.  The concept -- the design of the  
13          plan is schematic and we are finalizing those  
14          designs, and we have given you the concept and  
15          we are ready for your input, your feedback,  
16          your questions, your -- and so we can answer --  
17          that you may have.

18          **MAYOR EVANS:**    Citizens, you want to ask, if you have  
19          questions, from citizens?

20                           **(Inaudible background noise.)**

21          **MS. CHEATHAM:**    I don't want to start to ask the  
22          questions because I couldn't see what was going  
23          on.

24          **MR. CHARLES MORANT - DEVELOPER:**   Until you see the  
25          details.



1 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** You couldn't  
2 see the last part, right?

3 **MR. ALLEN:** I've got a question.

4 **MR. CHARLES MORANT - DEVELOPER:** Sure.

5 **MR. ALLEN:** Thank you for sharing your vision. Is  
6 this -- and you said you've been at this for 20  
7 years ---

8 **MR. CHARLES MORANT - DEVELOPER:** Right.

9 **MR. ALLEN:** --- is this the first time that you've  
10 shared your vision with the citizens of  
11 Atlantic Beach?

12 **MR. CHARLES MORANT - DEVELOPER:** Well, this  
13 particular development, yes, this is the first  
14 time that we have shown it. But we ---

15 **MALE SPEAKER:** Okay, so now we can ---

16 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** I just think  
17 if we -- we can take two minutes to show the  
18 video then we're just gonna open it up.

19 **MR. ALLEN:** All right.

20 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** I've got the  
21 video situated now.

22 **MR. ALLEN:** All right ---

23 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Sorry.

24 (Inaudible background noise.)

25 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Just a



1 visual of the concept.

2 (Presentation - Music Begins Playing.)

3 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Morant  
4 Properties is the developer. Name of the hotel  
5 gonna be the Black Pearl. Coming up to the  
6 skybridge (inaudible) property (inaudible). Go  
7 off into the visual (inaudible) the Black  
8 Pearl. Whole back side we'll try to open into  
9 the beachfront.

10 (Presentation - Music Playing Ends.)

11 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** That pretty  
12 much was a video that you guys missed. Just  
13 want to bear in mind that the look, the  
14 finishes, this is all conceptual, all of that  
15 will be tightened up as we get further along.  
16 I think that concludes our present -- now,  
17 we'll take any comments, questions that you  
18 guys may have.

19 **COUNCILWOMAN GORE:** I might not need to say nothing  
20 right now but -- I'm about to bust up here  
21 'cause I love the idea, it's just awesome, but  
22 I'm telling you, we are very unique and, when  
23 I say we're unique, we're unique -- I can go  
24 down to South Beach, I can go anywhere I want  
25 to in the world if I want to right, I could



1 travel anywhere, but what I don't like is the  
2 idea that that beach right -- those right  
3 there, we're gonna -- and there's nothing wrong  
4 with -- I'm only one person, too, but to me,  
5 we're gonna be like every other beach with  
6 that. And I just like -- for some reason, I  
7 just love the idea of being unique and I want  
8 us to have the finest things in life here, I  
9 really do, but one thing that I'm against is  
10 the condos. Now, if you said you was gonna go  
11 down, you was gonna put -- all those were gonna  
12 be hotel rooms, a hundred and how many, 76?

13 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** 176 condos.

14 **COUNCILWOMAN GORE:** No, hotel rooms?

15 **MR. CHARLES MORANT - DEVELOPER:** 170.

16 **COUNCILWOMAN GORE:** Then I'm all for that, but I am  
17 not for -- one condo am I for but, like I said,  
18 that's just my opinion. But I love the concept  
19 but ---

20 **MR. CHARLES MORANT - DEVELOPER:** Yeah, completely  
21 understand ---

22 **MR. KEVIN JONES - FINANCIAL BROKER:** So I think  
23 maybe it's about who your buyer is. See, a  
24 buyer is not a full-time resident, right?  
25 Look, it's for buyers who's gonna be there



1 short term, right, maybe six months at max out  
2 of the year so that's pretty much, you know,  
3 who your buyer is for it 'cause it's gonna be  
4 like a condo/hotel kind of concept is what  
5 you're really looking at.

6 **COUNCILWOMAN GORE:** So mainly to it that those  
7 owners of those hotels would own ---

8 **MR. KEVIN JONES - FINANCIAL BROKER:** Yeah, sure,  
9 right.

10 **COUNCILWOMAN GORE:** --- and no -- at no particular  
11 time could you ever tell them that that's not  
12 their primary residence so now they become a  
13 resident and I think about -- and I'm just --  
14 like I said, this is just me ---

15 **MR. KEVIN JONES - FINANCIAL BROKER:** That's okay.

16 **COUNCILWOMAN GORE:** --- but I always had a vision  
17 for -- it's not my property and I can't do  
18 anything down there, but I just think that  
19 putting the -- we have so many new homes here  
20 in our town on our other streets where you  
21 could build the nicest home -- we've got some  
22 nice homes down here ---

23 **MR. CHARLES MORANT - DEVELOPER:** Beautiful ---

24 **COUNCILWOMAN GORE:** --- people are building them,  
25 but at the same time what we need in our town



1 is someone -- somebody to come back and  
2 vacation for a week and go on back home again,  
3 let some more come, that's what we need in our  
4 town. We don't really need no permanent  
5 residents or no condos or stuff like -- and  
6 like I said, once again, this is just me and my  
7 opinion.

8 **MALE SPEAKER:** (Inaudible.)

9 **MR. CHARLES MORANT - DEVELOPER:** Okay, we understand  
10 your position ---

11 **COUNCILWOMAN GORE:** Uh-huh.

12 **MR. CHARLES MORANT - DEVELOPER:** --- we have heard  
13 the feedback. Okay, anybody else have any  
14 questions about the concept? It's the  
15 (inaudible) design and the purpose of ...

16 **MR. MONTGOMERY:** What is the price range of the  
17 condos (inaudible)?

18 **MR. CHARLES MORANT - DEVELOPER:** We've -- internally  
19 we are -- we have done the valuation of them,  
20 but we are not at the point where we're gonna  
21 be discussing our answers (ph) -- the actual  
22 pricing of the condos.

23 **MR. KEVIN JONES - FINANCIAL BROKER:** Oh, just not  
24 yet, yeah. Things change and markets change --

25 -



1 MR. CHARLES MORANT - DEVELOPER: Right.

2 MR. KEVIN JONES - FINANCIAL BROKER: --- values  
3 change.

4 MR. CHARLES MORANT - DEVELOPER: Right.

5 COUNCILWOMAN ISOM: Materials change ---

6 MR. KEVIN JONES - FINANCIAL BROKER: So ...

7 (Inaudible background noise.)

8 MS. HILL: This is Diane Hill. Have you completed a  
9 project of this nature at some point in the  
10 past, I mean, is there an actual ---

11 MR. CHARLES MORANT - DEVELOPER: We'll have -- we  
12 have -- in New York, we have ---

13 MS. HILL: Is there anyplace even -- so you're  
14 saying that ---

15 MR. CHARLES MORANT - DEVELOPER: We have done ---

16 MS. HILL: --- we -- what I'm saying, can -- could a  
17 group of us ---

18 MR. CHARLES MORANT - DEVELOPER: Yeah.

19 MS. HILL: --- visit a site that you have completed,  
20 if we wanted to ---

21 (Inaudible background noise.)

22 MR. CHARLES MORANT - DEVELOPER: --- corporation.  
23 We own them -- we own four corporations, three  
24 corporations are real estate corporations and  
25 one management corporation that we own, okay?





1 We have a total of 45 rental developments ---

2 **MS. HILL:** That's what I'm wondering (ph) -- so we  
3 could actually see something that you have  
4 built ---

5 **MR. CHARLES MORANT - DEVELOPER:** Sure. Yeah, sure.  
6 Yes, absolutely.

7 **MS. HILL:** Great. That was my question, thank you.

8 **MR. CHARLES MORANT - DEVELOPER:** Yeah, (inaudible).

9 **MS. LANCE:** Several of -- I have a concern  
10 (inaudible) here in reference to condos. You  
11 probably know the history of Atlantic Beach.

12 **MR. KEVIN JONES - FINANCIAL BROKER:** Yes, I do,  
13 right.

14 **MS. LANCE:** From (inaudible) from (inaudible) and  
15 condos, to me, is that -- and I just learned  
16 this myself, (inaudible). People own those,  
17 okay? And so, if they own those, then they can  
18 make a decision of say, they can come in and  
19 take over (inaudible), okay, and that can be a  
20 problem (ph) ---

21 **MR. KEVIN JONES - FINANCIAL BROKER:** Well, well,  
22 well -- sorry, sorry, sorry.

23 **MS. LANCE:** Okay.

24 **MR. KEVIN JONES - FINANCIAL BROKER:** When you say  
25 ordinance -- so, okay, the concept is gonna be



1           condo/hotel ---

2                           **(Inaudible background noise.)**

3   **MR. KEVIN JONES - FINANCIAL BROKER:**   --- 'cause I  
4           understand your concern.   That's been our --  
5           that's been our number one ---

6   **MALE SPEAKER:**   I don't know what her question was.  
7           I'd like to hear what she had to say.

8   **MR. KEVIN JONES - FINANCIAL BROKER:**   Right, I'm  
9           sorry.   (Inaudible) be heard.

10   **MS. LANCE:**        Okay, 'cause I own my property  
11           (inaudible) so I'm a full-time resident where  
12           I can vote, okay?   So, as condos, you're  
13           bringing in a party to buy that property and  
14           they're saying, okay ---

15                           **(Inaudible background noise.)**

16   **COUNCILWOMAN GORE:**   If they're in our town for 30  
17           days ---

18   **MS. LANCE:**        --- for 30 days, the law -- they can  
19           vote, okay?   So therefore, when you do  
20           something like that, we don't want the Black  
21           Pearl ---

22                           **(Inaudible background noise.)**

23   **MR. CHARLES MORANT - DEVELOPER:**    Okay.    And  
24           (inaudible) that's an assumption, that's not a  
25           conclusion.



1 **MS. LANCE:** Well, that is a conclusion 'cause I live  
2 between North Myrtle Beach and Myrtle Beach ---

3 **MR. CHARLES MORANT - DEVELOPER:** I understand.

4 **MS. LANCE:** --- and on that -- on their council,  
5 they only have one African-American per beach.  
6 Now, that's what I'm saying.

7 **MR. CHARLES MORANT - DEVELOPER:** Okay.

8 **MS. LANCE:** And you're right, I don't know whether  
9 or not if we would lose the power that we have  
10 ---

11 **MR. CHARLES MORANT - DEVELOPER:** Yeah ---

12 **MS. LANCE:** --- to being an African-American Beach -  
13 --

14 **MR. CHARLES MORANT - DEVELOPER:** Right.

15 **MS. LANCE:** --- we can call ourselves that, you  
16 know, that's historical for us.

17 **MR. CHARLES MORANT - DEVELOPER:** Yeah.

18 **MS. LANCE:** And so, condos is like, okay ---

19 **COUNCILWOMAN GORE:** Homes.

20 **MS. LANCE:** --- you all just move on out the way  
21 then, that's what I look and see. That's what  
22 I see.

23 **MR. CHARLES MORANT - DEVELOPER:** Now ---

24 **MS. LANCE:** --- Heaven help me if I'm -- what's  
25 right and what's wrong.



1 **MR. KEVIN JONES - FINANCIAL BROKER:** So the  
2 condo/hotel concept, so they are not -- they  
3 don't want to be residents, they don't want to  
4 have voting rights. That's the number one  
5 thing that we have been discussing (inaudible)  
6 when Mr. Morant said he wanted to do this  
7 project.

8 **COUNCILWOMAN GORE:** That sounds good, that sounds  
9 great and that's why it's coming outta their  
10 mouth at that time. I lived in a place, I  
11 moved in a condo in Chattanooga, Tennessee, and  
12 ---

13 **MR. KEVIN JONES - FINANCIAL BROKER:** Condo/hotel  
14 concept, remember, that's in the deed, saying  
15 that they cannot be a resident, they have no  
16 voting rights.

17 **COUNCILWOMAN GORE:** But if you're there 30 days, by  
18 law, you can't tell me that I can't vote if I'm  
19 somewhere 30 days. I don't care what your  
20 paperwork says, the law says I can vote where  
21 I live at for 30 days. And that's all there is  
22 to it ---

23 **MR. CHARLES MORANT - DEVELOPER:** Is that your  
24 primary residence?

25 **COUNCILWOMAN GORE:** No. If you move -- if somebody



1 moves in this town right here and they -- if  
2 they move -- they're here on the 1st of October  
3 ---

4 **MR. KEVIN JONES - FINANCIAL BROKER:** Sure.

5 **COUNCILWOMAN GORE:** --- November the 4th they can --  
6 -

7 **COUNCILWOMAN ISOM:** 2nd.

8 **COUNCILWOMAN GORE:** --- 2nd, they can vote in our  
9 town ---

10 **MR. KEVIN JONES - FINANCIAL BROKER:** And it's not a  
11 permanent residence ---

12 **COUNCILWOMAN GORE:** Oh, yes, that's anywhere in  
13 America.

14 **MR. CHARLES MORANT - DEVELOPER:** No ---

15 (Inaudible background noise.)

16 **COUNCILWOMAN GORE:** Well -- well, okay. Well,  
17 definitely South Carolina. I can't speak ---

18 **MR. CHARLES MORANT - DEVELOPER:** It's not. No, no,  
19 it's not ---

20 **COUNCILWOMAN GORE:** Well, for South Carolina. If  
21 you move -- here in -- here in Atlantic Beach  
22 in South Carolina, 30 days is all you have be  
23 and you can ---

24 **MR. CHARLES MORANT - DEVELOPER:** Okay, okay ---

25 **COUNCILWOMAN GORE:** Yes. Yeah, so therefore, that's



1           how come we're kinda ---

2       **MR. KEVIN JONES - FINANCIAL BROKER:** I see, adamant  
3           about ---

4       **COUNCILWOMAN GORE:** --- you know what I'm saying ---

5       **MR. LEKAN OYETUNDE - MARKETING:** They don't have to  
6           show South Carolina on their taxes.

7       **COUNCILWOMAN GORE:** Well, everybody don't have a  
8           place (inaudible) to pay it, see, everybody  
9           don't have a house back there in New York or  
10          Wyoming or whatever, they're coming here,  
11          they're here for 30 days, whenever they move  
12          in, when they come to stay those 30 days and  
13          they say, oh, the state said you had to have  
14          your license changed over within 30 days, well,  
15          they will change their license over and during  
16          this time, they vote, that's when they're  
17          coming here, they're coming right here and  
18          they're gonna vote.

19       **MR. KEVIN JONES - FINANCIAL BROKER:** So they're  
20          making it their primary?

21       **COUNCILWOMAN GORE:** Well ---

22       **FEMALE SPEAKER:** Yeah.

23       **COUNCILWOMAN GORE:** --- well , yeah ---

24                               *(Inaudible background noise.)*

25       **MR. KEVIN JONES - FINANCIAL BROKER:** I've got you.



1           It's all right. So, I think that's where we --  
2           -

3                           **(Inaudible background noise.)**

4   **COUNCILWOMAN GORE:** Yeah, yeah.

5   **MR. KEVIN JONES - FINANCIAL BROKER:** --- whoever is  
6           making it their primary?

7   **MAYOR EVANS:** Right, right, yeah. Exactly ---

8   **MR. KEVIN JONES - FINANCIAL BROKER:** So -- yeah. So  
9           the buyers that's gonna be in this project is  
10          not looking to make it their primary.

11   **COUNCILWOMAN GORE:** Well, see, that's what they say  
12          but I'm saying if your buddy comes up here and  
13          comes to our town and says I'm gonna run for  
14          office, and all your buddies that done bought  
15          them condos that wasn't gonna vote, they just  
16          did because they all are part of the project  
17          and, you know, and capital gain or whatever, I  
18          understand that, but if you're running for  
19          office, guess what they're gonna say? Oh,  
20          we're gonna change over our I.D., we're gonna  
21          vote for you, we will make you the mayor. And  
22          we're gone, we're wiped out ---

23   **MR. KEVIN JONES - FINANCIAL BROKER:** Right.

24   **COUNCILWOMAN GORE:** --- things like that, and I mean  
25          ---



1 **MR. KEVIN JONES - FINANCIAL BROKER:** Understood.

2 **COUNCILWOMAN GORE:** --- and we can't stop nothing,  
3 we can tell nobody who and what to do but at  
4 the same time, if I have anything to do with,  
5 I'm against condos because ---

6 **MALE SPEAKER:** Okay ---

7 **(Inaudible background noise.)**

8 **COUNCILWOMAN GORE:** --- we need hotels -- we need  
9 hotels in our town. And so then when you put  
10 some beds where they can stay for a week, we're  
11 good with that, you know?

12 **MR. KEVIN JONES - FINANCIAL BROKER:** Yeah.

13 **COUNCILWOMAN GORE:** You all come down, yeah ---

14 **MR. KEVIN JONES - FINANCIAL BROKER:** Yeah -- okay.

15 **COUNCILWOMAN GORE:** Or come on this other fine  
16 street and buy them some homes (inaudible)  
17 build some houses over there.

18 **MR. KEVIN JONES - FINANCIAL BROKER:** So, I guess  
19 maybe we can some documentation if that'll make  
20 you feel more comfortable ---

21 **MAYOR EVANS:** Right.

22 **MR. KEVIN JONES - FINANCIAL BROKER:** --- saying  
23 that, you know, they can't make it -- in other  
24 words what ---

25 **COUNCILWOMAN ISOM:** Right ---





1     **MAYOR EVANS:** Right ---

2     **MR. KEVIN JONES - FINANCIAL BROKER:** --- we can  
3         circle back ---

4     **MAYOR EVANS:** Well, there's definitely concerns with  
5         the condos.

6     **MR. KEVIN JONES - FINANCIAL BROKER:** Okay, got you -  
7         --

8     **MR. LEKAN OYETUNDE - MARKETING:** Pretty much  
9         (inaudible) -- pretty much when we're looking  
10        at -- look at the buyers that are bringing ---

11    **FEMALE SPEAKER:** I, I ---

12    **MR. LEKAN OYETUNDE - MARKETING:** --- that are  
13        bringing in five, six, seven million to buy the  
14        condos in bulk, and there's going to be the  
15        property management company in place, there's  
16        going to be rent analysis (ph). It's gonna be  
17        like a motel/condo. Look up the (inaudible),  
18        right ---

19                    **(Inaudible background noise.)**

20    **COUNCILWOMAN GORE:** And they've got people that  
21        bulks in North Myrtle Beach.

22    **MR. LEKAN OYETUNDE - MARKETING:** No, I'm just trying  
23        to -- I'm not talking about a condo where they  
24        are living, we're talking about the hotel  
25        (inaudible), everything is designed like





1 third, okay. Of identifying a certain target  
2 and market, and we have identified those  
3 markets that would allow bulk sale condos for  
4 vacation, for people who are not ---

5 **(Inaudible background noise.)**

6 **MR. CHARLES MORANT - DEVELOPER:** --- they are not  
7 citizens. If they become permanent residents,  
8 okay, and they're not looking to be primary  
9 residents of this community. They are global  
10 residents, okay, they have their primary  
11 residence and they will -- this is an  
12 investment purpose for them. They want to make  
13 money. They have an opportunity to create  
14 wealth, okay, and get a return better than what  
15 they get where they are now. The economy is  
16 more stable here in this country, it's a safer,  
17 long-term investment. Now, we have targeted  
18 that market and those are the -- those are the  
19 individuals and those institutions that we will  
20 sell our condos to. Now -- see, the -- a  
21 project of this size, financing is a challenge,  
22 okay, without the condos and the sale of the  
23 condo -- and we have people who have committed  
24 up to 10 to 20 million dollars ---

25 **COUNCILWOMAN GORE:** They're pre -- you're preselling



1           them, that's what you're doing ---

2       **MR. CHARLES MORANT - DEVELOPER:** Right, right.

3       **COUNCILWOMAN GORE:** --- and I -- I understand that -  
4           --

5       **MR. CHARLES MORANT - DEVELOPER:** Okay. Yeah, and --  
6           and the problem -- the issue there is that --  
7           there -- in -- there are programs that allow  
8           people to do it. The Chinese did it in  
9           Chinatown, moving the Chinese from Chinatown to  
10          -- to Flushing. They took their wealth from  
11          China, okay, brought it to Flushing, built  
12          high-rise development, they're not interested  
13          in becoming citizens of Flushing and voting in  
14          local elections. These people wouldn't be  
15          interested in your local election. They're  
16          interested in making a profit on their  
17          investment, getting a return on their  
18          investment. Okay ---

19       **COUNCILWOMAN GORE:** And I understanding what you're  
20          saying, and they're protecting their  
21          investment. But see, at the same time -- the  
22          same token, that's what we're doing.

23       **MR. CHARLES MORANT - DEVELOPER:** I -- yeah, but see,  
24          the other part that's ---

25       **COUNCILWOMAN GORE:** You all talk, everybody else



1 talks. I'm just ---

2 **MR. CHARLES MORANT - DEVELOPER:** --- the other --  
3 the other part of this is that we are aware of  
4 your concerns and we have tailored our process  
5 and our investment portion with the condos to  
6 address that concern. Now, the zoning allows  
7 the company to do condos. Correct?

8 **COUNCILWOMAN GORE:** Our zoning?

9 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** That's a ---

10 **MR. CHARLES MORANT - DEVELOPER:** Yes.

11 **COUNCILWOMAN GORE:** Our zoning allows us to do  
12 condos ---

13 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Yes ---

14 **MR. CHARLES MORANT - DEVELOPER:** Your zoning ---

15 **COUNCILWOMAN GORE:** --- and we're just ---

16 **MR. CHARLES MORANT - DEVELOPER:** --- your zoning  
17 allows condos ---

18 **COUNCILWOMAN GORE:** Our zoning allows us to do  
19 condos?

20 **MALE SPEAKER:** Yes ---

21 **FEMALE SPEAKER:** (Inaudible.)

22 **COUNCILWOMAN GORE:** So what do we have in the --  
23 well, we supposed to ---

24 **MR. CHARLES MORANT - DEVELOPER:** You better change  
25 the zoning if you don't ---



1 **COUNCILWOMAN GORE:** Well, I'm not saying -- I'm  
2 telling you -- and this -- everything is what  
3 I like. This is my opinion, okay?

4 **MR. CHARLES MORANT - DEVELOPER:** Yeah, I understand.

5 **COUNCILWOMAN GORE:** And I'm only one person but, at  
6 the same time, I want to know why is it that we  
7 can build condos down there, I thought that's  
8 one thing that we was going over our plan and  
9 stuff ---

10 **MAYOR EVANS:** Yeah, I thought it was too.

11 **COUNCILWOMAN GORE:** --- to make sure that we  
12 couldn't do it because we know what we're up  
13 against, we've been up against this right here  
14 ---

15 **MAYOR EVANS:** We've seen. Just -- it's very  
16 different here in Atlantic Beach. With the  
17 State of South Carolina ---

18 **MR. CHARLES MORANT - DEVELOPER:** Uh-huh.

19 **MAYOR EVANS:** --- what we live with here everyday as  
20 citizens of Atlantic Beach is everybody outside  
21 of Atlantic Beach wants Ocean Boulevard opened  
22 ---

23 **MR. CHARLES MORANT - DEVELOPER:** (Inaudible.)

24 **MAYOR EVANS:** --- they want us to annex it -- they  
25 want to annex in with North Myrtle Beach.



1 **MR. CHARLES MORANT - DEVELOPER:** Right.

2 **MAYOR EVANS:** If they get enough people in here  
3 staying in here, they can accomplish that.

4 **COUNCILWOMAN ISOM:** But number ---

5 **MR. CHARLES MORANT - DEVELOPER:** Now, we -- we're --  
6 we understand the reason why ---

7 **(Inaudible background noise.)**

8 **MAYOR EVANS:** Well, hold on a second.

9 **COUNCILWOMAN GORE:** Wait, wait, wait, wait. Let the  
10 government talk.

11 **MR. CHARLES MORANT - DEVELOPER:** Okay ---

12 **COUNCILWOMAN GORE:** We're gonna get back to you all  
13 in one minute ---

14 **MR. CHARLES MORANT - DEVELOPER:** --- your concern is  
15 opening up the boulevard. We're concerned  
16 about that. We don't want the boulevard opened  
17 up ---

18 **COUNCILWOMAN ISOM:** Uh-huh ---

19 **MR. CHARLES MORANT - DEVELOPER:** Okay? That -- we  
20 don't need the boulevard opened up because if  
21 we make a destination hotel, okay, we don't  
22 need the boulevard opened up. We will attract  
23 local, regional, national and international  
24 patrons to this site if we were allowed to  
25 develop it according to our concept and our



1 design.

2 **MAYOR EVANS:** Well see, I clearly understand that as  
3 well, but I guess the point is and what the  
4 concern is ---

5 **MR. CHARLES MORANT - DEVELOPER:** Yeah, I understand.  
6 I ---

7 **MAYOR EVANS:** --- is filling these condos with ---

8 **MR. CHARLES MORANT - DEVELOPER:** I understand. I  
9 understand ---

10 **MAYOR EVANS:** --- people who can vote and then they  
11 can ---

12 **MR. CHARLES MORANT - DEVELOPER:** I understand.

13 **MAYOR EVANS:** --- and they'll be the one deciding  
14 whether Ocean Boulevard opens or not ---

15 **MR. CHARLES MORANT - DEVELOPER:** And see, we didn't  
16 want to get into ---

17 **COUNCILWOMAN GORE:** That's right, that's what we  
18 are.

19 **MR. CHARLES MORANT - DEVELOPER:** See ---

20 **MALE SPEAKER:** Right.

21 **MR. CHARLES MORANT - DEVELOPER:** Should I get into  
22 the (inaudible)?

23 **(Inaudible background noise.)**

24 **COUNCILWOMAN GORE:** Please do, by all means, get  
25 into all of it, yes, sir.





1 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** No, it's not  
2 -- not necessary.

3 (Inaudible background noise.)

4 **COUNCILWOMAN GORE:** Oh, he was gonna talk to you all  
5 in a minute, he was just addressing us just  
6 now.

7 (Inaudible background noise.)

8 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Not  
9 necessary.

10 **COUNCILWOMAN GORE:** But he was -- we was asking  
11 questions though. He was asking him questions,  
12 that's what he was doing. That's what he was  
13 doing.

14 (Inaudible background noise.)

15 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** As you can  
16 see, Mr. Morant is extremely passionate ---

17 **MR. KEVIN JONES - FINANCIAL BROKER:** Passionate.

18 **MR. CHARLES MORANT - DEVELOPER:** (Inaudible) ---

19 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** --- 'cause  
20 he's been looking at this for a long time so  
21 don't take any of this as -- it's not that --  
22 I just want you guys to understand, from the  
23 very beginning since we've been looking at  
24 this, we ---

25 **MR. KEVIN JONES - FINANCIAL BROKER:** Day one.



1 MR. DWAYNE DANCY - ARCHITECT AND TEAM: ---  
2 literally, we knew that that was a big concern  
3 ---

4 MR. KEVIN JONES - FINANCIAL BROKER: That's right.

5 MR. DWAYNE DANCY - ARCHITECT AND TEAM: --- of  
6 outsiders coming in, maybe changing the  
7 politics, you know, condo/hotel. We've looked  
8 at that unit mix from the very beginning and  
9 when we first started, it was all condos.  
10 After having conversations, we understand that  
11 that's not where the town wanted to go and,  
12 like I said, we're cut from the same cloth. We  
13 don't want to create a situation where  
14 outsiders are gonna then come in and then give  
15 them -- give you their will, we're trying to  
16 alleviate that ---

17 MR. CHARLES MORANT - DEVELOPER: Yeah.

18 MR. DWAYNE DANCY - ARCHITECT AND TEAM: --- so what  
19 we're trying to do is start a dialogue, start  
20 a conversation so we can try to arrive at what  
21 we think the best solution is, but I do want to  
22 be clear, it is unreasonable, that's a thing of  
23 reality, it's unreasonable for somebody to get  
24 (inaudible) when all the condo is ---

25 (Inaudible background noise.)



1 **MALE SPEAKER:** You're talking about a hotel, okay.  
2 (ph)

3 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** --- yeah,  
4 it's not reality. It's just not reality. We  
5 have to think of the developer ---

6 **MR. CHARLES MORANT - DEVELOPER:** All hotel with the  
7 magnitude that will be attractive to bringing  
8 people in, to bring commerce into this town,  
9 it's not realistic to think that you can do  
10 that with all hotel.

11 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** Yeah, it's  
12 extremely tough and, obviously, we can't say,  
13 hey, no, you know, outsiders. We could --  
14 obviously, fair housing exists ---

15 **MALE SPEAKER:** Right.

16 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** --- so we  
17 have to figure out a creative way of allowing  
18 the community to win, allowing the developer to  
19 win, allowing ---

20 (Inaudible background noise.)

21 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** --- we're not  
22 trying to be protective so if there's ideas ---

23 **MR. CHARLES MORANT - DEVELOPER:** Yeah.

24 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** --- of a unit  
25 mix, we would definitely be open to that



1 conversation, but we do want reality to set in  
2 that it cannot be all hotels. The -- it's --  
3 this is our cost, roughly 40, 60, 80 million  
4 dollars. No one's gonna fund a project that's  
5 all hotel.

6 **MR. CHARLES MORANT - DEVELOPER:** Uh-huh.

7 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** And  
8 obviously, all of your neighbors have big  
9 buildings for a reason, right? You can do one  
10 story -- you can't. Obviously, you can, but it  
11 wouldn't make sense for us to do that, that --  
12 we don't -- believe that that's not the right  
13 approach. So we're trying to have a  
14 conversation to figure out what the direction  
15 might be.

16 **MR. CHARLES MORANT - DEVELOPER:** Yeah.

17 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** And it may  
18 seem a little heated or contentious but  
19 obviously it's not that, we're just passionate  
20 ---

21 **MR. CHARLES MORANT - DEVELOPER:** Right ---

22 **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** --- on both  
23 sides of the argument so we're all family just  
24 trying to have a conversation.

25 **COUNCILWOMAN GORE:** Understand the concept, I



1           honestly do, I understand the whole concept,  
2           the funding and stuff like that and, like I  
3           said, I'm like you, you say you're just, oh,  
4           well, I'm really passionate about it and stuff  
5           like that. Well, I'm from here and I am too --  
6           -

7           **MR. CHARLES MORANT - DEVELOPER:** It's (inaudible) we  
8           understand ---

9           **COUNCILWOMAN GORE:** --- it's just that we just -- we  
10          just don't want to disturb our government, and  
11          I'm not gonna say the reason what I mean by  
12          disturb but everybody here knows what I mean by  
13          disturb it, and so the (inaudible) let the  
14          island sleeping dogs sleep if we can, but we  
15          need this -- we want development but, to me,  
16          that's nice, too, but like I said, I -- I could  
17          go anywhere I want to go and a lot of us can  
18          and a lot of us can't, but I just like the  
19          uniqueness of it but I can't change that but  
20          that's the whole -- and you all was talking  
21          about 36 stories at first, 30 at first?

22          **MR. CHARLES MORANT - DEVELOPER:** No (ph), we ---

23          **MR. DWAYNE DANCY - ARCHITECT AND TEAM:** That was to  
24          commemorate when the town was established ---

25          **MR. CHARLES MORANT - DEVELOPER:** Yeah ---



1 COUNCILWOMAN GORE: Oh, right, right.

2 MR. DWAYNE DANCY - ARCHITECT AND TEAM: --- after  
3 looking at it, we brought that down. We  
4 literally ---

5 (Inaudible background noise.)

6 MR. CHARLES MORANT - DEVELOPER: Okay, we are -- we  
7 are living with the zoning -- the zoning  
8 regulations (inaudible) a certain -- certain  
9 things that can be done in the zoning  
10 regulations. We are not fighting that ---

11 (Inaudible background noise.)

12 MR. McIVER: --- this is turning out to be a  
13 workshop. Has this gone to other groups in  
14 town like Planning or just coming here to us?

15 MAYOR EVANS: This is the first meeting we've had  
16 with them tonight. This is the first meeting  
17 right here.

18 MR. McIVER: I was just wondering why (inaudible)  
19 gone to Planning first ---

20 (Inaudible background noise.)

21 MR. QUATTLEBAUM: Let me answer that.

22 MAYOR EVANS: Yeah, let Ben answer that.

23 MR. QUATTLEBAUM: 'Cause the last time we brought a  
24 developer here, the community got in an uproar  
25 because they were blindsided so they said that



1           they wanted to have a presentation before  
2           anything goes formally and introduced that the  
3           administration knew about and the community  
4           didn't know about. So this group, developer,  
5           has agreed to present to the community ---

6   **MR. CHARLES MORANT - DEVELOPER:** Right.

7   **MR. QUATTLEBAUM:** --- prior to filing any plans or  
8           any proposals ---

9   **MR. CHARLES MORANT - DEVELOPER:** Right.

10   **MR. QUATTLEBAUM:** --- so to get your support and  
11           answer your concerns around that.

12   **MR. CHARLES MORANT - DEVELOPER:** Right.

13   **MR. QUATTLEBAUM:** And if you recall, we just went  
14           through an experience that you all told me that  
15           you didn't want to hear it after the fact so  
16           they're here before the fact.

17   **COUNCILWOMAN GORE:** And this is our first time  
18           hearing it at well.

19                   **(Inaudible background noise.)**

20   **MR. MONTGOMERY:** --- what is you all's (inaudible)  
21           schedule at tonight because he's probably not  
22           gonna be (inaudible) ---

23                   **(Inaudible background noise.)**

24   **MR. McIVER (ph):** And then you've gotta let them  
25           talk.



1     **MAYOR EVANS:** Yeah, we can do that. Like I said, we  
2             -- this is our first meeting with 'em. We --  
3             they -- you're hearing, we're hearing it, and  
4             where do we go from here and what do we need to  
5             do from here? We're gonna follow through with  
6             that as well.

7     **MS. LANCE:** Mr. Mayor and Council ---

8     **MR. MONTGOMERY:** Like to go ---

9     **MS. LANCE:** --- the Land Management Plan, have you  
10            all reviewed that lately in reference to what  
11            should be on that waterfront that the citizens  
12            (inaudible) citizens, how old is that land  
13            management plan?

14    **MR. QUATTLEBAUM:** It's only two years old ---

15    **COUNCILWOMAN GORE:** It's up to day.

16    **MS. LANCE:** So it's up to date?

17    **COUNCILWOMAN ISOM:** Uh-huh.

18    **MS. LANCE:** So, since it's two years old, then the  
19            Land Management is coming -- this group  
20            (inaudible) that they could build there on that  
21            waterfront, right?

22    **MR. QUATTLEBAUM:** That's correct.

23    **MS. LANCE:** So if the citizens and the Council says  
24            we need to look at that Land Management Plan  
25            because we were in a uproar after (inaudible)





1 Council and citizens (inaudible) ---

2 **MR. QUATTLEBAUM:** Let me just -- let me just for --  
3 give the facts and the historical background on  
4 the Land Management Ordinance. Prior to 2000-  
5 ... I think it expired in 2015. The Town of  
6 Atlantic Beach is required every 10 years to  
7 update its Land Management Ordinance. It had  
8 not been done. We went through -- the Planning  
9 Commission went through an 18-month process  
10 with the Waccamaw Regional Council of  
11 Governments to update our Land Management  
12 Ordinance which was adopted in 2019. All of  
13 these issues came up in terms of development,  
14 the zoning and, subsequent that, you know that  
15 there have been I think one amendment to the  
16 Land Management -- the zoning, the ordinance,  
17 on 32nd and 29th Avenue as Residential would go  
18 all the way down. If everybody recalls,  
19 nothing else was modified in terms of the  
20 zoning for the waterfront, okay? It shall  
21 remain, always remain commercial, still remains  
22 commercial so nothing was changed and modified  
23 as a result of that. The Town spent upwards of  
24 \$65,000 to go through that process of adopting  
25 and updating a land management ordinance, and



1           that's what we have officially on the record.

2   **MR. McIVER:**   So, what happens with this presentation  
3           now, are they going back to Zoning or is this  
4           it or what happens right now?   Is this the  
5           input that -- is this the end all, be all?  
6           What happens next?   'Cause we've got ---

7                           **(Inaudible background noise.)**

8   **MR. McIVER:**   --- or with -- at Bike Fest, and this  
9           is turning into a workshop.

10   **COUNCILWOMAN GORE:**   Well, the reason why -- I don't  
11           know about them, I was talking about it because  
12           I'm like you, this is the first time I've heard  
13           it and I just want to get to the root of it  
14           right now and then we'll study it on later, but  
15           yes ---

16   **MR. McIVER:**   This is kind of your workshop ---

17                           **(Inaudible background noise.)**

18   **MR. QUATTLEBAUM:**   Council, in terms of the process,  
19           is that they wanted to present this prior to  
20           formal and not hearing -- the public hearing it  
21           for the first time.   Their process is to do  
22           what you suggested and go through and request  
23           to go before the Planning Commission with  
24           formal plans and proposals for approval by the  
25           Planning Commission.   The Planning Commission



1           adopts their proposal, it then comes to  
2           Council. That's the steps in the process.

3           **COUNCILWOMAN GORE:** But, Mr. Q., so -- now, they  
4           just said -- and I -- I know I should know this  
5           right here, but I was not aware and neither was  
6           the Mayor that we could put condos down  
7           anywhere in Atlantic Beach unless there was a  
8           variance change or whatever because we was  
9           under the -- am I right?

10          **MAYOR EVANS:** Uh-huh.

11          **COUNCILWOMAN GORE:** We thought that we could only do  
12          hotels or motels, that everything else over  
13          there was grandfathered in whenever they left.  
14          Ms. Gibson's home over there, whenever her  
15          house and Ms. Pierce's house, that was  
16          grandfathered in, but if something should  
17          happen to that, more than 75 -- 85 percent  
18          more, that it would be ---

19          **MR. QUATTLEBAUM:** As part of the ---

20          **COUNCILWOMAN GORE:** --- that's what we thought.

21          **MR. QUATTLEBAUM:** --- a part of the process for  
22          adopting the Land Management Ordinance, we had  
23          legal research done by an attorney and we  
24          raised the issue about precluding condominiums  
25          from development. We have a legal opinion from



1           legal counsel prior to the adoption of the Land  
2           Management Ordinance that you cannot legally  
3           preclude condominiums from the development ---

4   **COUNCILWOMAN GORE:**   Yeah, if that's ---

5   **MAYOR EVANS:**    Okay.

6   **MR. QUATTLEBAUM:**   --- it's in the Land Management  
7           Ordinance.

8   **MAYOR EVANS:**    Well, like you -- like they were  
9           saying outside, this has kinda turned into more  
10          than what we probably need to be -- we're doing  
11          ---

12   **MR. CHARLES MORANT - DEVELOPER:**   Well ---

13   **MAYOR EVANS:**    --- because at the end of the day --  
14          if I could speak please ---

15   **COUNCILWOMAN GORE:**   We aren't against ---

16   **MR. CHARLES MORANT - DEVELOPER:**   --- may I just add  
17          the -- may I just add, as a developer, may I  
18          just add, this is a (inaudible) ---

19   **MAYOR EVANS:**    Well, yeah, that's what I was getting  
20          ready to say ---

21   **COUNCILWOMAN GORE:**   No, you're -- we aren't against  
22          anything ---

23   **MAYOR EVANS:**    If I may speak please.

24   **COUNCILWOMAN GORE:**   We aren't -- we just ---

25   **MR. CHARLES MORANT - DEVELOPER:**   (Inaudible.)



1     **MAYOR EVANS:**    Yeah.    See, this is where we are  
2                   because of them asking -- if someone comes to  
3                   the Town and they own property in the town and  
4                   they want to build something on their property  
5                   -- I think Orton is the one that came to me  
6                   first.    He came to me with a proposal and I  
7                   says, hey, you have to go to the Town to get on  
8                   the agenda and let the citizens hear what you  
9                   plan to do, what you want to do, let the Mayor  
10                  and Town Council hear what you're wanting to  
11                  plan or what you want to do, that's why we're  
12                  here tonight ---

13     **MR. CHARLES MORANT - DEVELOPER:**    Okay ---

14     **MAYOR EVANS:**    --- now, will we go past ---

15     **MR. McIVER:**    Again, the next thing is, we have an  
16                   election card with two possible new Council  
17                   people on it tomorrow.    We're -- in which you  
18                   might have to retell this whole story again to  
19                   two possible ---

20     **MAYOR EVANS:**    But I'm saying -- that's what I'm  
21                   saying, just trying to close this out and not  
22                   ---

23     **MR. CHARLES MORANT - DEVELOPER:**    (Inaudible) ---

24     **MAYOR EVANS:**    --- this is not the end of it, but I  
25                   mean we will -- we'll know where we need to go



1 from here. They know how we feel, they heard  
2 the questions, they heard the concerns, they  
3 heard it all.

4 **COUNCILMAN EVANS:** Right. And they both are here.

5 **MAYOR EVANS:** So ---

6 **COUNCILWOMAN GORE:** They've got ---

7 **MAYOR EVANS:** --- and I'm just letting you know, how  
8 did we get to this point and where do we go  
9 from here? I mean we got to this point, I'm  
10 explaining how we got to this point, they want  
11 to build something in the Town and rather us  
12 just, like so many people think we do, take  
13 stuff and run in the background and talk behind  
14 the back and we do everything and nobody else  
15 knows anything, that's what we're trying to be,  
16 open here, guys, we want you guys to know this  
17 stuff. So that's what we're doing and we know  
18 we have to go back to the table and we'll set  
19 up a workshop with them, we'll see how you guys  
20 feel and where we want to go from here and  
21 we'll do that. But for right now, this section  
22 is over. I appreciate you guys. We're not  
23 done with you. We probably -- we need things  
24 done in this town. You guys have done the  
25 research, you know that. And right now, we



1 plan to keep on working with you and see if we  
2 can come up with some kind of agreement of some  
3 type and, if we can't, we'll walk away, if we  
4 can, we'll work together if can, if we can't,  
5 we won't. Okay?

6 (Inaudible background noise.)

7 **MR. CHARLES MORANT - DEVELOPER:** I -- I've gotta be  
8 emphatic. As a developer, we consulted our  
9 attorney, okay? And when -- before we bought  
10 this property, we consulted our attorney  
11 (inaudible) and what is possible to build on --  
12 -

13 (Inaudible background noise.)

14 **MR. CHARLES MORANT - DEVELOPER:** --- your -- some of  
15 you people -- you -- not being knowledgeable  
16 about what is permissible is not our issue.

17 **FEMALE SPEAKER:** Uh-huh, that's true ---

18 **MAYOR EVANS:** Right, it's not. It's not. True.

19 (Inaudible background noise.)

20 **MR. CHARLES MORANT - DEVELOPER:** So, I want to be  
21 clear 'cause I don't -- I don't want to be  
22 wasting my time and wasting your time, okay?  
23 We came down here 20 years ago with a plan,  
24 okay? And we're now here with a plan with  
25 legal counsel and either -- and we bought the



1 land with the understanding that we could build  
2 what we propose to build. Now, if you're not  
3 gonna allow us to build, you're gonna buy my  
4 land back, that's gonna be ---

5 **MALE SPEAKER:** No, sir.

6 (Inaudible background noise.)

7 **MAYOR EVANS:** Order, order. Order, order ---

8 (Inaudible background noise.)

9 **MAYOR EVANS:** Order please. Order. Don't ask him  
10 any questions and don't answer, and that's --  
11 order, order.

12 (Inaudible background noise.)

13 **MAYOR EVANS:** Order here. Like I said, this does  
14 not end this discussion. If you don't mind,  
15 this is -- this portion of it, we're done with.  
16 We're moving on with the agenda, like I said,  
17 thank you, guys, for your presentation and  
18 we'll be back in touch with you ---

19 (Inaudible background noise.)

20 **MAYOR EVANS:** We've got a few more things on the  
21 agenda that we need to kinda go through and  
22 continue with.

23 (Inaudible background noise.)

24 **MAYOR EVANS:** Is it where you can address those --  
25 their questions at a later date or something --





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**MR. DWAYNE DANCY - ARCHITECT AND TEAM:** We've got a hard copy of this presentation we can send. Yes, we can send a hard copy.

**COUNCILWOMAN ISOM:** Okay.

**MAYOR EVANS:** All right. Can we move on now?

**(Inaudible background noise.)**

**MAYOR EVANS:** Order. Order, we'd like to continue, guys. Item B. under New Business, Ordinance Number 8-2021, Amendment to Ordinance Number 1-2020, an ordinance establishing and adopting the operational procedures for May 2022 Atlantic Beach Memorial Day Black Pearl Cultural Heritage and Bike Festival, and this is the first reading. Ben?

**MR. QUATTLEBAUM:** Mayor and Council and public, everyone's aware that the Memorial Day weekend Bike Festival has been postponed for the last two years. This is a recommendation to reconstitute our annual festival in May 2022, has been done previously by ordinance and has to be continued by ordinance. This is the first reading, and we're recommending that the fee schedule and times of operation be the same as they were pre-2019 at our last Bike



1 Festival. This is the first reading of Council  
2 and we will have a second reading at our  
3 December meeting.

4 (Inaudible background noise.)

5 **MAYOR EVANS:** Council, I need a motion to adopt  
6 Ordinance Number 8-2021, first reading.

7 **COUNCILWOMAN ISOM:** So moved ---

8 **COUNCILWOMAN GORE:** So moved -- second.

9 **MAYOR EVANS:** Motion and a second to adopt Ordinance  
10 Number 8-2021, Amendment to Ordinance Number 1-  
11 2020, which is the Bike Festival. There's a  
12 motion and a second. Any other questions or  
13 comments? Roll call.

14 **CLERK:** Councilman Lenearl Evans?

15 **COUNCILMAN EVANS:** Yea.

16 **CLERK:** Councilwoman Josephine Isom?

17 **COUNCILWOMAN ISOM:** Yea.

18 **CLERK:** Councilwoman Jacqueline Gore?

19 **COUNCILWOMAN GORE:** Yea.

20 **CLERK:** Mayor Jake Evans?

21 **MAYOR EVANS:** Yea. Motion granted. We're down to  
22 Item C., Town Manager's request for approval  
23 from the Town Council of purchase and financing  
24 of three 2016 Dodge Chargers Police vehicles  
25 not to exceed 68,5. Ben, do you want to talk



1           about that ---

2       **MR. QUATTLEBAUM:** Mayor and Council, I'm requesting  
3           the approval of the purchase of three 2016  
4           Dodge Chargers. Currently, two of our vehicles  
5           which we purchased for cash in 2015, their age,  
6           2012 and 2013, are experiencing issues,  
7           transmission problems, and we sought to  
8           purchase new vehicles but there is a national  
9           shortage in the acquisition of police vehicles  
10          purchased new. I directed the Chief of Police  
11          to research and find out the next best  
12          alternative, and he identified the purchase of  
13          three vehicles that I wish to finance for the  
14          first time, not to exceed 68,500. The annual  
15          payments amount to about 12 to \$13,000 a year.  
16          There's a program that allows municipalities no  
17          payments for the first year, and I'm proposing  
18          to finance them for over 48 months with an  
19          annual payment out of the budget for about  
20          \$13,000 a year financing the three vehicles.  
21          Any questions?

22       **MAYOR EVANS:** I don't but, Ben, I think we need to  
23           do a little more research and digging in other  
24           ways we can tackle this situation rather than  
25           this here. I've got a lot of questions that I



1           probably want to pose to you before we kind of  
2           move forward with this. So, if it's the rest  
3           of Council's wish, I want put a motion on the  
4           table to table this item.

5                           **(Inaudible background noise.)**

6           **MAYOR EVANS:** Well, yeah, we've thrown around a  
7           number of things, I think one is rather to  
8           purchase new cars rather than to purchase the  
9           used cars and questions about how many cars we  
10          have, did we buy those used, how many years is  
11          this gonna last us, you know, far as in our  
12          budget, what our budget looks like -- this is  
13          all kind of questions before we can say yea  
14          right now that we want to follow through with  
15          this. The questions I have anyway.

16          **COUNCILWOMAN GORE:** I was just -- I just want to say  
17          I'm 57 year olds yesterday, okay? I've been  
18          down here ---

19                           **(Applause.)**

20          **COUNCILWOMAN GORE:** --- I've been down here all my  
21          life and it's just -- I'm just at the point  
22          where I think that we as Atlantic Beach should  
23          be able to at some point -- every single car  
24          that Atlantic Beach has had, far as I know, has  
25          been a used car, somebody else's lemon that



1           they don't have no more use for. Well, we  
2           could fix one, we can put a band-aid on one for  
3           a minute, get the transmission fixed in it, if  
4           the price is reasonable, until the new cars is  
5           available where our police force can at least  
6           get two new cars for the 68 versus getting  
7           2016. We're talking about 2016 but we're  
8           almost '22 so therefore that's gonna be six  
9           years again, so we're buying a six-year-old car  
10          that's coming out of Chicago, and they are  
11          coming from city miles -- we thing. Now, this  
12          is just again, once again, my opinion. I'm  
13          gonna try and spend the Town's money like I  
14          would spend mine, and I wouldn't be spending  
15          mine like that so therefore is what I'm saying,  
16          we take and we -- and we're gonna discuss that,  
17          he's gonna check on that, repairing one car  
18          until the new cars -- or you can buy a fleet --  
19          out of the fleet and buy two new cars ---

20       **MAYOR EVANS:** Okay.

21       **COUNCILWOMAN GORE:** --- and we'll have new cars  
22          versus used cars. So therefore, that's just  
23          something on the plate for Jim and ...

24       **MAYOR EVANS:** Okay, Council, seek a motion to table  
25          Item C. under New Business.



1       **COUNCILMAN EVANS:**   So moved.

2       **COUNCILWOMAN GORE:**   Second.

3       **MAYOR EVANS:**   Motion and a second to table Item C.

4               Any other questions or comments?   Roll call.

5       **CLERK:**   Councilman Lenearl Evans?

6       **COUNCILMAN EVANS:**   Yea.

7       **CLERK:**   Councilwoman Josephine Isom?

8       **COUNCILWOMAN ISOM:**   Yea.

9       **CLERK:**   Councilwoman Jacqueline Gore?

10       **COUNCILWOMAN GORE:**   Yea.

11       **CLERK:**   Mayor Jake Evans?

12       **MAYOR EVANS:**   Yea.   Motion granted.   Down to D. Town

13               Council Meeting Schedule for 2022.   Council, I

14               seek a motion to approve the Town Council

15               meeting schedule for the year of 2022.

16       **MR. QUATTLEBAUM:**   Mayor and Council, before the

17               vote, the schedule follows the same pattern

18               we've established with having our meetings

19               monthly, first Monday of each month, provided

20               there are no holidays.   The schedule has been

21               adapted for known federal holidays officially.

22               So this is the proposed schedule for 2022.

23       **MAYOR EVANS:**   Okay.

24       **MR. QUATTLEBAUM:**   Council meetings.

25       **MAYOR EVANS:**   Council, there's a motion on the floor



1 for the Town Council meeting schedule for 2022  
2 for the approval.

3 **COUNCILWOMAN GORE:** So moved.

4 **COUNCILWOMAN ISOM:** Second.

5 **MAYOR EVANS:** Motion and a second for Town Council  
6 meeting schedule 2022. Any other questions or  
7 comments? Roll call.

8 **CLERK:** Councilman Lenearl Evans?

9 **COUNCILMAN EVANS:** Yea.

10 **CLERK:** Councilwoman Josephine Isom?

11 **COUNCILWOMAN ISOM:** Yea.

12 **CLERK:** Councilwoman Jacqueline Gore?

13 **COUNCILWOMAN GORE:** Yea.

14 **CLERK:** Mayor Jake Evans?

15 **MAYOR EVANS:** Yea. Motion granted.

16 **Manager's Report:**

17 **MAYOR EVANS:** We're down to 7. Manager's Report.

18 **MR. QUATTLEBAUM:** Mayor, Council and public, first  
19 of all, I would like to thank all of those who  
20 -- their prayers, well-wishes. For those of  
21 you who don't know, my son and my granddaughter  
22 were in a head-on collision last Saturday.  
23 They're not life threatening. The person that  
24 hit them was doing in excess of about 85 miles  
25 an hour, and they are still continuing to



1           recuperate in the hospital. The driver of the  
2           vehicle I just learned passed away. Prayers  
3           and condolences to the family of the  
4           individual, but I would to thank all of you for  
5           your well-wishes and prayers and concerns. And  
6           I plan to take some time to go visit them to  
7           see what their situation is medically and  
8           otherwise. So thank you.

9           **MAYOR EVANS:** Thank you.

10          **MR. QUATTLEBAUM:** At this time, I'd like to give a  
11          status update on several things in the process.  
12          At the -- was it September or October? October  
13          meeting, Council authorized me to enter into  
14          negotiations with Thee DollHouse for the lease  
15          of four lots in back of Thee DollHouse. We  
16          reached an agreement for a lease payment of --  
17          annual payment of \$24,000 a year starting  
18          January 1st, 2022. The \$24,000 will be paid up  
19          front each year and is renewable up to five  
20          years with a termination clause of -- a 90-day  
21          termination clause should Council decide for  
22          whatever reason to terminate the lease  
23          agreement. The lease, again, starts January  
24          1st, 2022, as 25 -- \$24,000 annually. My Item  
25          B., the status of the Cares Act -- Recovery Act





1 funding. Last time, I reported that we had  
2 filed all of our information with the state to  
3 draw down the funds. I'm happy to report to  
4 the Council and the community that the state  
5 has issued the payment of \$110,770 on  
6 yesterday. Those funds will go in a separate  
7 account. They have strict requirements on the  
8 expenditure of those funds that we have to  
9 comply with and report out, so they are  
10 segregated from our general operating fund and  
11 any expenditures of those funds have to be  
12 approved by Council prior to any disbursements.  
13 Item C., bids for the comprehensive renovation  
14 of Atlantic Beach park/playground due to come  
15 in on November the 8th. On October the 20th,  
16 we had a pre-bid meeting. There were four  
17 contractors, proposed bidders, at that pre-bid  
18 meeting, and the final bids should be coming in  
19 -- or will be coming in on November the 8th.  
20 Just an update on the approval at last meeting,  
21 KHAFRA, the engineering firm out of Atlanta,  
22 Georgia, we've had several meetings with KHAFRA  
23 and they have begun the process of identifying  
24 grants and specifically they have registered  
25 with the State of South Carolina as our



1 representative for the hazard mitigation funds,  
2 state funding, and on to -- on the 3rd of  
3 November, we'll be submitting our first pre-  
4 application for hazard mitigation funding pre-  
5 application request, or letting them know that  
6 we will be sending a formal application for  
7 funding. We are also looking at the BRIC Grant  
8 and we have identified and started identifying  
9 those funding sources that will -- available to  
10 the Town. Also, even though it was not  
11 included in this -- in the scope or the  
12 contract, we are also looking at Community  
13 Development Block Grant funding, and I had a  
14 meeting with the Waccamaw COG to let them know  
15 that we had hired a firm, engineering firm,  
16 that will be assisting us and request their  
17 assistance, the COG, who helped us get the  
18 Community Development Block Grant for the  
19 playground, to assist us with our long-term  
20 plans for capital improvements and  
21 infrastructure improvements in the Town of  
22 Atlantic Beach. So I initiated that process  
23 based on the information provided to me by  
24 KHAFFRA, and they have agreed and I have a  
25 conference call with them tomorrow -- Waccamaw



1 COG -- to see what details, support they're  
2 gonna give us for securing Community  
3 Development Block Grant funds in the next  
4 funding cycle which is April 2022 and beyond.  
5 Any questions?

6 **MAYOR EVANS:** Any questions, Council?

7 **MR. QUATTLEBAUM:** Thank you.

8 **MAYOR EVANS:** You're welcome.

9 **Public Time:**

10 **MAYOR EVANS:** We're down to Public Time and we've  
11 got two comment cards here. One's -- is Diane  
12 Hill.

13 **MS. HILL:** Thank you so much. My issue has been  
14 addressed already, thank you.

15 **MAYOR EVANS:** All right then.

16 **MS. HILL:** (Inaudible.)

17 **MAYOR EVANS:** All right, thank you. And Jim Dewitt.

18 **MR. DEWITT:** Just want to say thank you, all, for  
19 voting tomorrow, and I -- we look forward to  
20 hopefully joining and hopefully ---

21 **(Inaudible background noise.)**

22 **MAYOR EVANS:** Joe, you want to give us a little  
23 information on the election tomorrow?

24 **(Inaudible background noise.)**

25 **MR. MONTGOMERY:** --- the polls will open at 7:00 and



1 close at 7:00 tomorrow night ---

2 (Inaudible background noise.)

3 **MAYOR EVANS:** Okay. Council, I seek a motion to  
4 adjourn.

5 **COUNCILMAN EVANS:** So moved.

6 **COUNCILWOMAN ISOM:** So moved.

7 **COUNCILWOMAN GORE:** Second -- I mean ...

8 **MAYOR EVANS:** Motion and a second for adjourn. Roll  
9 call.

10 **CLERK:** Councilman Lenearl Evans?

11 **COUNCILMAN EVANS:** Yea.

12 **CLERK:** Councilwoman Josephine Isom?

13 **COUNCILWOMAN ISOM:** Yea.

14 **CLERK:** Councilwoman Jacqueline Gore?

15 **COUNCILWOMAN GORE:** Yea.

16 **CLERK:** Mayor Jake Evans?

17 **MAYOR EVANS:** Yea. Motion granted. Motion granted,  
18 time is 7:30.

19 (There being nothing further, the meeting was  
20 adjourned.)

21

22

23

24

25

