

TOWN OF ATLANTIC BEACH TOWN COUNCIL MEETING

Monday, July 10, 2023

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 10th day of July, 2023, and transcribed by Travis McLeod, Court Reporter and Notary Public in and for the State of South Carolina.



CREEL COURT REPORTING, INC.
1230 Richland Street / Columbia, SC 29201
(803) 252-3445 / contact@creelreporting.com

APPEARANCES

COUNCIL MEMBERS:

Mayor Jake Evans, Chairman
Councilman Edward Lamar Campbell
Mayor Pro-Tem Josephine Ison
Councilwoman Jacqueline Gore

ADMINISTRATION:

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

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CALL TO ORDER:

MAYOR EVANS: This Town Council meeting is called to order this Monday, July 10th, year 2023 at 5:00 p.m. Roll call.

CLERK: Councilman Edward Campbell?
(No response.)

CLERK: Mayor Pro-Tem Josephine Isom?

MAYOR PRO-TEM ISOM: Here.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Here.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Here. Council, anybody know where Lamar is?

UNKNOWN MALE SPEAKER: He came in earlier today, but he didn't say anything.

MAYOR EVANS: Okay.

UNKNOWN FEMALE SPEAKER: That's what I was saying. He was home.

UNKNOWN FEMALE SPEAKER: I thought it wasn't going to be a quorum I think.

MAYOR EVANS: Well, Council, I seek a motion to go into Executive Session looks like for demolition of 430th Avenue South and proposed contract for Town's attorney.

UNKNOWN FEMALE SPEAKER: So moved.



1 UNKNOWN FEMALE SPEAKER: Second.

2 MAYOR EVANS: Motion and second to go into executive
3 session for items listed.

4 UNKNOWN MALE SPEAKER: Mayor, before you call, I'd
5 like to officially change the -- we don't have
6 a definitive address, but it's not 400. Let's
7 just call it the kitchen

8 MAYOR EVANS: Okay, all righty. It's not 400, okay.
9 So we'll just call it the kitchen.

10 UNKNOWN MALE SPEAKER: On 30th Avenue.

11 MAYOR EVANS: On 30th Avenue.

12 UNKNOWN MALE SPEAKER: That's all the change.

13 MAYOR EVANS: Okay, roll call.

14 CLERK: Mayor Pro-Tem Josephine Isom?

15 MAYOR PRO-TEM ISOM: Yay.

16 CLERK: Councilwoman Jacqueline Gore?

17 COUNCILWOMAN GORE: Yay.

18 CLERK: Mayor Jake Evans?

19 MAYOR EVANS: Yay. The motion's granted.

20 (Executive Session)

21 MAYOR EVANS: Council, I seek a motion to come out
22 of executive session into the general session.

23 UNKNOWN FEMALE SPEAKER: So moved.

24 COUNCILMAN CAMPBELL: Second.

25 MAYOR EVANS: There's a motion and a second to come



1 out of the executive session into the general
2 session. Any other questions or comments?

3 **UNKNOWN FEMALE SPEAKER:** Better get you some order
4 first.

5 **MAYOR EVANS:** Roll call.

6 **CLERK:** Councilman Edward Campbell?

7 **COUNCILMAN CAMPBELL:** Yay.

8 **CLERK:** Mayor Pro-Tem Josephine Isom?

9 **MAYOR PRO-TEM ISOM:** Yay.

10 **CLERK:** Councilwoman Jacqueline Gore?

11 **COUNCILWOMAN GORE:** Yay.

12 **CLERK:** Mayor Jake Evans?

13 **GENERAL SESSION:**

14 **MAYOR EVANS:** Yay. The motion's granted. We're now
15 in the general session of our meeting. I want
16 to take this time to welcome the general public
17 and ask at this time if you have any cell
18 phones that might disturb the proceedings
19 please silence those for us at this time. And
20 if you would stand for the invocation a moment
21 of silence.

22 (Moment of silence is observed.)

23 **MAYOR EVANS:** Pledge Allegiance.

24 (The Pledge of Allegiance is recited.)

25 **MAYOR EVANS:** All righty. We do have some



1 ceremonial matters that we want to take care of
2 at this time.

3 **MR. QUATTLEBAUM:** Mayor, Council, Public, at this
4 time we are modifying the order of the meeting
5 this evening to give special recognition to a
6 long time long standing employee of the Town of
7 Atlantic Beach. I'd like to read this tribute
8 to the employee that we wish to recognize at
9 this time. Cheryl Pereira was hired by the
10 Town of Atlantic Beach in October 1995 as the
11 administrative assistant town clerk. Over the
12 years Cheryl has served under many of the 19
13 town managers the Town has had in its history.
14 In 2015 I was hired as the 19th town manager.
15 Cheryl's institutional knowledge of the history
16 of the Town assisted me greatly in getting
17 acclimated to the administrative protocols,
18 procedures required to manage the Town's
19 operations. Over the last eight plus years
20 Cheryl has been my right hand and left hand in
21 navigating the complex town of Atlantic Beach.
22 These are just a few of the outstanding
23 qualities. To my knowledge she has never
24 missed a Town Council Meeting in eight years.
25 I can count on three fingers the time she has



1 been absent from work due to illness. If the
2 office is open she is there. Over the past two
3 years she has taken on additional duties
4 assisting with grants administration, assisting
5 with the Historical Committee, assisting with
6 the Gullah Geechee Committee and others. I
7 marvel at her ability to multitask and handle
8 many issues that come across her desk daily.
9 Cheryl is truly the Town's treasure. Her
10 positive impact on the Town cannot be
11 adequately quantified. We all owe her a debt
12 of gratitude for her service. Respectfully,
13 Benjamin Quattlebaum, Town Manager. I'd like
14 Cheryl to come forward.

15 (Applause)

16 **MAYOR EVANS:** All right, recognition award presented
17 to Cheryl Pereira, 22 years in sincere
18 appreciation for your dedicated service and
19 hard work as Town Clerk of the Town of Atlantic
20 Beach, South Carolina. Jake Evans, Mayor,
21 Josephine Isom, Mayor Pro-Tem, Jacqueline Gore,
22 Council Member, Edward Campbell, Council Member
23 and Benjamin Quattlebaum, Town Manager, July
24 10th, 2023. Thank you.

25 (Applause)



1 **MAYOR EVANS:** At our last Council Meeting I told her
2 her check would be a little heavier. And also
3 I'd like to give a personal gift for my
4 gratitude and appreciation for all the things
5 she does to make my job that much easier.

6 **MS. PEREIRA:** Thank you so much, everyone.

7 **MR. QUATTLEBAUM:** We have another acknowledgment.
8 Will Patricia Mallet.

9 **MAYOR EVANS:** We have a thank you award for you.

10 **MS. MALLET:** Thank you.

11 **MAYOR EVANS:** Ms. Mallet, in recognition of our hard
12 work and outstanding dedication to 2023
13 Atlantic Beach Gullah Geechee Cultural and
14 Nature Festival, thank you so much for your
15 time and effort. Jake Evans, Mayor, Josephine
16 Isom, Mayor Pro-Tem, Jacqueline Gore, Council
17 Member, Edward Campbell, Council Member and
18 Benjamin Quattlebaum, Town Manager, July 10th,
19 2023.

20 (Applause)

21 **MR. QUATTLEBAUM:** We want to also recognize some
22 committee members who assisted her. When we
23 call your name please come forward.

24 **MAYOR EVANS:** This is for Ms. Dianne Hill.
25 Certificate of Achievement acknowledges that



1 Dianne Hill, Atlantic Beach Gullah Geechee
2 Festival 2023. Thank you very much.

3 (Applause)

4 **MAYOR EVANS:** And we have another award here for
5 Will Thomas. Gonna give it to the cop so we
6 make sure it gets in the right hands.

7 (Applause)

8 **UNKNOWN MALE SPEAKER:** I want to thank everyone for
9 all y'all's support.

10 (Applause)

11 **MAYOR EVANS:** Okay, Council, I think we're down to
12 the approval of the agenda. Seek a motion for
13 the approval of the agenda as it is outlined.

14 **UNKNOWN FEMALE SPEAKER:** So moved.

15 **UNKNOWN FEMALE SPEAKER:** Second.

16 **MAYOR EVANS:** There's a motion and a second on the
17 floor for the approval of the agenda. Any
18 other questions or comments? If not, roll
19 call.

20 **UNKNOWN MALE SPEAKER:** Councilman Campbell? Approval
21 of the agenda?

22 **COUNCILMAN CAMPBELL:** Excuse me?

23 **UNKNOWN MALE SPEAKER:** Vote on the approval of the
24 agenda.

25 **COUNCILMAN CAMPBELL:** Oh, yay.



1 UNKNOWN MALE SPEAKER: Councilwoman Isom?

2 COUNCILWOMAN ISOM: Yay.

3 UNKNOWN MALE SPEAKER: Councilwoman Gore?

4 COUNCILWOMAN GORE: Yay.

5 UNKNOWN MALE SPEAKER: Mayor Jake Evans?

6 MAYOR EVANS: Yay. The motion's granted.

7 OLD BUSINESS:

8 MAYOR EVANS: We're down to old business. And this
9 the Town Council Meeting minutes from the
10 meeting held on June 28th, 2023. Council, seek
11 a motion for the approval of those minutes.

12 UNKNOWN FEMALE SPEAKER: So moved.

13 UNKNOWN FEMALE SPEAKER: Second.

14 MAYOR EVANS: Motion and second for the approval of
15 the June 28th, 2023 minutes. Any other
16 questions or comments?

17 (No response.)

18 MAYOR EVANS: Roll call.

19 CLERK: Councilman Edward Campbell?

20 COUNCILMAN CAMPBELL: Yay.

21 CLERK: Mayor Pro-Tem Josephine Isom?

22 MAYOR PRO-TEM ISOM: Yay.

23 CLERK: Councilwoman Jacqueline Gore?

24 COUNCILWOMAN GORE: Yay.

25 CLERK: Mayor Jake Evans?



1 **MAYOR EVANS:** Yay. The motion's granted. We're
2 down to item 5. And this is a public hearing
3 for ordinances. Council, I seek a motion to
4 open the floor for a public hearing for
5 ordinance number 3, 4 and 5 of 2023, ordinance
6 3-2023, 4-2023 and 5-2023. Council, we seek a
7 motion to open the floor for a public hearing.

8 **UNKNOWN FEMALE SPEAKER:** So moved.

9 **UNKNOWN FEMALE SPEAKER:** Second.

10 **MAYOR EVANS:** There's a motion and a second to open
11 the public floor -- I mean open the floor for
12 the public hearing. Any other questions or
13 comments?

14 (No response.)

15 **MAYOR EVANS:** Roll call.

16 **CLERK:** Councilman Edward Campbell?

17 **COUNCILMAN CAMPBELL:** Yay.

18 **CLERK:** Mayor Pro-Tem Josephine Isom?

19 **MAYOR PRO-TEM ISOM:** Yay.

20 **CLERK:** Councilwoman Jacqueline Gore?

21 **COUNCILWOMAN GORE:** Yay.

22 **CLERK:** Mayor Jake Evans?

23 **MAYOR EVANS:** Yay. The motion's granted.

24 **PUBLIC HEARING:**

25 **MR. QUATTLEBAUM:** Mayor, I'll just make some general



1 comments. These three ordinances are back on
2 the agenda, requirement to hold a public
3 hearing before their passage. They were passed
4 previously but to make them valid we wanted to
5 allow the public the opportunity to comment on
6 each of the ordinances that are presented
7 before. We have with us Ms. Leah Kane,
8 director of the planning for the Waccamaw
9 (inaudible), who has been consulting to us
10 providing us leadership to get through this
11 process, and at this time I'll bring her
12 forward to make a presentation and answer any
13 questions regarding the three items in this
14 ordinance section. Ms. Kane.

15 **MS. KANE:** Good evening. Leah Kane with Waccamaw
16 Regional Council of Government. These are
17 definitely going to look familiar to you, but
18 we definitely want to make sure the public has
19 the ability to provide comment at Council.
20 Previous public info was provided at the
21 planning commission. And in order, as Mr.
22 Quattlebaum said, for this to become valid we
23 want to make sure that the public process is
24 incorporated. So the first of these
25 ordinances, which is 3-2023 is to minimize the



1 parking requirements within the MS1 and MS2
2 districts. And this is primarily to focus on
3 non-residential uses and non-accommodation
4 uses. So if it -- if a development is mixed
5 use it could receive up to a 50 percent parking
6 reduction in these districts. If it is just,
7 say, a commercial or office use it would
8 qualify for a 25 percent parking reduction.
9 And this is related to the fact that these lots
10 along the corridors where the MS1 and MS2
11 districts are located. They are relatively
12 small in nature, so in order to develop this
13 main street that's envisioned for the Town the
14 parking is becoming a challenge for people that
15 are trying to develop their properties
16 currently. And there is already on-street
17 parking available. So this is to reduce those
18 parking requirements. In regards to ordinance
19 4-2023 this is to revise the flexible design
20 district ---

21 **UNKNOWN MALE SPEAKER:** Excuse me.

22 **MS. KANE:** Yes, sir?

23 **UNKNOWN MALE SPEAKER:** Do we want to handle them,
24 Mayor, individually?

25 **MS. KANE:** You want to do them all separately? Is



1 that what ---

2 **UNKNOWN MALE SPEAKER:** Yes.

3 **MS. KANE:** For each one?

4 **UNKNOWN MALE SPEAKER:** Let any comments. Public
5 comments on that first one, and then we'll go
6 to the second.

7 **MS. KANE:** Certainly.

8 **UNKNOWN MALE SPEAKER:** Any -- open the floor. Turn
9 the lights on. Any questions, comments on the
10 first ordinance?

11 **UNKNOWN MALE SPEAKER:** Could you first tell us how
12 many people are online or on the phone
13 listening as well so we'll know our total
14 audience?

15 **UNKNOWN MALE SPEAKER:** What's the question?

16 **UNKNOWN MALE SPEAKER:** How many people are online.
17 Do you know? Do you have a count?

18 **UNKNOWN MALE SPEAKER:** 30.

19 **UNKNOWN MALE SPEAKER:** How many?

20 **UNKNOWN MALE SPEAKER:** 30.

21 **UNKNOWN MALE SPEAKER:** Okay.

22 **UNKNOWN MALE SPEAKER:** Any other questions related
23 to the ordinance?

24 (No response.)

25 **MR. QUATTLEBAUM:** Okay, we're gonna take a vote on



1 them each individually.

2 **MAYOR EVANS:** Council, I seek a motion to adopt
3 ordinance number 3-2023. This is an ordinance
4 to amend the land management ordinance to
5 modify the parking requirements to support in-
6 fill.

7 **UNKNOWN FEMALE SPEAKER:** So moved.

8 **MAYOR EVANS:** Mixed use develop- -- and this is the
9 second reading.

10 **UNKNOWN FEMALE SPEAKER:** So moved.

11 **UNKNOWN FEMALE SPEAKER:** Second.

12 **MAYOR EVANS:** There's a motion and a second to adopt
13 ordinance number 3-2023, second reading on the
14 floor. Any other questions or comments? If
15 not, roll call.

16 **CLERK:** Councilman Edward Campbell?

17 **COUNCILMAN CAMPBELL:** Yay.

18 **CLERK:** Mayor Pro-Tem Josephine Isom?

19 **MAYOR PRO-TEM ISOM:** Yay.

20 **CLERK:** Councilwoman Jacqueline Gore?

21 **COUNCILWOMAN GORE:** Yay.

22 **CLERK:** Mayor Jake Evans?

23 **MAYOR EVANS:** Yay. The motion's granted.

24 **MS. KANE:** Thank you for handling the lights. I
25 know it's a little bit difficult to see without



1 the lights. Regarding ordinance 4-2023, this
2 is in relationship to the planned development
3 district and the flexible design district.
4 Currently there are no properties within the
5 Town of Atlantic Beach that are zoned for these
6 districts. One of the unique aspects of both
7 of these districts is that they require that
8 all the properties as part of the rezoning
9 process be under the same ownership. This is
10 different than any other rezoning requirement
11 for other districts within the Town. It is
12 also atypical for a rezoning to require that
13 the ownership of the properties all be the
14 same. I will note that when a rezoning
15 application is submitted typically in any other
16 jurisdiction as well as here, that all property
17 owners to have to sign the application. This
18 proposal is to not require that the properties
19 be under the same ownership at the time of the
20 rezoning. So if there's multiple properties
21 involved in the rezoning request they would not
22 have to be under the same ownership.

23 **UNKNOWN MALE SPEAKER:** Open the floor for questions.

24 **UNKNOWN FEMALE SPEAKER:** Question over here.

25 **MS. FINNY:** You have stated that ---



1 **MAYOR EVANS:** State your name for the record please.

2 **MS. FINNY:** Elaine Finny, property owner 3106 Sea
3 View Street, Atlantic Beach. May I speak now?

4 **UNKNOWN FEMALE SPEAKER:** Yes.

5 **MS. FINNY:** Okay. You have stated that in the other
6 areas that this is not the norm. So why would
7 we want to change that for this particular area
8 of Atlantic Beach. Is it just to meet the
9 requirement for this proposed condominium to
10 allow this?

11 **MS. KANE:** This is part of an effort to just clean
12 up the land management ordinance. So one of
13 the things when I came on as a technical
14 assistance provider for the town is I'm looking
15 through the develop- -- land development
16 regulations to see where there are
17 inconsistencies. And that is simply it. This
18 was not specific to this property.

19 **MS. BENNETT:** Thank you. I'm Karen Bennett,
20 property owner, 3112 Ocean Boulevard South. In
21 your presentation did you say currently there
22 are no zones that exist, that we're changing an
23 ordinance for zones that currently do not
24 exist? Did I understand that correctly?

25 **MS. KANE:** There are currently no properties that



1 are zoned for these districts within the town.
2 However the districts do exist within land
3 management ordinance, so property owners could
4 apply for those districts to rezone to.

5 **MR. FARA:** Hi, my name's Steve Fara. I'm a property
6 owner at 706 32nd Avenue and I was just
7 wondering what the advantage to the town is for
8 these new districts or for using these
9 districts as opposed to what they're currently
10 listed as.

11 **MS. KANE:** These particular districts allow for
12 mixed use development. And typically most of
13 the districts within the town or even other
14 places throughout the region, a planned
15 development district allows for a more
16 innovative design that would be a mixed use.
17 Meaning that property could have a mixture of
18 residential, office, commercial, things of that
19 nature. It's -- those are pretty typical when
20 you end up having, like, a downtown type feel.
21 And they are incorporated in the land
22 management ordinance. The benefit is not
23 something that I'm, you know -- that's
24 something that Council and the planning
25 commission are there to weigh on.



1 **MR. FINNY:** I'm familiar with -- Elaine Finny again,
2 3106 Sea View Street. I'm familiar with the
3 (inaudible). However I do not understand the
4 reason for the FDD. As I read the proposal for
5 the pending condominium. They were asking for
6 FDD to allow them flexibility to pretty much do
7 whatever they want with the property as far as
8 setbacks, as far as the height of the property
9 and other items. So I still don't understand
10 from the Council what is the reason for
11 requesting for FDD? I'd like to understand why
12 the need for FDD at this point in time for
13 Atlantic Beach.

14 **MS. KANE:** The flexible design district is something
15 that's already defined within the land
16 management ordinance. Anybody that has WF1 or
17 WF2 which is waterfront district 1 or
18 waterfront district 2 is eligible to be able to
19 apply for this flexible design district. And
20 the reason it's called a flexible design
21 district is that there are density bonuses that
22 can be awarded to a developer should they meet
23 some criteria of benefits back to the town. So
24 say they made improvements to beach access
25 parking, they made public walkovers, there were



1 things that they made as a public benefit. And
2 so that's the trade off in order for the
3 density bonus. But that is not what this
4 particular hearing is on today. This hearing
5 is on the ownership requirement for these
6 districts. Simply that.

7 **MR. FINNY:** I'm Jerry Finny, 3106 Sea View Street.
8 But the ownership issue that you just spoke of,
9 it has to change in order for the condo hotel
10 project to move forward, correct?

11 **MS. KANE:** That is accurate.

12 **MR. FINNY:** Thank you.

13 **MS. KANE:** The only other alternative would be that
14 they would have to acquire all of the
15 properties involved in the rezoning. And that
16 is a possibility.

17 **MR. BOOKER:** Good evening Council and residents.
18 I'm William Booker 304 29th Avenue South. I'm
19 also the president of the Association of
20 Atlantic Beach Property Owners. Just a bit of
21 the historical perspective. This -- the group
22 that's planning this development was planning
23 to come to the planning commission to ask for
24 this FDD. And then all of a sudden this
25 proposed eligibility change came up because if



1 they had come forward to try to apply for the
2 FDD they wouldn't have met the requirements as
3 you just stated. And so this group is talking
4 about something that's called condominiums.
5 And I came to Atlantic Beach with my wife in
6 2005 and there were two things that were very
7 important to all the people associated with
8 Atlantic Beach, that loved Atlantic Beach. One
9 of the things we didn't want, one was
10 condominiums, the other one was opening Ocean
11 Boulevard. And so here we are today where
12 we're offering a change to our zoning
13 ordinance, which was adopted in December of
14 2019 in order to permit someone to come and put
15 condominiums on our oceanfront. And no one in
16 Atlantic Beach that I knew was supportive of
17 condominiums. And I know that the Council
18 members, from a meeting that occurred in
19 November of 2019 weren't supportive of
20 condominiums either because when that land
21 management ordinance was developed, the
22 preference was for hotels. And Mr. Quattlebaum
23 with the help of your organization hired a
24 Tyson Smith to look into this aspect about
25 condominiums and hotels. And in Mr.



1 Quattlebaum's words, what they found is that if
2 you allow a hotel you can't prevent
3 condominiums. And so when most of us came here
4 we were told, everyone supported, we don't want
5 condominiums.

6 **UNKNOWN MALE SPEAKER:** That's not right.

7 **MR. BOOKER:** Everyone that I knew and talked about
8 did not want condominiums because the belief
9 was that condominiums was gonna lead to the
10 demise of Atlantic Beach for a lot of political
11 reasons. And so here we are today passing an
12 ordinance that will clear the way for a
13 developer to come in to put condominiums. Now
14 I don't know about everybody in this room, but
15 most of the people in this room don't support
16 condominiums.

17 (Applause)

18 **UNKNOWN MALE SPEAKER:** That's not true.

19 **MR. BOOKER:** Most of the people in this room ---

20 (Gavel banged)

21 **MAYOR EVANS:** Hey guys, hey, hey, hey. This is a
22 Council meeting. This is a Council meeting
23 guys. Order, order. This is a Council
24 Meeting.

25 **UNKNOWN FEMALE SPEAKER:** Sit down now, that's



1 enough. That's enough. He done spoke and said
2 what he had to say addressed to her, nothing
3 that pertains to her.

4 **MR. QUATTLEBAUM:** I need y'all to do me a favor.
5 This is still a Council meeting. Y'all got to
6 hold on the applause now. This is a government
7 meeting. Mr. Armstrong, you have to calm down.

8 **MR. ARMSTRONG:** Okay. I'm just telling the truth.

9 **MAYOR EVANS:** So if you have any questions for her
10 please ask her because ---

11 **UNKNOWN FEMALE SPEAKER:** Ask her the questions.

12 **MAYOR EVANS:** Concerning this ordinance that's on
13 the floor, if anybody got any questions you
14 need to address her about the questions.
15 That's what this public hearing is about.

16 **MR. BOOKER:** So as I was saying most of the people
17 in this room don't support condominiums. We
18 have 70 plus members in the Association of
19 Atlantic Beach Property Owners. We've had two
20 votes. And the last voting was unanimous not
21 supporting this condo. And so we're all where
22 we are starting out when I came here in 2005,
23 not supportive of condominiums. And it seems
24 like to me the people who are responsible for
25 this amendment are now supporting the



1 condominiums. So I want to know what changed.
2 Why is that? Because before went we knew what
3 the result would be. And now we're where we
4 were told. We don't want condominiums. It's
5 not good for our town. It's not good for the
6 future of our town. And we're still there but
7 the Council has changed. I don't know why.
8 We've not been told. And as soon as we get
9 this development with 7, 800 rooms the next
10 thing we'll be told is we've got to open Ocean
11 Boulevard. And then there goes Atlantic Beach.
12 So that's all I have to say. Thank you.

13 (Applause)

14 **UNKNOWN MALE SPEAKER:** Do you have a question
15 specifically for her about the amendment?

16 **UNKNOWN MALE SPEAKER:** I do not have a question. I
17 have a statement -- a couple of statements.

18 **UNKNOWN FEMALE SPEAKER:** No statements, no
19 statements. It's questions.

20 (Gavel banged)

21 **MAYOR EVANS:** Hey look, if you're not at the mic you
22 have no business speaking. That's enough now.
23 Order in here. This is a Council meeting.

24 **UNKNOWN MALE SPEAKER:** Okay, thank you. My name's
25 Alan (inaudible) and I am not a resident of



1 Atlantic Beach. I don't own property here.
2 But I have two statements, brief statements I'd
3 like to read and I can provide copies to the
4 Council.

5 **MAYOR EVANS:** Sir, are you getting ready to make
6 statements towards this ordinance number 2023?
7 Is that what your statements are about?

8 **UNKNOWN MALE SPEAKER:** Yes.

9 **MAYOR EVANS:** Okay.

10 **UNKNOWN MALE SPEAKER:** Okay, the first comes from
11 Columbia Friends meeting Quaker on the ninth
12 day of the seventh month 2023 of the common
13 era, Columbia Friends meeting stands in
14 solidarity with the historic community of
15 Atlantic Beach, South Carolina in the face out
16 outside investors who seek to exploit the free
17 gifts of nature to the detriment of African
18 American South Carolinians who have lived here
19 for generations. We exhort the Town Council in
20 the name of justice to resist those who seek to
21 enrich themselves ---

22 **MAYOR EVANS:** Sir.

23 (Gavel banged)

24 **MAYOR EVANS:** I hate to interrupt you but that has
25 nothing to do with ordinance number 2023 ---



1 UNKNOWN FEMALE SPEAKER: You got to address her.

2 MAYOR EVANS: --- 4-2023.

3 (Crown murmuring)

4 UNKNOWN MALE SPEAKER: May I read the second
5 statement?

6 MAYOR EVANS: If it's got to do with that ordinance,
7 yes.

8 UNKNOWN FEMALE SPEAKER: To her.

9 UNKNOWN MALE SPEAKER: May I ---

10 MAYOR EVANS: Ordinance number 4-2023. Ask a
11 question about it.

12 UNKNOWN FEMALE SPEAKER: A question.

13 UNKNOWN MALE SPEAKER: I have no questions. I have
14 a statement to read.

15 MAYOR EVANS: Well no, this is not time for
16 statements. This is a public hearing about
17 these ordinances that's on the sheet, okay? So
18 if it's not about the ordinance that we're
19 asking about we don't want to hear statements.
20 If you have a statement to make you should
21 filled out ---

22 UNKNOWN FEMALE SPEAKER: Who are you?

23 MAYOR EVANS: --- a card to speak at public time.

24 UNKNOWN MALE SPEAKER: I'll fill one out.

25 MAYOR EVANS: Well we'll call you at public time



1 then.

2 **UNKNOWN MALE SPEAKER:** My question right now is will
3 I have the opportunity to make these statements
4 before you pass the ordinances in question?

5 **MAYOR EVANS:** Sir, public time is at the end of the
6 agenda.

7 **UNKNOWN MALE SPEAKER:** Is that before or after
8 you've already ---

9 **MAYOR EVANS:** The public time is at the end of the
10 agenda. That's the last thing we do here.
11 Public time. And you've got a comment card in
12 here to say whatever you want to say. But
13 right now you have the mic, you need to say
14 nothing but something about this ordinance
15 that's on the table.

16 **UNKNOWN MALE SPEAKER:** Okay. Then let me ask --
17 pose this as a question. Will you please give
18 consideration to what I'm about to read?

19 **UNKNOWN MALE SPEAKER:** No, sir.

20 **MAYOR EVANS:** No, you're not about to read anything
21 if it's not about this ordinance here, sir.
22 That's enough. Anybody else?

23 **MS. BENNETT:** Good evening again, everyone. I guess
24 before we go further I'd like to understand the
25 rules of engagement during this public hearing.



1 It is my understanding that comments could be
2 made, and this was not just a question and
3 answer session. I was told that anyone could
4 speak, we did not have to sign up to speak for
5 the public hearing. And those who wish to
6 speak can make comments and not just question
7 and answer. And secondly as we ask for order
8 from the audience, I'd also like to ask for
9 order from the Council and have the Council
10 Members give the same due respect of listening
11 and talking when the appropriate time comes.
12 So if there is a public hearing I'd like to
13 make a statement if I may.

14 **MAYOR EVANS:** Ms. Bennett, you need to address her.
15 Is this about this ordinance that's on the
16 table? You can ask her what you want to ask
17 her.

18 **MS. BENNETT:** This is exactly about the ordinance.

19 **MAYOR EVANS:** Okay.

20 **MS. BENNETT:** And it is a part of a public hearing,
21 which those who wish to speak at a public
22 hearing may speak. And so I am going, because
23 I have prepared and I thought I'd be speaking
24 from the podium. That's why I have this
25 information. So what I will do would be to



1 read a statement and then I'll ask you the
2 question if that's acceptable.

3 **MAYOR EVANS:** Do you have a public comment card here
4 at all?

5 **MS. BENNETT:** I was told when I called and emailed
6 the office today ---

7 **MAYOR EVANS:** Uh-huh.

8 **MS. BENNETT:** --- that during the public hearing
9 that I did not have to submit a public comment
10 card for the public hearing.

11 **MAYOR EVANS:** No, you don't.

12 **MS. BENNETT:** I would not be limited to three
13 minutes ---

14 **MAYOR EVANS:** You're not, no.

15 **MS. BENNETT:** --- for the public comment.

16 **MAYOR EVANS:** That is correct. I was just asking if
17 you had one.

18 **MS. BENNETT:** No, sir.

19 **MAYOR EVANS:** Okay. That's fine.

20 **MS. BENNETT:** Actually I did request one. Yes, sir.
21 I do have one. So right now I rise to make and
22 read a statement. I am Karen Bennett and I am
23 a resident of the second home in Atlantic
24 Beach. I've given my address. I'm also a
25 member of the Georgia House of Representatives



1 in Georgia representing the citizens of the
2 94th House District. But I stand here tonight
3 first as a citizen of the Atlantic Beach. And
4 I am an elected official and I also understand
5 that I stand before elected officials. But as
6 I am reminded that elected officials listen to
7 and are guided by the voices of the people, and
8 I represent people just like each one of you,
9 developing our community to have a very
10 positive impact during our last Town Council
11 meeting one of the largest revenue budgets in
12 the history of our community was passed in
13 large part due to the increase in development
14 in our town. The current development has
15 driven an increase in construction permits,
16 business licenses and tax revenue. And there
17 is every indication that this will continue.
18 So as an elected official I am keenly aware
19 that effective development and progress
20 requires a working agreement and understanding
21 of goals and objectives between town leaders
22 and the citizens of the town. To achieve this
23 on several occasions the Associations of
24 Atlantic Beach Property Owners of which I am a
25 member of, and individual members of the



1 community have requested that the Town engage
2 an outside entity with the appropriate
3 technical resources to create a community
4 engagement plan to understand the development
5 views and desires of those of us who live here
6 full-time, on a seasonal basis or pay taxes at
7 any time. A plan like this could have included
8 a poll of community members of focused
9 community decisions with an eye and
10 understanding on the community desires and
11 goals. And forgive me because I do have
12 papers. I was planning to use the podium. The
13 outcome of this type of work would be a
14 community development plan which is shared with
15 potential progress looking to develop in our
16 Town. And it ensures concurrence and support
17 by all. To date neither has been done. The
18 Association of Atlantic Beach Property Owners
19 held a quick poll earlier this year. The
20 results of that poll was that the members of
21 the Property Owners Group full-time residents,
22 natives and seasonal owners who were on the
23 meeting call voted opposition to the current
24 development plan for Ocean Boulevard between
25 30th and 31st Avenues. That poll is only the



1 first step. Since the Town's elected
2 leadership and advisors did not pursue the idea
3 of understanding the residents' desire, a group
4 of residents felt the need to go further and to
5 be more inclusive so that as we talk we
6 represent all members of our community. I am
7 sure that each elected official would
8 appreciate the need for this type of
9 information before voting on any item,
10 especially like the one being considered here
11 tonight on flexible design district
12 qualifications, which can make a very drastic
13 change in our land management ordinance. There
14 are three petitions that were developed, Mr.
15 Mayor, as you recall one time we had a
16 conversation about this very -- about this very
17 development. And your reply to me was that you
18 were not aware that so many people opposed this
19 development. And if you were -- if you became
20 aware of the opposition that you would consider
21 the voices of the people. We had that
22 conversation. And as a result of that
23 conversation three petitions were developed.
24 One petition was a petition for the community
25 property owners and residents, of which we have



1 gained as of today 101 signatures. They are
2 residents and property owners. There are only
3 150 people who voted in the last election. So
4 101 of those persons have signed this petition.
5 The second petition was for a friends and
6 family of Atlantic Beach. The third petition
7 was from the Gullah Geechee Sea Island
8 Coalition. And I have developed each one of
9 those petitions to the sent each one of those
10 petitions to the Council Members along with the
11 most up to date numbers as of 4:00 p.m. today.
12 So each of you have that information. The
13 outcome of this type of work will be a
14 community development plan which is shared with
15 potential partners looking to develop in our
16 town, and it ensures concurrence and support by
17 all. So the Gullah Geechee nations petition
18 was sent nationwide and we have almost 500
19 signatures to support the cultural preservation
20 and protection of Atlantic Beach. We also have
21 visiting with us tonight members from the NAACP
22 who also have taken a special interest in this
23 ordinance. Participants in the petition were
24 requested to indicate their opposition to the
25 change in property ownership eligibility



1 requirements which is the ordinance that we are
2 here for tonight. So I rise again as a citizen
3 of Atlantic Beach and a fellow elected official
4 to share with the Council and our community the
5 results of the surveys. 80 percent of member-
6 -- 80 percent of property owners on Ocean
7 Boulevard oppose to this change in ordinance.
8 And the reasons are very evident as we have
9 discussed tonight as what could happen as a
10 result of this. We are talking about
11 potentially putting a 400 to 500 car parking
12 garage within 14 feet of an existing native
13 residential home. We have (inaudible) adjacent
14 to are directly affected to Ocean Boulevard
15 have opposed this. And this is a scientific --
16 this is supported as you have that information
17 there. It is supported by individuals who
18 signed this petition themselves and they were
19 not coaxed to do it. This past Friday the
20 Washington Post ran an article about our town
21 entitled Atlantic Beach was a Black Pearl
22 locals wanted to see shine again. We have so
23 much to offer and it's not about the natives or
24 the been-heres or the come-heres. We're all
25 those who pay taxes, property owners, those who



1 vote. The majority have been overwhelming in
2 opposition to the passing of this ordinance.
3 So please, Mr. Mayor, hold up your word. Do
4 what you said you would do, which is listen to
5 the voices of the people and represent the
6 people. So I thank you. So my question to
7 you, ma'am, once again is should this ordinance
8 go through tonight, does that open up the way
9 for a parking garage be built on the corner of
10 30th Avenue or as a part of this development,
11 which is adjacent to this condo/hotel project?

12 **MS. KANE:** What I can speak to is that if this
13 application is received, because at this point
14 in time a full rezoning application has not
15 been submitted by this developer, there will
16 still be another public hearing process for
17 that. That's all I can convey.

18 **MS. BENNETT:** Thank you.

19 **MAYOR EVANS:** Anybody else?

20 **MR. DAVID:** John David, Councilman Elect, property
21 owner at 3012 Sea View, voter and tax payer.
22 Since it has not been -- you were talking about
23 proposing (inaudible) ---

24 **UNKNOWN FEMALE SPEAKER:** Speak into the mic.

25 **MR. DAVID:** --- that has not been submitted or



1 proposed, why is there a need to even ---

2 **MAYOR EVANS:** Excuse me one second.

3 (Gavel banged)

4 **MAYOR EVANS:** What happened with the same process
5 here? Go get his mic and let her come to the
6 podium.

7 **MR. DAVID:** A mic is a mic, right? Why do you keep
8 interrupting me?

9 **MAYOR EVANS:** This is my meeting, sir. I'll
10 interrupt whoever ---

11 **MR. DAVID:** It's not your meeting.

12 (Gavel banged)

13 **MAYOR EVANS:** Go to the mic or you're not going to
14 speak.

15 **MR. DAVID:** Give me the mic. Over 101 voters, land
16 owners and residents have signed the petition
17 and I want to know -- and nearly 1000 total
18 people around the country. And I want to know
19 why was this ordinance generated and who does
20 this ordinance benefit other than the Marant
21 Group, spot zoning for the Marant Group. Who
22 does it benefit?

23 **UNKNOWN FEMALE SPEAKER:** You need to ask her.

24 **MR. DAVID:** I'm talking to you. You're the Council.

25 **UNKNOWN FEMALE SPEAKER:** You need to ask the lady



1 right there.

2 **MR. DAVID:** Aren't you voting?

3 **UNKNOWN FEMALE SPEAKER:** You the one supposed to be
4 talking to her.

5 **MR. DAVID:** Who does it benefit other than the
6 Marant Group with their proposal? Who does
7 this particular ordinance benefit? Does it
8 benefit any people, any voters, any residents,
9 who does it benefit?

10 **MS. KANE:** This amendment would benefit anybody that
11 has the ability to apply for either one of
12 these districts.

13 **MR. DAVID:** Has anybody applied for it?

14 **MS. KANE:** I've been here and involved with the Town
15 of Atlantic Beach for about 10 months now.

16 **MR. DAVID:** No.

17 **MS. KANE:** No others.

18 **MR. DAVID:** Okay. So why would -- if you're combing
19 through all the ordinances that would make
20 Atlantic Beach better, why pick this one out?

21 **MR. QUATTLEBAUM:** I'll answer that. I directed our
22 consulting group as well as the building
23 official and the staff to make recommendations
24 to me that will help spur development in the
25 Town of Atlantic Beach. 30th Avenue,



1 waterfront and anywhere else in the Town of
2 Atlantic Beach where there are ordinances or
3 impediments to restrict, to limit and to defer
4 development in the Town of Atlantic Beach. I
5 had to make recommendations on changes to the
6 ordinances that will assist with any type of
7 development in the Town of Atlantic Beach. So
8 that's the genesis behind these three
9 ordinances that are submitted.

10 **MR. DAVID:** So again, we know that parking benefits
11 everybody in town. Again, this particular
12 ordinance only benefits the Marant Group,
13 right?

14 **UNKNOWN MALE SPEAKER:** No, sir.

15 **MR. DAVID:** Who does it -- anybody else have planned
16 proposal?

17 **UNKNOWN MALE SPEAKER:** Let me ask you a question.
18 If hypothetically the Marant project fails,
19 okay. This ordinance will apply to any
20 developer who wants to develop in the Town of
21 Atlantic Beach, all right.

22 **MR. DAVID:** So again, there's only one developer
23 that's coming to the table right now and that's
24 the Marant Group. I just want to point out
25 that this is a voting issue for November 2023.



1 Your vote is an issue that you will carry today
2 (inaudible) with you, so I hope you vote
3 accordingly.

4 **MAYOR EVANS:** Thank you.

5 **UNKNOWN FEMALE SPEAKER:** We'll worry about that.

6 **MAYOR EVANS:** Anybody else?

7 **UNKNOWN FEMALE SPEAKER:** We will worry about that.

8 **MAYOR EVANS:** If not, Council ---

9 **MR. VAUGHN:** (Inaudible) Vaughn, property owner, 2812
10 South Ocean Boulevard. So you come off of
11 Highway 17 and you turn down 32nd. You see the
12 ocean. Turn down 31st you see the ocean. 30th
13 and 29th you see the ocean. 28th you see this
14 big monstrosity. Atlantic Beach has been able
15 to preserve something almost no other part of
16 the Grand Strand region can even imagine, a
17 coastline unmarred by massive hotels and high
18 rises blocking the view of the ocean. Our four
19 blocks of unobstructed ocean front and historic
20 governments are unique to Atlantic Beach.
21 Against the recommendations of our planning
22 commission and the overwhelming opposition by
23 residents and property owners, our Town Council
24 is pushing through an amendment that paves the
25 way for unwanted high rise development and a



1 multilevel parking garage right on the beach
2 front. We believe this development will
3 destroy our beach front and forever change the
4 cultural and historical significance of one of
5 the last remaining ocean front communities
6 predominantly owned and governed by African
7 Americans. My question is the same question as
8 Mr. Booker had that was not answered. What
9 changed?

10 **UNKNOWN FEMALE SPEAKER:** Greed.

11 **COUNCILWOMAN GORE:** No greed here, hun.

12 **MS. COOPER:** Good evening. Tracey Young Cooper,
13 third generation land owner, 3207 South Ocean
14 Boulevard. And, Mr. Mayor, I want to ask if I
15 can still approach the podium as I am a tax
16 payer. And if this young lady who's not an
17 Atlantic Beach resident can step to the mic,
18 certainly blue blood residents should be able
19 to approach the mic.

20 **MAYOR EVANS:** Well see, I was just trying to get
21 some kind of quorum going here.

22 **MS. COOPER:** I know.

23 **MAYOR EVANS:** She's was answering at the mic, and I
24 don't mean any harm. I mean I don't care where
25 people stand. I mean it's not a big deal.



1 **MS. COOPER:** Okay, but I want to be respectful.

2 **MAYOR EVANS:** I mean if you want to come to the
3 podium, come to the podium. Come to the
4 podium.

5 **MS. COOPER:** Thank you. Greetings, Mr. Mayor and
6 members of Town Council. As I mentioned, I'm
7 Tracey Young Cooper, third generation property
8 owner 3207 South Ocean Boulevard for the
9 record. And I would like to preface my
10 comments by thanking each of you, members of
11 Council for your genuine service to Atlantic
12 Beach. I thank you also for the opportunity to
13 share my concerns. I drove in from Columbia
14 today. My concerns about the proposed
15 ordinances that you will undertake as review
16 this evening. I am here urging you to forego
17 making any decisions and taking any formal
18 action tonight regarding ordinances A, B and C
19 based on my following reasons and rationales.
20 Number one, there is a veil (inaudible) over
21 the lack of process fidelity and proper vetting
22 and alignment with the antiquated comprehensive
23 plan. I believe there has been no public
24 transparency. And certainly there's a
25 cloudiness, there's a veil of cloudiness



1 regarding how these proposed changes will
2 impact the greater good of our town beyond
3 impacting only a select chosen few as has been
4 referenced earlier today. So I am asking that
5 instead of piecemealing all of these ordinances
6 together, that your body, you are empowered to
7 represent us, that you take the bold courageous
8 step to take a step back and empower the
9 planning commission to reevaluate and update
10 and bring current the comprehensive plan as a
11 first step as mandated by law before you even
12 take into consideration any of these
13 ordinances. Because I want to pose a question
14 to each of you. How can you propose
15 modifications or suggestions to these
16 ordinances and how can they be valid when they
17 are referencing a plan that is out of sync,
18 antiquated and outdated? A plan, which I will
19 say should be regularly available to all tax
20 payers and members of Atlantic Beach. Try
21 finding it on the website. It's a hard climb,
22 you're not going to find it. These ordinances
23 and modifications and suggestions should be
24 viewed in totality and not marginally,
25 especially since the comprehensive plan is the



1 guiding document that should be the guiding
2 source for all of our land use provisions and
3 covenants and our protections against parking
4 woes as has been mentioned, building structures
5 that are not characteristics of abutting and
6 adjacent dwellings, congestion, adverse
7 environmental issues and threats to our
8 government structure. We need to slow down, we
9 need to be more strategic and impart more
10 inclusive public input and feedback about how
11 we all collectively want our Town to look and
12 develop into the future. We don't want these
13 ordinances to be a backdoor workaround for a
14 mass development, especially on our ocean
15 front. And we don't want these ordinances to
16 erode our town's character and our beautiful
17 natural structural landscapes. Mr. Mayor,
18 members of Town Council, let's rise together,
19 let's work together, and let's truly protect
20 the pearl. We're counting on you to do that.
21 Thank you.

22 (Applause)

23 **COUNCILWOMAN GORE:** Hello, I just want to say one
24 thing. And I respect everybody's opinion and
25 it's a great thing that everybody do have their



1 opinion. But you know it just amazes me to
2 know that we welcome everybody to come in here
3 and build the homes and they are gorgeous. But
4 after they are full nobody else can stay on the
5 beach. They got to go over to North Myrtle
6 Beach. I don't think it's right for our folks
7 to have to come and go to Baywatch to visit
8 Atlantic Beach. I think if we had a high rise
9 here we could house everybody in Atlantic
10 Beach. I don't see what's so wrong with that.
11 And that's all I want to say. I just think --
12 look, I wasn't answering the questions. I was
13 just talking so I don't need y'all to respond
14 to what said, okay?

15 **MAYOR EVANS:** Order, order. Y'all need to be quiet
16 out here. She's speaking.

17 **COUNCILWOMAN GORE:** I'll be ---

18 **MAYOR EVANS:** Be respectful.

19 **COUNCILWOMAN GORE:** And I will be outside after this
20 is over if y'all want to question me
21 individually. That's fine. Just individual,
22 that's fine.

23 **UNKNOWN FEMALE SPEAKER:** Can she go to the podium.

24 **MAYOR EVANS:** No, that's not -- she was to the
25 podium. And the other people -- that's the



1 only thing. So I don't know why we making this
2 issue out of the podium. There's no issue with
3 the podium.

4 (Crowd yells)

5 **MS. CHEATHAM:** Mr. Mayor, Council Members, Mr. Town
6 Manager. My name -- can you hear me?

7 **MAYOR EVANS:** I can hear you. But it's not on I
8 don't think. Get closer to it. You gotta talk
9 in it.

10 **MS. CHEATHAM:** My name is Linda Cheatham. And I'm a
11 resident and a voter and a past employee of the
12 Town of Atlantic Beach. And my concern with
13 the approval of this FDD is the impact that it
14 will have on the traffic in the town. I don't
15 understand how the town can approve a 400 car
16 parking structure and a 20 story building and
17 not expect the egress and ingress of the town
18 to change. I routinely during the summer have
19 to complain to the police about the speeding
20 that's in the town. The speed limit I believe
21 is 30 miles an hour, which I think is too high.
22 But there's disregard to that every day of
23 people coming to the town, especially now since
24 North Myrtle Beach is charging for parking.
25 And there's free parking here. And so there is



1 an abundance of traffic in a town already. And
2 I'd just like you to imagine 400 cars in this
3 town to attend an event to stay for any period
4 of time. And the moment there are no amenities
5 so they have to leave town to eat, they have to
6 leave town to grocery shop, they have to go to
7 the outlet malls. And I live on 29th Avenue as
8 I stay there. And that's a lot of traffic
9 passing by my house where my grandchildren are
10 trying to bicycle ride in the street because we
11 don't have sidewalks or any public amenities on
12 this side of town. And so I just like you to
13 consider the traffic implications of what this
14 FDD is going to do. And once the traffic
15 started which we know has to occur, there's
16 going to be a decision that Ocean Boulevard has
17 to open. And I'm not going to be able to tell
18 people anymore that I live in a gated community
19 that's gated by dirt because years ago a
20 certain part of the population didn't feel
21 comfortable swimming in the ocean with me. And
22 so they decided that they were going to shut us
23 off. But because they and some other people
24 now want to do some development in the town
25 they're going to open up Ocean Boulevard. I



1 thank you for your time. I thank you for your
2 listening and I hope you do the right thing.
3 Thank you.

4 **MAYOR EVANS:** Thank you. Is that it? Anybody else?
5 Go ahead.

6 **UNKNOWN FEMALE SPEAKER:** This is me, (inaudible) and
7 I've been here since 1963. I've been here
8 since 1963, both children grown. My oldest
9 daughter be 60 years old and she was born right
10 there on that beach. And I'll be 80 this year.
11 So you know what, (inaudible) we don't need it
12 because if you all were here when that water
13 came up from that ocean up this high, go ahead
14 and put it down if you want to. But one thing
15 about it, it's coming back again. But I'm
16 telling you what I saw. Not what you think but
17 I saw. That water will come back up underneath
18 that ocean and come back on the whole -- can't
19 even go down to the water. And then you
20 putting people in here? We can't get out here
21 to go to the store or nowhere. If you're going
22 north you can go, but if you going south that
23 light do not change. And it don't make no
24 sense. Should be working on stuff like that,
25 not trying to get more traffic in here, but get



1 rid of some of the traffic that's in here. And
2 I know I'm not the only one glad we're here.
3 Because I wouldn't have been here this long.
4 But I thank God he blessed me to be here this
5 long. But I don't know how much longer. But
6 I thank him. And I don't want to see nothing
7 down in that ocean front. Because if we go
8 down to North Myrtle beach and Myrtle Beach and
9 look at that ocean front, you change your mind.
10 But see, y'all don't look. Go down there and
11 look at that and see what happens. But I know
12 y'all are green, all y'all are green up there.
13 Y'all need to stop and think. You need to
14 think. Everybody gonna live here. I live here
15 24/7 and that's what you gotta think about.
16 And I want to stay here as long as God blessed
17 me to be here. But I don't want to be fighting
18 and fussing to get out that red light. Because
19 something needs to be done about that. That
20 light, I don't know when the hell it changes.

21 (Laughter)

22 **UNKNOWN FEMALE SPEAKER:** And I know a lot of stuff
23 that's going on and will go on.

24 (Applause)

25 **MS. MURPHY:** My name is Brenda Murphy. And I'm the



1 president of the South Carolina State
2 Conference NAACP. I started not to come today.
3 But I decided to come. And I'm glad I'm here.
4 I'm going to say, as a black person, as a black
5 person, I'm disappointed. I'm disappointed.
6 This was the first beach and the only beach
7 that I could come to as a black person. There
8 is a lot of history here. Much history. And
9 to hear us not able to talk to each other, to
10 listen to each other, consider what the
11 community is saying. It breaks my heart. I'm
12 just going to (inaudible). I'm going to ask
13 you to please listen to what your community has
14 to say. Look around to what is happening in
15 our country. Look at it. Visit Hilton Head.
16 Visit Charleston, South Carolina. How long do
17 you think you will stand when that building
18 stretches in front of all the dwellings of the
19 people that have lived here all of their lives.
20 Just think about it for a little while. Don't
21 make any decisions. Consider, meet with the
22 citizens of this town and decide. Because I'm
23 just going to tell you what my impression is.
24 If these changes occur, you are washing away
25 history. And enough of that has been done.



1 Enough has been done. So please please think
2 about it. Don't pass this today. Think about
3 it and talk to the people of this town.
4 Please. Thank you.

5 **UNKNOWN FEMALE SPEAKER:** I asked for speaking time
6 at the end of the meeting. Is that still going
7 to happen?

8 **MAYOR EVANS:** Yeah. We'll have public comments.

9 **UNKNOWN FEMALE SPEAKER:** Thank you.

10 **MAYOR EVANS:** If you've got a public comment card
11 you'll be able to speak during public time. Of
12 course those are limited to three minutes
13 though.

14 **UNKNOWN FEMALE SPEAKER:** Good afternoon, Council ---

15 **MAYOR EVANS:** Hi.

16 **UNKNOWN FEMALE SPEAKER:** --- Town of Atlantic Beach.
17 (Inaudible) as a native, someone who was born
18 and raised here in Atlantic Beach. We've
19 always dreamed of this town being developed.
20 We always imagined what it would look like as
21 a developed community. We always had to look
22 around us to see what was going on, but didn't
23 see it happening to our town. But as I grew up
24 and left and came back I had to say I'm glad
25 some of that did not happen here. What we have



1 here is invaluable. To develop it
2 irresponsibly like the lady said is throwing
3 away our history, our heritage. The dreams
4 that we had growing up can still come to pass.
5 It should just be done in a way that benefits
6 everybody. Having a developer come in from out
7 of town to make changes that will affect all of
8 us forever, that's not what we want. A native
9 is speaking now. That's not what we want.
10 Please consider this. Development can happen.
11 But make it something that benefits everyone.
12 Don't block people who have invested in this
13 town. Not because of money but because they
14 believe in the vision, they believe in the
15 history, they believe in the Black Pearl.
16 Support those people because you're not going
17 to find that anywhere else in this state.
18 Everyone else is all about the money. People
19 here are about the choice to be here.
20 Recognize that, support that. Take some time,
21 step back, talk to us as a community, find out
22 what it is we need. And then let's make it
23 happen together. To be a us and them, that's
24 not how we should move forward as a town. Too
25 much has been lost already by people that were



1 outside of our community by ways beyond our
2 control. We have control of this town. Let's
3 do what's right for the town of Atlantic Beach.
4 Let's do what's right for the generations to
5 come. I'm raising my daughter here. I want
6 her to be able to come back and bring her
7 children and have Atlantic Beach like we have
8 it today, a community of people of color who
9 are prospering and benefitting from the fruits
10 of our labor. Thank you.

11 **COUNCILWOMAN GORE:** Carla, I thank you for that.
12 And you addressed me. So I want to get back at
13 you, okay? I didn't say that I didn't want the
14 town to be in the best (inaudible) for the
15 people. I honestly think with all my heart
16 that a high rise would do us good. This
17 developer that's coming here, and I don't know
18 -- I don't want to step on anybody's toes, but
19 this man is from Georgetown, South Carolina.
20 Grew up coming to Atlantic Beach every weekend
21 with his family. This is a black developer.
22 And I don't know why it makes people think that
23 black folks can't develop stuff. This man
24 right here has been here coming in and out of
25 Atlantic Beach from childhood. He has been



1 looking at this project for the last past 20
2 years. So I mean you know I mean I'm feeling
3 what I'm feeling, not for me, it's for the
4 community. But I understand what everybody
5 says. And I understand when you said step back
6 and whatever. I stepped back. I think we all
7 stepped back. My parents, it's a little
8 different. Our parents that was on 30th Avenue
9 is going to be a little different than the
10 parents that was on 29th and 32nd. Because on
11 29th and 32nd those were residential always.
12 I don't even know one person off of 29th that
13 worked over on the other streets too.
14 Everybody else was actually a resident, right?
15 Okay, 31st and 30th, those mothers and fathers
16 that worked on those streets and those kids,
17 they know and see the need for a high rise.

18 **UNKNOWN FEMALE SPEAKER:** Jackie, I was raised on
19 31st ---

20 **COUNCILWOMAN GORE:** Your mama worked at the bank,
21 baby.

22 **UNKNOWN FEMALE SPEAKER:** All my life I was on 31st.

23 **COUNCILWOMAN GORE:** I'm saying though, I'm just
24 saying -- and I'm not trying to get hostile
25 with you. I'm just saying I'm talking about



1 the parents that worked in the town, that
2 worked in the town that kept this town going.
3 It took -- those people had to keep this town.
4 So that's what I'm saying. I understand
5 everybody says about preserving the history.
6 This is part of history for us I think, will be
7 part of history for us. This man talked
8 bringing some of the people that the natives
9 could come back. They don't have to go to
10 their mother's house. They'll go in the high
11 rise.

12 **UNKNOWN FEMALE SPEAKER:** Remember, Jackie, you're
13 representing all of us. That's all I said.
14 You represent all of us.

15 **COUNCILWOMAN GORE:** Thank you.

16 **MR. MATTHEWS:** (Inaudible). It Certainly is a
17 blessing to be in the house this evening. I'm
18 JR Matthews. I have no property on Atlantic
19 Beach but I love Atlantic Beach because as a
20 little boy my sisters, five of them, are living
21 in (inaudible), South Carolina, capitol of
22 Columbia, capitol of South Carolina. And my
23 sisters, the only beach they could go to was
24 Atlantic Beach. My dad would not let my
25 brother and I go. I guess he thought we were



1 too crazy to get in the water. But my first
2 memories of Atlantic Beach is 1988 when I came
3 here was a state trooper. I used to patrol
4 down through here during bike week and all
5 those times. And they were good times as now.
6 Before I go I want to thank the Mayor and the
7 Council and the Town Manager for what you do.
8 You don't have an easy job. But you do have a
9 very important job. And that is to speak on
10 behalf of the people and that's important. And
11 as a pastor, I pastor the greatest church on
12 this side of Heaven, (inaudible) Baptist
13 Church. And I'm here because I, as a pastor,
14 I feel obligated. Not for Booker, not for
15 Pastor Bennett, not for Mayor Evans. I'm
16 obligated to be here because of God. And I
17 invited other pastors here. I don't know if
18 they came. Because the fact of it is as a
19 pastor I have responsibility to speak truth to
20 power. And the fact of the matter is is that
21 what is about to happen, if it goes the wrong
22 way will be detrimental to the beach from a
23 historical standpoint. I'm here for people
24 like Jerry Finny and all these other people who
25 live here on this beach. Because as a pastor



1 I speak for everybody as God speaks through me.
2 And let me say this. A few weeks ago someone
3 asked me what do I have to do with Atlantic
4 beach? And I told them the same thing I have
5 to do with anything in this country. Because
6 we need to understand it is about God and what
7 God is doing, not what you're doing and not
8 what they're doing. But what you're doing.
9 And if you can live with doing what is not in
10 best interest of the whole, then that's your
11 choice. You have to deal with it. But we need
12 to remember that the only way to us is through
13 us. We need to remember whether it's black
14 developer or a white developer, that has
15 nothing to do with it. What it has to do with
16 is what is the best for the beach. I don't
17 know what will happen, but I think if this is
18 passed I believe that the beach will cease to
19 be as it is and North Myrtle Beach will come
20 and take over. It's all about power. It's all
21 about control. And right now the (inaudible)
22 got the money, they will receive the power. So
23 we need to understand that you have a very
24 important responsibility here, and you know
25 that. And I don't know if you've got your



1 minds made up or not. But when it comes to God
2 -- I assume you're Christians. I don't know.
3 I may have assumed wrong. I don't know. But
4 if you're Christians then you want to do what's
5 best for everyone and not what's best for
6 yourself. There was a time in the book of
7 Judges where there was a battle going on. I'm
8 a preacher you know. There was a battle going
9 on and the night was about to fall and an angel
10 showed up. And Joshua wanted to know whose
11 side are you on. He said, I'm on the Lord's
12 side. And the sun stood still and the battle
13 was fought and victory was won. We need to
14 understand sometimes we need to stand still,
15 mark time and really evaluate what we're trying
16 to do, whether it's for us individually or
17 whether it's for those collectively. And when
18 we do that we may come up with a better answer.
19 So I don't know what you plan to do. You know
20 what you plan to do. I don't know whether
21 these people on stage gonna change your minds
22 or not. But think about what God would do
23 through Jesus Christ. Would he not listen to
24 the people? Would he not try and see and meet
25 the needs that would best suit the people, and



1 not the powers to be? They're incentives. The
2 powers that be in North Myrtle Beach are just
3 waiting on y'all to make the wrong decision,
4 but the right decision for them. And they will
5 take over.

6 (Applause)

7 **MR. MATTHEWS:** And we need to understand that. And
8 I want to say this in my closing, in my
9 finishing. My number's 843-557-279. I'll talk
10 with any and everybody. I'll be glad to sit
11 and talk with you about anything anytime. But
12 I want to say this to you, I'll leave this with
13 you. Jesus, when he was meeting the demiac on
14 the shores of the beach in Gerasenes, the
15 eighth chapter of Luke when he stepped off the
16 boat on the beach there. And this demiac came
17 to him and begged him to help him and not to
18 torment him. Jesus made that man whole.
19 Certainly you're not Jesus 'cause you're
20 sinners who've been saved by grace if you're a
21 Christian. You're not Jesus. I'm not Jesus.
22 But you are -- you have the responsibility not
23 to break things but to help make the community,
24 help make Atlantic Beach whole and help make it
25 better by listening to the people. Thank you



1 for your time.

2 (Applause)

3 **MS. FINNY:** I'm Elaine Finny and this is my husband
4 Jerry Finny. And I want to speak to you and
5 ask a question. Because you talk about the
6 Marant Properties owners and this condominium.
7 You talk about the young man that wants to do
8 it that's from Georgetown. I have over 20
9 years of corporate experience in management,
10 contract writing, plant layouts, also an
11 industrial engineer over those many years. So
12 I went searching for this Marant Properties to
13 evaluate what type of projects that this
14 company has done. What was some of the
15 successes of this company. I couldn't find
16 any. This Marant Properties was incorporated
17 in 2019. And I have not found one project
18 completed by this company. And yet we are
19 entertaining zoning changes, we're entertaining
20 allowing a new company to come to our beach to
21 put in over \$100,000,000 project without seeing
22 any evidence that this company has had success
23 of doing projects on this scale. My husband,
24 Jerry, his father bought this property in 1956.
25 We have held on to this property Because we saw



1 the value of small community. We saw the value
2 of Atlantic Beach and the government in
3 Atlantic Beach providing for all of the people
4 of Atlantic Beach. And if you put a 20 story
5 high rise on that beach you are not allowing
6 the people of Atlantic Beach to thrive to what
7 they expected when this property was bought by
8 the gentleman back in the early 40s. This
9 property is a value to everyone in Atlantic
10 Beach. It doesn't need a 20 story high rise
11 with a 21st rooftop for people to be up there.
12 It doesn't need a 12 story garage for the
13 people of Atlantic Beach to thrive. What
14 Atlantic Beach needs is small businesses. It
15 needs a hotel, yes. But it doesn't need to be
16 20 story because when you put a 20 story high
17 rise on that beach you are in essence making it
18 just like any other beach along this Atlantic
19 Ocean. We lose the value of Atlantic Beach.
20 We lose the value of the small community, and
21 we lose the value of what the people fought so
22 hard to keep these four streets for the people
23 of Atlantic Beach. You talk about you want to
24 make Atlantic Beach greater? Speaking as an
25 engineer, we don't have the infrastructure to



1 support it. We don't even have sidewalks on
2 all the streets. We don't even have all of the
3 streets paved. In front of the Cooper's house
4 the paving was stopped before they even got to
5 her street to her house. Councilmens, we
6 expect more from you. We expect for you to
7 listen to the people that you are elected to
8 support. We expect for you to make the
9 decisions based upon what the community can
10 survive. We expect for you to do what's in the
11 best interest of the community. And until this
12 meeting over the last three months we've been
13 talking about it, there has not been a
14 cohesiveness of you interacting with us. It's
15 been a them, as the sign says, natives. We're
16 all natives. We were all brought here on the
17 boat. So to see a sign like that is providing
18 separation.

19 **COUNCILWOMAN GORE:** No.

20 **MS. FINNY:** We don't want separation. We want one
21 community. But we want a community that
22 listens to each other. And just because you're
23 on the Council or the Town Administrator or the
24 policemen or my husband, that does not mean you
25 cannot listen to each other and listen to what



1 we are asking you to do. So to vote on this
2 tonight, to base on this FDD with a company
3 that is coming in here with a proposal that I
4 have seen no research that it's a viable
5 company. Why would you do that? Why? Jerry?

6 **MR. FINNY:** I'm gonna make my comments brief. I've
7 been a licensed lawyer in South Carolina now
8 for 34 years. Elaine and I have been married
9 for 30 years, have grown children. My hero of
10 my life is my father. And he actually
11 introduced me to you all. Jackie, I know your
12 entire family your father, and have considered
13 my family as part of your family. I know that
14 we don't always agree within families. But I
15 know you intimately. And Mr. Mayor, I know
16 your family as well. Irene, I see her here.
17 Always friendly to me from the moment I hit
18 town. Ms. Isom, I met your mother when I was
19 a young man. She used to walk around with
20 these high heels and I was like, who is that
21 lady right there. She had a style about
22 herself. And I see that apple didn't fall far
23 from the tree. I know you all. And I want you
24 to know that I came here to continue my
25 relationship with my father, what he started.



1 And to add to Atlantic Beach. I would like for
2 you all to just consider this. I don't think
3 that an immediate vote for a change is
4 necessary. I would like for you all to use me
5 with the development that has been created thus
6 far to see if we can find a way to work
7 together for the benefit of everyone. The most
8 -- and ladies and gentlemen, I'm not running
9 for nothing. I'm not asking y'all for
10 anything. But the most beautiful people I ever
11 met in my life were right here in Atlantic
12 Beach.

13 (Applause)

14 **MR. FINNY:** And that includes this whole community.
15 So what I would ask you all to do is take your
16 time, please be patient, don't pass this, and
17 let's talk about this in an open fashion where
18 we make better decisions together. Thank you.

19 (Applause)

20 **MS. HILL:** (Inaudible) and I asked two other people
21 to give me their speaking time

22 **MAYOR EVANS:** Okay.

23 **MS. HILL:** If I may.

24 **MAYOR EVANS:** Go ahead.

25 **MS. HILL:** Thank you so much. My name is Dianne



1 Hill and I live on 30th Avenue. We've owned
2 our property for nearly 40 years. I've been a
3 full-time resident for oh 12, 15 years. And I
4 want to speak tonight to my fellow residents,
5 property owners and citizens of the Town of
6 Atlantic Beach. I stand before you this
7 evening to say we collectively and very
8 possibly in all probability have lost our last
9 chance and our last hope to save the legacy
10 that was the Town of Atlantic Beach. Because
11 very shortly after these grandiose plans for
12 development came to fruition the Town of
13 Atlantic Beach will cease to exist. Although
14 I strongly objected to, and still continue to
15 object to these plans, and the pace with which
16 they have been embraced by the town management
17 of the proposed developers, I include myself in
18 the body collective as a resident. I and
19 others who object obviously think I did not
20 fight it hard enough to make all of us who live
21 here recognize the eminent demise of our
22 future. We who presently live here have no
23 future as a community. The developers aided by
24 some of our residents and our governing body
25 have already come. And they have won. The



1 hotels will be built. The condos will be sold.
2 And some of the owners will declare residency
3 to our community with full voting authority.
4 Do you really think that they will accept me?
5 You? People who look like us as their
6 governing body for their town? If we are
7 (inaudible) we will become the Atlantic Beach
8 section of North Myrtle Beach. Like Ocean
9 Drive Beach or Crescent Beach, or Windy Hill
10 and so on. With no mention of our history and
11 justifiable so. We don't need to besmirch and
12 besmear the accomplishments of our forebears.
13 We don't need a reminder that we have
14 deliberately and with full knowledge and
15 intention stomped on, spit upon and destroyed
16 all vestiges of the phenomenal accomplishments
17 of their dream of a place for us. They created
18 this for us and their descendants. And we have
19 sold our birthright for a fist full of dollars.
20 I realize that tens of millions of dollars may
21 have changed hands and some of our children and
22 grandchildren can and we can look just like the
23 rest of North Myrtle Beach. We must realize
24 that as seductive and intoxicating as the dream
25 of untold riches can be, there really are some



1 things that ought not and should not be bought
2 and sold.

3 (Applause)

4 **MS. HILL:** When my family bought the property over
5 40 years ago it was a deliberate choice. We
6 didn't have to buy here. Up in Cherry Grove
7 the waterway was just coming into being. We
8 looked at it. We talked to the builders. We
9 could have bought the same property in Cherry
10 Grove for just about the same price as we paid
11 for Atlantic Beach. We chose Atlantic Beach.
12 We not only chose it. It took us years to find
13 somebody who would sell to us. I mean years.
14 We had just left a living (inaudible)
15 environment with very few people who looked
16 like us. On my job I saw one person, one hour
17 a day who looked like me. Same person. Every
18 day I saw this one person for one hour a day
19 who looked like me. That was the only place I
20 saw someone who looked like me other than my
21 husband. On occasion when my husband worked he
22 saw three people periodically, not all at the
23 same time, not every day who looked like him.
24 So of course we latched on to each other and we
25 formed ourselves into a family so we could play



1 pinochle every Friday night, maybe go bowling
2 on Saturday or have a softball game. My
3 husband came to Atlantic Beach every summer as
4 a child with Auntie who is an original owner.
5 So we have a family connection here as an
6 original. And so we get to extend that third
7 generation or fourth generation back by family
8 until we got our own place. When he brought me
9 here I fell in love with this beach. We were
10 blessed to get a place of our own. When we
11 came across the bridge of North Myrtle Beach we
12 would breath deep. I can smell the ocean.
13 We're almost there. Breath deep. And it was
14 sometime later that I realized I was breathing
15 deeply of the ocean air like I haven't for
16 years. I didn't even know I had been holding
17 my breath for years. Now I know some of you
18 got really really rich with the developers.
19 And yes, it's your property and you can do
20 anything with your property that you want to.
21 And you deserve every dollar that you got or
22 that you will get. But you could be just as
23 rich selling it differently. For just as much
24 money. And still have held onto your parents'
25 and your grandparents' dream for the Town of



1 Atlantic Beach. So I say to the sellers, with
2 a little more work you could have made
3 (inaudible) to what you have already realized
4 by selling to individuals that you made when
5 you sold out to developers. I say to the
6 developers, you could have found similar
7 properties and opportunities elsewhere without
8 destroying everything that we here in Atlantic
9 Beach have. To my neighbors I say I wish we
10 could have fought more, I wish we could have
11 fought harder. I wish we had taught our
12 children to know their history and to love this
13 beach so they wouldn't sell it out. My sons
14 will never sell. They continue to say, mom,
15 dad, when I come here I just feel less stress.
16 I feel different when I come to the beach. My
17 son can't wait to get to his mom's. He says,
18 this is priceless. I say, I know babe. And
19 we're gonna keep it that way. And for the
20 newcomers. I've been here 40 years and I'm
21 still a newcomer. And they told me, we don't
22 want you here. Go back where you came from.
23 You can't tell us what to do with our property.
24 And they were right. But Auntie had been here
25 all the while, and we stayed. We didn't run



1 away. But we did decide to shut up and just be
2 and stay and enjoy, which is why I'd rather
3 speak. I know how to shut up, but I had to say
4 this to you. And I say to all the newcomers,
5 welcome. I'm so glad you came. And finally I
6 say let's take a really good look at ourselves
7 here in this place and know this place where I
8 know the Chief of Police, where is he? And he
9 knows my name. And he says, hey Ms. Hill, how
10 you doing? And I say, hey Chief. And I feel
11 comfortable smiling at the officers and wave
12 because I feel like they're here to protect and
13 serve and not just to snatch me down on the
14 sidewalk and my sons, scrape my face across the
15 pavement just to find out what my name is. You
16 don't have to do that to find out what my name
17 is. So in the future let's all go down to the
18 ocean while it's still open to the public. And
19 bid the Town of Atlantic Beach a fond goodbye.
20 It's gone. Once it's gone we're not getting it
21 back. We won't see ourselves in the future.
22 We'll see North Myrtle Beach including Ocean
23 Drive, Crescent Beach, Atlantic Beach and so
24 on. So I'm going to apologize to all of you.
25 I know I've probably offended some people this



1 evening. And I'm sorry about that. I'm not
2 sorry for a word that I said. But if you've
3 been offended, I'm sorry.

4 **MR. QUATTLEBAUM:** Mayor?

5 **MAYOR EVANS:** Huh?

6 **MR. QUATTLEBAUM:** May I make a statement?

7 **MAYOR EVANS:** Yes, yes.

8 **MR. QUATTLEBAUM:** Let me clarify for everyone here,
9 the record.

10 **UNKNOWN MALE SPEAKER:** Use the microphone.

11 **MR. QUATTLEBAUM:** Correct me if I'm wrong on what
12 I'm about to say. There is -- the Marant
13 Project has not submitted a formal proposal to
14 the town. They have submitted a pre-
15 application to the Town of Atlantic Beach.
16 They have not for two years when they first
17 introduced this project have not formally
18 submitted their proposal. Okay? I just wanted
19 everybody to know for the record. We're not
20 deciding on a project this evening. We're
21 deciding on an ordinance that's being proposed
22 that we hope will impact the development across
23 the board. So I just want you to know that
24 tonight is not the approval of the Marant
25 Development Project. If they get to the point



1 that they meet the requirements that the
2 planning commission set for them and under the
3 planning criteria and requirements from
4 everything to height requirements, traffic
5 studies, environmental studies, everything
6 else. Should they meet that, okay, that
7 application will be reviewed. And still need
8 a public comment period to decide whether the
9 project will go forward. These ordinances are
10 proposed to be assistance to development in the
11 Town of Atlantic Beach no matter who the
12 developer is. So I just want to clarify for
13 everyone here that this is not a decision on
14 the project?

15 **UNKNOWN MALE SPEAKER:** Is this a precursor to the
16 decision?

17 **MR. QUATTLEBAUM:** Excuse me?

18 **UNKNOWN MALE SPEAKER:** Is this a precursor to the
19 decision?

20 **MR. QUATTLEBAUM:** What do you mean precursor?
21 What's your definition?

22 **UNKNOWN MALE SPEAKER:** So we said that this approval
23 for the FDD right? And this is what they need
24 in order to push forward.

25 **MR. QUATTLEBAUM:** That's correct. Yeah, but I'm



1 saying the proposal still has not been
2 presented. Okay, I wanted to clarify.

3 **MS. JENKINS:** Good evening, Council. Good evening,
4 family. How about that? Y'all are like, I'm
5 not sure who this woman is. I am a property
6 owner. And I did see a couple of times when
7 Bashia (ph) Jenkins. And I did see a couple of
8 times when somebody said, I'm not a resident.
9 There was like a little huff and a little puff.
10 But what I'd like to share this evening is that
11 even those of us who don't live full-time at
12 the Black Pearl, the Black Pearl is in our DNA.
13 So my big mama, Alma Jenkins if any of you all
14 know her, purchased the property, oh it had to
15 be over 40 years ago because I've been coming
16 to the beach for about 48 years now. So I'm a
17 little old school to the beach as well. But
18 granddaddy had a 80 acre farm out in
19 (inaudible). And all the kids from DC and
20 Maryland and the city kids would come down and
21 work that farm. And then my gramps would back
22 us up in his pickup truck and we'd sit in the
23 back and we'd drive to Atlantic Beach. And
24 this was better than going to any amusement
25 park, better than going to Disney World or



1 anything like that. Because Atlantic Beach
2 spoke to our souls. It was a place where we
3 could be free as children. And I remember as
4 a young teenager, I remember just thinking, oh
5 I can't wait one day for me to have a whole lot
6 of money because I just want to make sure that
7 this area is taken care of. That it's going to
8 be passed on from generation to generation to
9 generation. That we take care of it. Now I
10 didn't come to speak in the meeting. I came to
11 listen. I wanted to hear both sides. And I
12 was like, you know I always dreamed of things
13 being really developed and it being nice. But
14 as I listened to the community, what hit me so
15 hard is that Atlantic Beach is not a vacation
16 spot, it is a community, which is very very
17 very very different than North Myrtle Beach.
18 These are families. I have purchased or I have
19 three lots out on (inaudible) Beach. And it is
20 my intention to pass that on to my children and
21 they pass that on to their children and it not
22 be ruined. For those of us who have African
23 ancestry, 85 percent of Africans born in
24 America also known as African Americans came
25 through the ports of South Carolina. This



1 place makes us whole. This is where we come to
2 heal. And I love that when I go to the beach
3 there's a whole bunch of folks on that side and
4 there's a whole bunch of folks on this side.
5 But we can come right to our spot and it's wide
6 open. And every time I come, and that's about
7 five times out of they year, I go and I get
8 flowers and I throw it into the ocean and I
9 give thanks for my ancestors whose blood,
10 sweat, tears and abuse have made it for me to
11 be able to stand today. The pastor said, you
12 all may have your minds made up. But I ask
13 you, I ask you don't make any decisions with
14 your mind. This is a decision that has to be
15 made with your heart. This has to be made with
16 your heart. The people come first. We can
17 develop the Black Pearl. But it has to be with
18 the best interest of the people who live there
19 each and every day. It's not a vacation spot.
20 It's a community. It's family. It's legacy.
21 So I just ask you, lead with your hearts
22 because we want the Black Pearl to stay the
23 Black Pearl. I don't want it to be the white
24 pearl. And no offense to anybody here, but I
25 just want to be very very clear, I'm here



1 standing for Big Mama, the new Jenkins. My
2 parents Mack Jenkins, Gale Jenkins. We are
3 doing the work that you all sent us here to do.
4 We love this beach. I love it better than my
5 home (inaudible). But I give thanks for the
6 work that y'all do each and every day. And I
7 know it's a hard decision. And that's why I
8 say don't lead with the mind, lead with the
9 heart. Thank you.

10 **COUNCILWOMAN GORE:** This will be the last one for
11 tonight.

12 **MR. NEAL:** Good evening. First I'd like to just
13 introduce myself. I'm Marvin Neal. I'm the
14 past president of Georgetown Branch NAACP. I'm
15 also a member of (inaudible) County Council
16 District 7 in Georgetown. I'm not here to talk
17 about Marant and the Marant Group Project.
18 What I'd like to express though is the
19 importance of preserving black history and this
20 black community. Several voices have come
21 today. I myself will say I'm the third vice
22 president of the South Carolina State
23 Conference of the NAACP also. Our job is to
24 fight for preservation of the black people and
25 the black community. I understand black people



1 and black businessmen have -- should have
2 opportunities to build in these communities
3 where they own property. But I also understand
4 the importance and how critical it is for this
5 property to be preserved. And I'll go into a
6 little detail. Only yesterday the state
7 president, President Murphy met with some black
8 families from another part of Myrtle Beach
9 where we were fighting and discussing means to
10 try to preserve a black community where there
11 weren't opportunity because there weren't
12 anyone that looked like you on the council.
13 That's what's different here today. You're on
14 the Council. With that opportunity to preserve
15 this black community. That's important.
16 That's really unique within its own self. I
17 drive up and down the coast of Georgetown. I'm
18 from Plamersville, a little old country town
19 where I'm trying to preserve myself with my
20 people fighting that district where my
21 councilmen fights with me. Councilman Marant.
22 I'm not against him building anything. That's
23 his choice. But the choice of this community
24 should be the choice of the people that lives
25 here. And I feel the same way in my community.



1 Every beach that's on the coastline from
2 Georgetown to North Myrtle Beach, you have to
3 go through a gate to pay or you can't even see
4 the water unless you live there. These people
5 live here on this beach, and I can see the
6 water. My father and mother took us to this
7 beach for a lifetime. I still have pictures,
8 taken pictures of Atlantic Beach. It is
9 critical that I say that because what we heard
10 yesterday. It is critical that you all
11 preserve this beach, Atlantic Beach.
12 Gentrification should not come through black
13 people. That shouldn't happen. That's just
14 not good. I'm a retired serviceman, officer
15 from the United States Army. And the things
16 that we fight for in other countries, I fight
17 harder here in my home to protect my own
18 people. That's shameful. And I joined the
19 NAACP for that purpose, to preserve black
20 people and the opportunity for black people.
21 Nothing in America became good because of white
22 people. It happened because of black people.
23 Let's not take away from ourselves when the
24 opportunity is there to preserve it right now.
25 Approval of that ordinance will open the door.



1 The Council that we're looking at today, with
2 redistricting and everything else that comes
3 with it, two elections from now if you were to
4 do what you're doing right now it won't look
5 like you. That's a fact. And I'm not bashing
6 you. I'm talking from experience. I've worked
7 redistricting (inaudible) over the last 20
8 years since I retired in 1998. And I have seen
9 councils constantly change, especially in
10 municipalities. Georgetown for instance. Used
11 to be an all black council just like you. Now
12 they don't even have a vote. Gentrification
13 happening every day. It feels good right now.
14 I think it's already in motion. I think it's
15 personalized, the vote is. I feel that because
16 I see the reaction from the Council to the
17 audience. So it is personalized. They should
18 not suffer at the hands of us. That's where I
19 am. And that's all I'm saying. Give your own
20 black people a chance. Don't give this up.
21 This might be the only black beach, black
22 community that's controlled by black people
23 with such great historical significance and
24 value. And I'm not saying that for response
25 for anyone. I just need to ---



1 **MAYOR EVANS:** Excuse me just one moment.

2 (Gavel bangs)

3 **MAYOR EVANS:** Guys, try to keep your outbursts down
4 in the audience please. You can go ahead and
5 continue.

6 **MR. NEAL:** We have lost enough at the hands and we
7 have hurt enough from our black leadership
8 that's failing us, that look like us but don't
9 sound like us. Look at the Supreme Court.
10 Killing us. Look at our congressmen that look
11 like us. Don't sound like us. Let's be
12 careful. Look black, think black, live black,
13 protect black. It is necessary for us to
14 survive. A no vote would be the best vote you
15 could make for these people. They love you, I
16 love you. But God in mercy don't do that to
17 them, don't do that to us. To us. 'Cause I
18 come to Atlantic Beach, (inaudible), bikers'
19 week and everything else. The joy of just
20 showing up. Like they say, the only beach that
21 you can still see from driving down the
22 highway. Because a black developer shows up or
23 potential, or white, it don't matter. That
24 should not happen when you have the power in
25 your hands to control. That just shouldn't



1 happen. Think twice about that. Get back with
2 your people. Come up with a better plan. You
3 have engineers, industrial engineers standing
4 here tonight opening their hands of opportunity
5 to do it the right way. They're sensitive
6 'cause what's going on right now just don't
7 make sense. It just don't make sense to pass
8 an ordinance. It's like a ghost ordinance.
9 Why would you even pass something that you
10 can't see? It makes no sense. Because the
11 rest of the city of Myrtle Beach or wherever is
12 doing that, that don't make it good for us.
13 White people is doing that. We don't need to
14 look like that. We need to look black. And
15 make sure what we're doing makes sense. We've
16 always done things that made sense. That's why
17 we're here. That's why we're here. Black
18 people's in American 'cause of how great we
19 are. Don't look like them, don't try to look
20 like them. Look black, it's all right. Think
21 black. Feel it. Feel black. It's a heart
22 thing. The pastor talked about it. It's
23 important. Today is ours. Tomorrow belongs to
24 God. He gave us today. Let's do our best work
25 today. Let's take care of our own people.



1 'Cause you won't be able to eat, sleep, drink,
2 live, whatever you're about to open up now, 10
3 years from now you won't even be able to stay
4 in those hotels.

5 **COUNCILWOMAN GORE:** Why?

6 **MR. NEAL:** I don't know why. Look at the rest of
7 America. (Inaudible) He stayed. Now is the
8 accepted time, not tomorrow, not some
9 convenient season that we can't even see. It's
10 today that our best work is done. So do your
11 best work today. That's all we have is today.
12 Don't make that mistake. Be proud that you
13 preserve Atlantic Beach for the people that
14 looks like us. Do that for the people that
15 look like us. Not because it's a black
16 builder. But the people that lives here. He
17 lives in Georgetown. We need to work on
18 Georgetown. Thanks for your time.

19 (Applause)

20 **MAYOR EVANS:** Thank you.

21 **MS. JENKINS:** I'm so sorry. I just got a message
22 from my sister and I just realized how the
23 ordinance would impact me and my family. So we
24 do have a property on the ocean front that we
25 purchased. We purchased the land and we



1 haven't started building. But this ordinance
2 would make it so that we cannot build our home.
3 And that was a home that we were building, not
4 just for us but for my parents when they got
5 older. As they age we were building that so
6 that they could come back to the beach and be
7 on the ocean front. So if you pass this
8 ordinance now it's, you know it was personal
9 but now it's like super personal because what
10 I had for my parents, what I had for my family
11 and I am vested in North Myrtle Beach in this
12 particular property. And now you are putting
13 me in shackles, you're putting my family in
14 shackles. So I want you to really consider
15 that as well.

16 **COUNCILWOMAN GORE:** That's really not gonna affect
17 your property over there. That's not gonna
18 affect your property on 32nd. Are you on 32nd?

19 **MS. JENKINS:** I am on that main ocean front. Yes.

20 **COUNCILWOMAN GORE:** On 32nd?

21 **MS. JENKINS:** Yes.

22 **COUNCILWOMAN GORE:** That wouldn't affect your
23 property at all. That will not affect your
24 property at all. She's on 32nd on a
25 residential ---



1 **MS. JENKINS:** I'm on the ocean front. And I know
2 that there is ---

3 **UNKNOWN FEMALE SPEAKER:** Ocean Boulevard.

4 **MS. JENKINS:** Ocean Boulevard, yes. I'm on Ocean
5 Boulevard.

6 **COUNCILWOMAN GORE:** 32nd?

7 **MS. JENKINS:** Right.

8 **COUNCILWOMAN GORE:** Right.

9 **MS. JENKINS:** And we have a property and I think
10 that there is a width requirement, yes. And
11 I'm just maybe a little shy of that.

12 **MS. KANE:** The questions that you have are in regard
13 to the next ordinance that's on the agenda.
14 That would allow -- that's actually for the R2
15 district to help encourage the R2 district
16 development. So that's the next ordinance.
17 And it's actually to the benefit of your
18 property.

19 **COUNCILWOMAN GORE:** That's the last one.

20 **MAYOR EVANS:** Go ahead, yeah.

21 **MR. JAMES:** Okay, thank you, Mr. Mayor and Council.
22 My name's Mickey James. I'm the president of
23 the Myrtle Beach branch. What my colleagues
24 stated, president and third vice president. I
25 know you guys unlike my colleagues. I know you



1 personally. I've dealt with you (inaudible)
2 historical. And I always say I don't know
3 nothing. I don't claim to be smart like some
4 people. And I'm a preacher, I don't claim to
5 know everything. But I just want to say that
6 I'm proud Atlantic Beach residents 'cause a lot
7 of blacks in Myrtle Beach don't even come
8 council meetings and stuff like this when
9 things get tight. And divorce, you know it
10 doesn't matter who you are. Divorce is --
11 means a lot. So when you have an oath as a
12 preacher or as a judge or whatever, if you have
13 an oath that's an obligation that you have
14 pledged to the people that elected you to do a
15 job. And then if it's tight sometimes the
16 council's got to make a decision that people
17 don't like or when you got a majority they're
18 telling you something. It might be something
19 you might want to consider. The majority
20 always wins basically because we can't let our
21 personal thoughts become habitual. We can't
22 let it become an addiction to us because I
23 don't like somebody or I don't appreciate
24 somebody. That can't be the way our councils
25 work efficiently. And I know Atlantic Beach



1 has its strides and ups and downs and so forth.
2 This probably the most complicated case I ever
3 seen since I've been in this area, the most
4 complicated situation. Now I know that
5 (inaudible) this evening see differently from
6 maybe your views or vice versa. And I would
7 look at what is right for anybody. That's what
8 I would do. I can't tell you how to speak or
9 to vote, but I would do that, what is right for
10 the citizens who vote for you and have the
11 power to make this decision on who's going to
12 sit up here. And so these voices are the ones
13 that can say, well it's time to move somebody
14 out the way. But I tell you one thing, and
15 before I sit down. If you build something you
16 can't take it down. When I say you can't take
17 it down, it's not going to come down over
18 night, and I think the preservation thing is
19 what people are looking at as -- you might
20 agree or disagree. And I'm not here to tell
21 you what to do. I'm only making suggestions
22 because what's gonna happen is gonna happen.
23 But I would think the right thing needs to
24 happen to what these folks who feel, and I
25 would listen to them more than I would listen



1 to myself. Because they're the ones that put
2 me where I'm at. And I would listen to them.
3 Because if I had my way I'd probably do what I
4 want to do. But if I listen to them I'll do
5 what they want me to do because they're the
6 ones that put me in that position to do the
7 right thing. And these people that have spoke
8 tonight have been very articulate and very
9 straight forward. And they have shown you that
10 they have -- Ms. Hill 80 years old very
11 articulate and know the history. These folks
12 that I've known all these years (inaudible).
13 But you've got folks that own property. Don't
14 listen to what they say, but they have a right
15 to say what they want to say. So I would do,
16 and I appreciate all of you guys for let me
17 sitting out here tonight. Now you know you
18 can't win an argument, man. You're gonna lose.
19 Nobody gonna win an argument. But do the right
20 thing and that's what's going to count. You
21 can't satisfy everybody. But what you want to
22 do is make sure that whatever this town
23 intended from its inception is what you want it
24 to be now. Because even though we excited
25 about change, you want to see some high rises



1 and see some things that look nice and happy,
2 other folk want to see something better than
3 you. Other folks want to see something that
4 you might not even be thinking about. We want
5 to see some income. But the love of money is
6 the root of all evil. So people come in, they
7 ain't thinking about nobody but them. They
8 don't care about nobody on this Council, and
9 they don't care about nobody in this room. All
10 they want is the money. And so when you get
11 involved with folks and you regret something,
12 you can't take it back. And you on Council,
13 you can't go back 20 years later and say, I
14 wish I wouldn't have done that. A lot of us
15 said many times we regret doing something
16 because we didn't really analyze our thoughts
17 before we even implement the idea. And so the
18 TV's watching. The whole world is watching
19 Atlantic -- it's on TV watching. What kind of
20 decision are these fools gonna make? That's
21 what they say. I'm telling y'all up front.
22 Them black folks. I'm telling you what they
23 saying. That's what it is. And I don't expect
24 (inaudible). But what I do, I love me. And if
25 I love me then I'm gonna protect me. And I



1 protect what the Lord intrust me with. And so
2 if you have something in Atlantic Beach you
3 wanna keep it, and you want folks that are on
4 this council here to help you keep what you
5 have worked hard for all your life. And last
6 but least, Mr. Quattlebaum, I have dealt with
7 him. I've dealt with Jake. (Inaudible) I came
8 to rescue the best that I could. To see what
9 I can do. And if I can't help you I ain't
10 gonna mess with you. I didn't come here to
11 talk tonight. But my spirit telling me that
12 you need to look at, whatever this is it's
13 gonna impact for the next 50 years. And y'all
14 will be dead and gone, and this will affect us
15 the rest of our lives. Thank you.

16 (Applause)

17 **MS. ARMSTRONG:** I wasn't going to say anything. I
18 really had planned on being to the meeting
19 tonight. All of you know that I haven't missed
20 a meeting in over seven years. 'Cause Jake
21 Evans is my brother. And I'm a former mayor of
22 Atlantic Beach for 12 years. The first African
23 American female mayor in the history of
24 Atlantic Beach.

25 **MAYOR EVANS:** Ms. Armstrong, step back and speak



1 into the mic so we can hear your voice.

2 **MS. ARMSTRONG:** Elected in 1995. Before I left the
3 government I said I wasn't going to say
4 anything. But I (inaudible). I'm her
5 daughter. You don't sit there idly. You know
6 whenever there's one side to a story, guess
7 what, there's an other, am I right? I'm right.
8 I know I am. I don't have to ask for your
9 permission. I know I am. My heart is filled.
10 My heart is filled. Let me tell you why. When
11 I left -- well first of all whenever I was
12 elected Mayor, and these Council Members know
13 this. When I was elected Mayor not once, not
14 two, three times over, four year terms. So I
15 wasn't the head of Atlantic Beach for no
16 reason. Okay? And I love each of you who have
17 invested in Atlantic Beach. Because the first
18 time that I took seat in '95, my fear, my
19 genuine fear was what will Atlantic Beach look
20 like at the end of my term. I don't want to
21 grow to be an old woman in a rocking chair and
22 Atlantic Beach store shelves are bare like they
23 are now. For over three generations the
24 shelves in Atlantic Beach store have been bare.
25 Folks started going -- the small amount of



1 hotels and businesses in Atlantic beach were
2 thriving. What was only a few during the 90s
3 because (inaudible) had taken hold. Blacks
4 were welcome to go anywhere they wanted to go
5 throughout the Grand Straight. And guess what
6 they did. They abandoned Atlantic Beach for
7 Myrtle Beach and North Myrtle Beach. And we're
8 trying to hold on by this string, hold on by a
9 string because our economic base had left the
10 town. So now the next element of the issues
11 were we have public houses. They were great
12 for Atlantic Beach. That's why we're here
13 today because you don't know that. You don't
14 know that, most of you new owners. Public
15 housing was our savior. Guess what. Why?
16 Because developers would not develop in a
17 community where there's public housing even
18 thought it was on the ocean. That's why
19 Atlantic Beach looks the way it does today,
20 because public housing 56 units of them over on
21 the ocean, the tenants could throw a stone in
22 the ocean from our public housing complex.
23 Three streets in Atlantic beach we had public
24 housing. And the tenants decided who would be
25 the leaders of this town because they were in



1 the majority. Because Atlantic Beach is always
2 been an absentee community. It's only been
3 like 10 percent if that many that was year
4 round, year round property owners. And these
5 are folks who are the founders of this
6 community that lived in Atlantic Beach. So I'm
7 gonna close out by just letting all of you know
8 that I do appreciate everyone's passion. And
9 I have a tooth pulled so I'm not speaking very
10 clearly tonight. So please forgive me.
11 Reverend JR made mention to someone asking him
12 a question what did he have to do with Atlantic
13 Beach. So I hope Reverend is still here
14 because I want to respond to that just a little
15 bit. It's because whenever it comes to
16 Atlantic Beach, if you hadn't been down in the
17 trenches digging and fighting tooth and nail
18 with the South Carolina Supreme Court for over
19 two decades about them trying to railroad and
20 pass special legislation to harpoon Atlantic
21 Beach. That's where I work. I was in Columbia
22 at least three days out of the week fighting
23 the legislature. Judge Finny, you know it,
24 Jerry. Judge Finny was our savior too. So we
25 know about holding on and hold (inaudible). I



1 think someone else alluded to that. You said
2 hold on for a little while longer. You know
3 what. We've been holding on and just holding
4 on just like we were just holding on to the
5 last thread for so many decades. For so many
6 decades. So I appreciate your passion because
7 we all want the same thing. We want the same
8 thing. But guess what, I got to put my trust
9 in a government who has been down in the
10 trenches and been fighting for this town and
11 have held it together. We're still here today
12 because of the government that has been
13 elected. So whenever that time comes, whenever
14 that time comes if you're not pleased with
15 their decision, it's about Atlantic Beach,
16 folks, it's about Atlantic Beach. You can't
17 keep nothing really black anymore. Come to
18 your senses. Thank you, Council. I trust your
19 decision. You can't do that. Federal funds
20 come to this town.

21 **MAYOR EVANS:** Order. Order please. Council, seek a
22 motion to adopt ordinance number 4-2023. Okay,
23 that's right. Seek a motion to close the
24 public hearing.

25 **UNKNOWN FEMALE SPEAKER:** So moved.



1 **UNKNOWN FEMALE SPEAKER:** Second.

2 **MAYOR EVANS:** Motion and second to close the public
3 hearing. Roll call.

4 **CLERK:** Councilman Edward Campbell?

5 **COUNCILMAN CAMPBELL:** Yay.

6 **CLERK:** Mayor Pro-Tem Josephine Isom?

7 **MAYOR PRO-TEM ISOM:** Yay.

8 **CLERK:** Councilwoman Jacqueline Gore?

9 **COUNCILWOMAN GORE:** Yay.

10 **CLERK:** Mayor Jake Evans?

11 **MAYOR EVANS:** Yay. The motion's granted. We're
12 down to -- okay, ordinance number 4-2023. Seek
13 a motion to adopt ordinance number 4-2023.

14 **UNKNOWN FEMALE SPEAKER:** So moved.

15 **UNKNOWN FEMALE SPEAKER:** Second.

16 **MAYOR EVANS:** There's a motion to adopt ordinance
17 number 4-2023. There's a motion and a second.
18 And this is an ordinance to amend the land
19 management ordinance to modify the eligibility
20 for designation requirements for the planned
21 development and the flexibility design zoning
22 district. And this is the second reading.
23 Roll call.

24 **UNKNOWN FEMALE SPEAKER:** Question.

25 **MAYOR EVANS:** You're out of order.



1 (Gavel banged)

2 **CLERK:** Councilman Edward Campbell?

3 **COUNCILMAN CAMPBELL:** Yay.

4 **CLERK:** Mayor Pro-Tem Josephine Isom?

5 **MAYOR PRO-TEM ISOM:** Yay.

6 **CLERK:** Councilwoman Jacqueline Gore?

7 **COUNCILWOMAN GORE:** Yay.

8 **CLERK:** Mayor Jake Evans?

9 **MAYOR EVANS:** Yay. Motion granted. We're down to
10 ordinance number 5-2023.

11 **MS. KANE:** Okay, so onto 5-2023. There are numerous
12 revisions as part of this ordinance and it's
13 primarily to the bulk dimensional and density
14 standards. One of the things when I started
15 looking at the zoning ordinance and the
16 dimensional requirements -- and I don't know if
17 it's easier without the light.

18 **MAYOR EVANS:** We need another light off back there
19 please.

20 **MS. KANE:** There we go. One of the things that I
21 realized is that the minimum lot requirement is
22 currently 7,500 square feet for the MS1 MS1R
23 and the MS2 districts. But I started looking
24 at what the plats actually said. So one of the
25 things that I have recommended is to reduce



1 that minimum lot size down to 7,000 just
2 because there's a number of lots that do not
3 meet that minimum requirement currently. And
4 that's to ensure easier ability for those
5 owners to be able to develop their property.
6 Also in the R2 district there's a
7 recommendation to reduce the minimum lot width
8 down to 35. In some cases, yes, there are a
9 lot that are 50 foot wide width, but there are
10 also some that are in the 40s and down to 40
11 feet and possibly smaller if a survey was done.
12 So this is to ensure that the R2 district lots
13 can fully be developed without any variance
14 request. Similarly if you look down at the
15 bottom of this table just for a cleanup effort,
16 last year Council approved the minimum lot area
17 for a two family dwelling to go down to just
18 3,000 square feet. So that way if you had,
19 say, a 6,000 square foot lot that had a duplex
20 going on it, that each unit would only require
21 3,000 square feet. The revision you see there
22 from 6,000 to 3,000 is just to allow if it had
23 property line down the middle for it to be --
24 if it were a single family attached. So we
25 have apples to apples. So you wouldn't end up



1 having a minimum 12,000 square foot lot for one
2 duplex. So that correction is there. And then
3 also there was a scrivener's error with the
4 land management ordinance. It identifies that
5 two family dwellings are allowed in the MS1
6 district. But when you actually go to the
7 approved used it's not an approved use. So
8 that was just removed there. And this is all
9 to ensure that we don't have a confusing land
10 management ordinance. Regarding rear setbacks,
11 there is a reduction from a 60 foot to a 30
12 foot rear setback for any lots that are over
13 8,000 square feet within the MS1, MS1R and the
14 MS2 districts. As you're aware, most of the
15 lots in the town are about 150 feet. Some of
16 them are 140 feet. If that 60 foot requirement
17 was there it pretty much would eliminate the
18 ability to be able to develop some of those
19 properties. And so it's just to make sure that
20 we can develop the land intended for the main
21 street corridors in town. And that is the
22 summary there.

23 **MAYOR EVANS:** Thank you. Any questions or comments
24 as to this ordinance?

25 **MR. DAVID:** In your analysis, how many lots were



1 affected by this change?

2 **MS. KANE:** There's a couple of -- I'm gonna try to
3 summarize here because knowing each individual
4 change. One that has the greatest benefit is
5 the reduction down to 7,000 square feet. I
6 think it was close to 40 percent of the lots in
7 those districts did not meet that minimum lot
8 size requirement.

9 **MR. DAVID:** Thank you.

10 **MAYOR EVANS:** Ordinance number 5-2023. Council, I
11 seek an ordinance to adopt -- I seek a motion
12 to adopt ordinance number 5-2023, and this is
13 the second reading.

14 **UNKNOWN FEMALE SPEAKER:** So moved.

15 **UNKNOWN FEMALE SPEAKER:** Second.

16 **MAYOR EVANS:** There's a motion and a second to adopt
17 ordinance number 5-2023. Motion and a second,
18 and this is the second reading. Motion and
19 second's on the floor. Roll call.

20 **CLERK:** Councilman Edward Campbell?

21 **COUNCILMAN CAMPBELL:** Yay.

22 **CLERK:** Mayor Pro-Tem Josephine Isom?

23 **MAYOR PRO-TEM ISOM:** Yay.

24 **CLERK:** Councilwoman Jacqueline Gore?

25 **COUNCILWOMAN GORE:** Yay.



1 **CLERK:** Mayor Jake Evans?

2 **MAYOR EVANS:** Yay. The motion's granted. We're
3 down to new business.

4 **NEW BUSINESS:**

5 **MAYOR EVANS:** This is ordinance number 8-2023. This
6 is an ordinance amending ordinance number 2-
7 2022 to adjust the planning and zoning fee
8 schedule, and this is the first reading.

9 **MR. QUATTLEBAUM:** Mayor and Council, Public, I'll be
10 very brief. This is an ordinance adjusting our
11 fee schedule for various development activity,
12 application fees, I don't think we have updated
13 our fee schedule for various development
14 functions, review of class applications and for
15 development. I ask consultant (inaudible) to
16 look at comparable fee schedules of
17 municipalities and make a recommendation for
18 modification of our fee schedule for various
19 development functions. You have it in your
20 packet. The strike-outs of the adjustment of
21 the increases and also where there were no fees
22 charged there are proposed fees being proposed
23 in that.

24 **UNKNOWN MALE SPEAKER:** Will the public ---
25 (Gavel banged)



1 **MAYOR EVANS:** You're out of order. You can't just
2 ask a question from the floor like that. The
3 hearing is closed. You can't just speak from
4 the public. You can go ahead.

5 **MR. QUATTLEBAUM:** I don't know, do you have copies?
6 This is the first reading.

7 **MAYOR EVANS:** Okay. Council, seek a motion to adopt
8 ordinance number 8-2023 first reading.

9 **UNKNOWN FEMALE SPEAKER:** So moved.

10 **UNKNOWN FEMALE SPEAKER:** Second.

11 **MAYOR EVANS:** Motion and a second to adopt ordinance
12 number 8-2023. Any other questions or
13 comments?

14 (No response.)

15 **MAYOR EVANS:** Roll call.

16 **CLERK:** Councilman Edward Campbell?

17 **COUNCILMAN CAMPBELL:** Nay.

18 **CLERK:** Mayor Pro-Tem Josephine Isom?

19 **MAYOR PRO-TEM ISOM:** Yay.

20 **CLERK:** Councilwoman Jacqueline Gore?

21 **COUNCILWOMAN GORE:** Yay.

22 **CLERK:** Mayor Jake Evans?

23 **MAYOR EVANS:** Yay. The motion's granted. We're
24 down to B under new business. This is
25 resolution number 1-2023.



1 **MR. QUATTLEBAUM:** Mayor, Council and Public, this is
2 an ordinance Horry County Waste Management Plan
3 developed by the Horry County Solid Waste
4 Authority and municipalities are asked to sign
5 on for the plan, solid waste plan for the
6 county deals with conservation, reduction of
7 solid waste material and set some goals and
8 parameters for trying to modify or eliminate a
9 lot of excessive solid waste in the county. It
10 makes no financial commitments. But just has
11 a sign on for all municipalities support the
12 solid waste plan from the Solid Waste Authority
13 in Horry County.

14 **MAYOR EVANS:** Thank you. Council, seek a motion to
15 adopt resolution number 1-2023.

16 **UNKNOWN FEMALE SPEAKER:** So moved.

17 **UNKNOWN FEMALE SPEAKER:** Second.

18 **MAYOR EVANS:** Motion and a second's on the floor to
19 adopt the resolution number 1-2023. Any other
20 questions or comments?

21 (No response.)

22 **MAYOR EVANS:** Roll call.

23 **CLERK:** Councilman Edward Campbell?

24 **COUNCILMAN CAMPBELL:** Yay.

25 **CLERK:** Mayor Pro-Tem Josephine Isom?



1 **MAYOR PRO-TEM ISOM:** Yay.

2 **CLERK:** Councilwoman Jacqueline Gore?

3 **COUNCILWOMAN GORE:** Yay.

4 **CLERK:** Mayor Jake Evans?

5 **MAYOR EVANS:** Yay. The motion's granted. We're
6 down to the manager's report. Oh, no. Okay,
7 contract agreement to enter between the town of
8 Atlantic Beach and Waccamaw Regional Council of
9 Governments for technical or professional
10 planning services. I'll take a motion,
11 Council.

12 **UNKNOWN FEMALE SPEAKER:** So moved.

13 **COUNCILMAN CAMPBELL:** Second.

14 **MAYOR EVANS:** There's a motion and a second on the
15 floor.

16 **MR. QUATTLEBAUM:** Mayor and Council, this is the
17 renewal of a contract with Waccamaw Regional
18 Council of Government. Ms. Leah Kane is the
19 lead consultant to the town of Atlantic Beach
20 on development operation. This continuum, the
21 contract we had ran from July 1st of last year
22 to June 30th of this year in the amount of
23 \$40,000. And seeking the same scope of
24 assistance that we received or will continue to
25 receive. We will receive Waccamaw Regional



1 Council Buildings.

2 **MAYOR EVANS:** Okay, a motion and second on the
3 floor. Roll call.

4 **CLERK:** Councilman Edward Campbell?

5 **COUNCILMAN CAMPBELL:** Yay.

6 **CLERK:** Mayor Pro-Tem Josephine Isom?

7 **MAYOR PRO-TEM ISOM:** Yay.

8 **CLERK:** Councilwoman Jacqueline Gore?

9 **COUNCILWOMAN GORE:** Yay.

10 **CLERK:** Mayor Jake Evans?

11 **MAYOR EVANS:** Yay. The motion's granted. We're
12 down to the manager's report.

13 **MANAGER'S REPORT:**

14 **MR. QUATTLEBAUM:** Mayor and Council and Public.
15 Before I bring Ms. Malet on to give a report on
16 the Gullah Geechee, let me just thank the Mayor
17 and Council and residents, property owners and
18 everyone who sent condolences on the passing of
19 my father. I greatly appreciated all of your
20 acknowledgment and really am overwhelmed by the
21 support for our family during our time for
22 bereavement. So I just wanted to thank you all
23 for your condolences. At this time I'd bring
24 Ms. Malet forward to give an overview of the
25 Gullah Geechee Festival.



1 **MS. MALET:** Good evening everyone, Mayor and
2 Council. Thank you so much for us to have back
3 into our lives -- and members of the community.
4 That we had the Gullah Geechee Festival we
5 haven't had for I know over 20 years, 30 years
6 before. I had a calling for this, truly a
7 calling. I wanted this community to have a
8 celebration that we haven't had in a long time
9 celebrating our black history, celebrating why
10 we were founded. And as you mentioned -- I
11 didn't get up at the time of public speaking
12 'cause I knew I would have this time to speak.
13 But 1934 George W. Tyson founded this town for
14 us. And this was segregation. We couldn't go
15 no where else. Now we maybe wanted to go to
16 the ocean, but you couldn't go. But this man
17 had a vision. And as I live here for nearly 40
18 years myself I want to see that vision come
19 back to fruition again. Now we've had our ups
20 and our downs, but in our hay day we --
21 everybody wanted to come here. No, I was not
22 born here. I've been here at least since I was
23 five years old (inaudible). But I want to say
24 that beach, y'all, we are the Black Pearl. So
25 what does Black Pearl mean? Pretty. There's



1 a song that goes, Black Pearl, pretty little
2 girl, let me put you up where you belong. And
3 that's what I want to do, and that's what I
4 think we tried to accomplish with the help of
5 the Council people. Y'all were so supportive.
6 And Lord knows Cheryl, Mr. Quattlebaum. I know
7 they got tired of seeing me in their office,
8 but I thank you because I wanted to put us up
9 where we belong. And we need to stay up. And
10 there are so many in here that have
11 (inaudible). Let me tell you been-here people,
12 come-here, I don't care what you want to call
13 it, we're here. And so I want to say because
14 of that we had Friday night, oh my God, this
15 place was packed. We had to cut the number off
16 because we couldn't let everybody come in. But
17 the joy that came telling the history of it.
18 The MC Mr. James Stevens speaking about the
19 town, having Mr. Cecil Williams that was
20 honored at that time speaking about the Civil
21 Rights Movement and what this town went through
22 as well. Having Ryan Days come and speak about
23 the Gullah Geechee. And that was just the
24 beginning of it. And then on top of that, this
25 went on Saturday morning, we came out with a



1 parade. Everybody came out moving and
2 (inaudible) and dressing up and enjoying the
3 celebration of our town the Black Pearl. And
4 after the parade we had speakers. Yes, we had
5 Ryan Days but guess what, we also had the
6 Harvard professor that spoke and explained how
7 Gullah Geechee should be put up just like any
8 other language that's here in our United States
9 of America, even more so because we couldn't
10 read or write when we came here. We had to
11 figure out a way to communicate. Now today I
12 can't believe it, we can communicate. Look how
13 we're communicating today. I think we're
14 coming back. I feel a coming together, I pray.
15 I pray from the bottom of my heard 'cause this
16 Black Pearl was just given to us for a short
17 time that we could pass it on to the next
18 generation. Please don't walk over this time.
19 Please don't let us lose what we have fought,
20 as everyone has said, so hard for. But please
21 let us preserve it and let us go forth. And on
22 Sunday we did a non-denominational thing. But
23 we had Father (inaudible) to come to do the
24 libation. We had people doing poetry. We had
25 a big old circle in the old path of Ocean y'all



1 and we all held hands. And we just kinda
2 pulled the energy back here where I want this
3 to be not just once in 30 years but be a
4 continuation, not to say that I would be doing
5 it. But I want it to be done. I want us to
6 keep doing this. We have things that people
7 die for. We can be the miniature Wall Street
8 Journal, Black Wall Street Journal of our time.
9 Our little (inaudible). Don't let us lose it
10 now, I pray. We've got to keep it, we've got
11 to be strong and united and look for every
12 reason that we can, and research. History is
13 my major. Research. Don't come in here and
14 say I got this -- no, show me. Like she said,
15 show me where you have been successful. Don't
16 let me -- I want to respect you, but play me.
17 I'm not crazy. We've been here too long now to
18 be foolish now. Please. I beg you, please let
19 us live for our future generations. Let us do
20 the right thing. And thank you again for
21 letting me do the festival for you. I'm so
22 honored. Thank you.

23 **MAYOR EVANS:** Thank you.

24 (Applause)

25 **MAYOR EVANS:** Chief.



1 **CHIEF ROBINSON:** Good afternoon. I'll try to get
2 y'all out of here fast as I can. We did have
3 our first movie night, not the past Friday but
4 the Friday before that. We had a small little
5 turnout. The people that did come, they
6 enjoyed it. We did watch the second Black
7 Panther. I think the kids and the resident
8 that did come out and join. We got a second
9 one this Friday right here. We gonna have it
10 down at the (inaudible) Center. Everybody in
11 the community is welcome to come. We'll start
12 at 8:00. And the only reason we're starting
13 that late is because the big movie screen you
14 got, we gotta make sure the sun is down. And
15 I hope it'll be a lot cooler. If it do rain
16 don't be alarmed, we can move it back to the
17 (inaudible). We got a back up plan. But I'd
18 like for everyone in the community to come out,
19 bring kids. We have popcorn, drink and I think
20 a lot of people ate a lot of candy and a lot of
21 popcorn. I think they enjoyed theyself for the
22 first movie night. And this is something we're
23 gonna try to do every two weeks. But Summer's
24 running out so we got about two more after this
25 Friday. So like I say, I want the community to



1 come out. It's a time we all can get together,
2 kinda mingle, talk to each other, get to know
3 your neighbors. I know we're a small community
4 but sometime you really don't get to bond and
5 get to know each other unless you come out and
6 break bread. And it's a great time all of
7 y'all can come out and enjoy a movie night.
8 The second thing I got on my agenda -- oh, the
9 movie that will be playing is the Mario
10 Brothers. It's the new Mario Brothers that
11 just came out. I try to go on the kids side.
12 I try to cater for the kids. Hopefully
13 whenever they drop the new Color Purple movie
14 we gonna try to show that. I know a lot of the
15 older folks like me that seen the first Color
16 Purple. I would like to see what they did with
17 the second one. It's gonna be kinda
18 interesting to me. So when that drops we'll be
19 playing that. The second thing we got is the
20 neighborhood watch program. Our first meeting
21 that I know of since I've been here -- we tried
22 to start a neighborhood watch program. And
23 it's something to give back to the community.
24 This is kinda to put the community back in
25 y'all's hands. Without y'all's ears, y'all's



1 eyes we can't do our job. Y'all see a lot more
2 than what we see. And me personally I think
3 this is the safest place in Horry County,
4 probably in South Carolina. That's how I feel.
5 We don't have a lot of major crimes here. And
6 I want to keep it that way. I want to make
7 sure y'all can go home, don't have to worry
8 about somebody following you, don't have to
9 worry about somebody breaking in your house.
10 And y'all the one that do that. It's not my
11 officers, but it's y'all. And I think it's
12 very important. To me this'll tell me how much
13 y'all care about your community if y'all come
14 out Monday at 4:00 p.m. 4:00 to 5:30. Come
15 out. Tell us what y'all want from us. Tell us
16 how we can both work hand in hand. We got a
17 lot of information to pass on to you. And I
18 promise, together we can make the Black Pearl
19 even better. So that's all I got. Any
20 questions from Council?

21 **MAYOR EVANS:** Nope. Thank you. That's it.

22 (Applause)

23 **MAYOR EVANS:** Council, seek a motion to adjourn.

24 **UNKNOWN FEMALE SPEAKER:** So moved.

25 **UNKNOWN MALE SPEAKER:** Public time.



1 UNKNOWN FEMALE SPEAKER: Public time.

2 MAYOR EVANS: Oh, okay.

3 (Laughter)

4 MAYOR EVANS: All right, where he at. John David.

5 PUBLIC TIME:

6 MR. DAVID: First I'm gonna request that the City
7 Manager either email out to the community or
8 get out to us some how the new proposed
9 planning and all the fee schedules so that we
10 can all see it and look at it. Secondly on
11 July 20th we -- myself along with Council
12 Campbell have partnered with the United States
13 Business -- Small Business Administration and
14 the United States Department of Agriculture
15 Rural Development. And the Small Development
16 Center at Coastal Carolina as well as Score and
17 I Hope Women's Business Center as well as
18 Coastal Carolina Bank in addition to several
19 other banks and with a few builders to start a
20 series of economic development seminars to help
21 build out 30th and 31st street. At the seminar
22 on July 20th from 1:00 to 3:00 here in the
23 community center all those people will be here.
24 There will be tables, booths set up so that
25 people in the public or land owners can talk to



1 all these folks to try to get money, to try to
2 get avenues to get money, to try to build and
3 develop on your land. You can register. I
4 have flyers here. There are some in the back.
5 You can register via the QRS code or you can
6 call me directly. We hope there's a large turn
7 out and we hope that we can finally get 30th
8 and 31st street developed fully. Any
9 questions?

10 (No response.)

11 **MAYOR EVANS:** Okay, Elaine and Jerry Finny?

12 **MS. FINNY:** I just want to reiterate what I had
13 stated earlier. The first one is concerning
14 the FDD. We're looking at the land commission
15 meeting back in January where they talked about
16 the Marant Properties Project that they had
17 submitted to the land development commission.
18 And in there it stated that currently that
19 property that they proposed in their pre-
20 conceptual plan could not be built as they had
21 required because of the number of stories, it
22 being 20, because of the setbacks that are
23 currently zoned, and because of the impervious
24 surface that they're wanting to do. If you're
25 not familiar with impervious surface, because



1 of the drainage and because there's that, I
2 assume as an engineer, there's not enough land
3 to have, what do you call that area -- for
4 drainage -- runoff. They're proposing to use
5 an impervious surface in that condo area in
6 order to meet it, okay? So the FDD is being
7 planned by the land development commission to
8 be presented by the Administrator for that
9 condo area. So that is why they're seeking a
10 change. Okay, so make sure you understand
11 that. The second thing is that -- oh, go ahead
12 Jerry.

13 **MR. FINNY:** No, go ahead.

14 **MS. FINNY:** Second thing we talked about is please
15 note that we as a community, and I speak for
16 all of us, want development in Atlantic Beach,
17 and I want everybody to know that that are
18 listening in. We want development. We want
19 the right type of development. What we are
20 against is a 20 story structure that would
21 obscure the look of the water front. We want
22 hotels. We want lower level condos. We want
23 restaurants. We want buildings. We want
24 economic development. But we want it done the
25 right way to support what the community wants.



1 And so with the input of the community we all
2 can thrive and have the development that we are
3 seeking, okay? So please don't get it twisted
4 and don't let anyone tell you we're not for
5 development. Jerry's dad, Earnest Finny, Judge
6 Finny, has always been for development and has
7 supported that. And he has been in the
8 trenches, the Supreme Court on the ground
9 working in the community, and had the vision
10 that this will be a community for the people.
11 And if you put that high rise there, think
12 about this. The flow on the beach. If you
13 have 20 stories of people on a four street
14 beach, where you gonna walk? Where you gonna
15 lay? There will not be access for us, the
16 owners that are here supporting this right now
17 with a 20 story structure. Along with the
18 visitors we have that come in from Windy Hill,
19 that come in from the Baywatch area and sit on
20 our beach because their beaches are too
21 crowded.

22 **MR. FINNY:** Thank you. I just wanted to say thank
23 you for letting my wife and I address this
24 group tonight, the Council. This is our first
25 time addressing Council. We are registered to



1 vote here. Our residence is our primary
2 residence here. We are here and we are here to
3 stay. And I'd like to say in my comments to
4 the public, I heard comments about being black.
5 And we live in a world -- we have three
6 children where I tell our children all the
7 time, you cannot just look at color. You've
8 got to feel the culture inside of you. And
9 your words tonight really really touched me.
10 We may have lost this battle, but I don't think
11 we've lost the fight. And I have heard the
12 comments of all people in this community. I
13 think that this fight is not over, and I would
14 ask that we pull ourselves up and keep
15 fighting. 'Cause it's worth fighting for.
16 Thank you.

17 **MAYOR EVANS:** Thank you. Ms. McNeal?

18 **CLERK:** No, Ms. McNeal is not ...

19 **MAYOR EVANS:** Okay, all righty. Is this Arnold
20 Carr?

21 (No response.)

22 **MAYOR EVANS:** No? Who else I got? Dianne Hill?
23 You good. Who else? Okay. Is Ms. Bennett
24 still here? She's ... Okay. And Ms. Cooper's
25 not here either.



1 **MS. COOPER:** I yield my time.

2 **MAYOR EVANS:** Okay, all right. Is that it?

3 Council, seek a motion to adjourn?

4 **UNKNOWN FEMALE SPEAKER:** Second.

5 **MAYOR EVANS:** There's a motion and second on the

6 floor to adjourn. Roll call.

7 **CLERK:** Councilman Edward Campbell?

8 **COUNCILMAN CAMPBELL:** Yay.

9 **CLERK:** Mayor Pro-Tem Josephine Isom?

10 **MAYOR PRO-TEM ISOM:** Yay.

11 **CLERK:** Councilwoman Jacqueline Gore?

12 **COUNCILWOMAN GORE:** Yay.

13 **CLERK:** Mayor Jake Evans?

14 **MAYOR EVANS:** Yay. Motion granted. Meeting

15 adjourned at 8:38 p.m.

16 **(There being nothing further, the meeting was**

17 **adjourned at 8:38 p.m.)**

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