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

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

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

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

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Call to Order:

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

CLERK: Councilman Lenearl Evans? Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Here.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Here.

CLERK: Mayor Jake Evans?

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

CLERK: I left a message for him ---

MAYOR EVANS: Okay.

CLERK: --- hear back anything.

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

COUNCILWOMAN ISOM: So moved.

COUNCILWOMAN GORE: Second ---

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

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?
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COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted.

Executive Session:

  (Executive Session.)

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

COUNCILWOMAN GORE: So moved.

COUNCILWOMAN ISOM: Second.

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

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted.

General Session:

MAYOR EVANS: We're now in the -- our general session. Want to take out this time to welcome
the general public and ask at this time if you have any cell phones that might disturb the proceedings, put those on silence for us at this time please. And now we ask that you stand for a moment of silence.

(Moment of Silence.)

MAYOR EVANS: Pledge of Allegiance.

(Pledge of Allegiance recited in unison.)

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

(Inaudible background noise.)

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

MAYOR EVANS: Anything else? You have anything
else, Josephine?

COUNCILWOMAN ISOM:  No, she's ---

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

COUNCILWOMAN GORE:  So moved.

COUNCILWOMAN ISOM:  Second.

MAYOR EVANS:  Motion and a second for approval of the agenda.  Any other questions or comments?

Roll call.

CLERK:  Councilman Lenearl Evans?

COUNCILMAN EVANS:  Yea.

CLERK:  Councilwoman Josephine Isom?

COUNCILWOMAN ISOM:  Yea.

CLERK:  Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE:  Yea.

CLERK:  Mayor Jake Evans?

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

CLERK:  No.

New Business:

MAYOR EVANS:  And we're down to New Business, A.

Development Presentation by the Morant Properties, LLC, proposed plans to develop lots 9, 11 plus 1 oceanfront -- 1 Ocean Boulevard.
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And Charles Morant, developer, and the Development Team. So that's who we have here, Ben?

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

MALE SPEAKER: Could you speak up please?

(Inaudible background noise.)

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

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

MR. CHARLES MORANT - DEVELOPER: Okay.

(Inaudible background noise.)

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

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

MR. CHARLES MORANT - DEVELOPER: --- and with the legacy of Atlantic Beach. I'm a native of South Carolina, born and raised, educated in the state. Worked on Myrtle Beach in my teen
years and went off to school, got my education
in Columbia, South Carolina ---

(Inaudible background noise.)

MR. CHARLES MORANT - DEVELOPER: --- left South
Carolina in 1969, went to New York and, over a
period of 43 years, acquired a certain amount
of wealth and -- in developing real estate,
commercial real estate and residential
development. Over those 43 years, I put -- I
spent -- professionally, I was a chemist, a
laboratory manager, I worked for Columbia
University for 43 years and Bellevue Hospital.
At the same time, we took -- had professional
(inaudible), we brought our -- we created
Morant Properties and, over that 20 years, we
were able to develop a level of expertise that
has brought us to this point. We have
associated ourselves with professionals and we
brought this professional team for you to meet
tonight, to be introduced to, and we brought
our team of architects, legal advisors and
(inaudible) to guide us through this
development process. Now, it has taken us 20
years to get to this point. Twenty years ago,
we came to this same community, okay, with a
plan, okay, and it took us 20 years from hence to develop that plan and to get the level of expertise that we think we need to make this a successful development. Now, Dwayne Dancy is our lead architect, he is gonna do the presentation of the design and he's gonna explain the details of the project. We have a Wall Street broker, this is Kevin Jones.

MR. JONES: Good evening.

MR. CHARLES MORANT – DEVELOPER: We have our marketing manager, Mr. Lekan Oyetunde. These are people that I have known for the last 10 to 15 years, and they have guided us to a level of success in New York. Now, we've had opportunity to invest in New York, you know, we elected a new mayor of New York -- I don't want to digress, but we elected a new mayor of New York tomorrow, and we see greener pastures for that, for New York, but because we are native of South Carolina and because we took what we -- what South Carolina gave to us and we made a success out of it, we want to transfer that investment back to South Carolina because that's a legacy that we think would honor our parents, honor our community and further make
progress to lead us forward. Mr. Dancy?

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

MAYOR EVANS: Sure.

(Inaudible background noise.)

MR. DWAYNE DANCY - ARCHITECT AND TEAM: Can you guys
hear me okay? In the back, yes? All right, all right. Just to follow up, I just want to
reiterate what Mr. Morant said that, you know, we fully understand the magnitude of this site.
We're basically cut from the same cloth. My mother was born down here in Georgetown, South
Carolina. All her siblings -- I spent all my Christmases down here, I've been to Black
Bikers' Fest plenty of times. I wish I had some images to show you, but I don't want to
embarrass myself, but the point I want to just drive home is that I don't want you to view
this as outsiders trying to plant something on you, we're literally cut from the same cloth
and I'm sure that some of you are probably my second or third cousins so we'll start there.
A little bit about me, my background, I have a bachelor of architecture from Howard University
in advanced architectural design, a masters from Columbia University, and I am the principal of the Isoparm Design Group, which is a boutique architectural firm in Brooklyn, New York. We specialize in residential and commercial projects of all types. I'm -- we are licensed in South Carolina, New York, Connecticut, Massachusetts, Louisiana, Washington, D.C. We have projects going on of all types. A little bit about the team, we've assembled -- I'm gonna call it an all-star team, again, but it's not outsiders trying to plant this on you. Most of the consultants and engineers that we have been using are -- and beginning to engage with, honestly, are basically from here as you can see. We didn't want to come in with a structural engineer that's from New Jersey. We thought that it made sense to try to grab somebody that was local to try to add jobs, obviously, and opportunities to the individuals that are here. We do get our bids -- in the event that things go forward, we will try to get at least three respective builders and, right now, we've been looking at Dargan Construction, Baldwin and
also Coastal Structures. They've been pretty good. We've had a lot of dialogue and things are looking great on that end. In regard -- I won't read this off to you to bore you, but you can see that our structural engineer -- let's just say -- Weatherly -- he's done I would say 80 to 90 percent of the towers that are on the water's edge, and he's been great so far. We actually have our civil engineer -- he just came in -- but we'll -- we have an all-star team here, but I just wanted to let you know that everyone is basically from here. As we start to dig into the site -- let see if you've got this -- my pointer here. So, from -- if I understand, this is 30th. This is 31st. Our site is -- is here. And here, we're looking at parking. I want to just kinda (inaudible) through these.

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

MR. DWAYNE DANCY - ARCHITECT AND TEAM: Correct. Correct. So we're on the water's edge here, here's our building. Here's our parking. So, we have already purchased the four continuous lots that we propose for the building. We're in contract, or have --- begin to have
discussions on the portions for the parking lot. Here's a survey of that site. Won't bore you but essentially it's an assemblage of four lots that equate to roughly 30,000 square feet -- a little less that 30,000 square feet. Here's the survey for the parking. These lots are relatively small, they're 50 by 150 which equate to 7,500 square feet. We have three of them that we've been in discussions with so it'll give us roughly 20 to 22,000 square feet for parking. We just put this image in to just set the stage for the problem that we're up against. This yellow tone here denotes Atlantic Beach in comparison to our neighbors and, as you can see, to the left and to the right, these guys are much larger than us, and we believe that this is a unique problem that's gonna -- it's gonna require a unique solution and we're hoping that we can get everybody on board. Couple of details -- I'm not gonna bore you -- the size, we don't have any easements. I will speak to this a bit. We are on the water's edge and we know that. When you look at a lot of the buildings on the water -- on the waterfront, a lot of things are raised up
and that's because of flooding obviously. In Atlantic Beach, they want us to go up to the base flood elevation plus three, so that means 20 -- elevation of 20 feet above the sea level. Right now this site sits at approximately 12 feet, we have yet to undergo a full-blown topography study but essentially, if you look here, our civil engineer tells us that we're roughly in the 12 range. So, our amenities will basically start at the second floor. Utilities, access, we all know that we pretty much ride down 17 and traverse down to our site through 31st or 30th, but essentially the important part here is that we are zoned as a Waterfront 2 or flexible district. When we first started looking at this, we started looking at a couple of the ordinances. The older ordinances appear that we are a mixed use and as you can see here, looking at this, is says that the height is unlimited. So, as you can see from the renderings that we posted, we initially started looking at this as being a tower that was 34 floors tall to commemorate when the Town was established. As we started to dig in, trying to be sensitive to the needs
and wants of the Town and looking where we are now, we are a Waterfront Flexible District 2 as you can see here on the newer zoning maps, and we decided to bring the building down, which I will elaborate in a second, but I just -- before we go into it, we will adhere to the front, rear and the side setbacks that are laid out in the ordinance that you have. We don't intend to ask for a variance for any of that. We're gonna build below the 200 foot height restriction as denoted in the latest ordinance that's on your website. So initially, like I said, we were trying to go 34 floors, but we wanted to chop that down to bring it under the worst case scenario. And in regard to the bulk and the density, we wanted to ensure that -- we wanted to keep open space as denoted in the ordinance, and we're doing that here, so when we see -- we do not need a variance for that as well. So, in total, that said -- being said, the development would not need a variance and can be built as a (inaudible). This is just a page cut from the latest ordinance in the -- I just want to draw your attention to the last column here, which is a Waterfront Flexible
District and, as you can see, that -- we're hoping, you know, we're gonna come below this 20 (sic) foot height and be below 20 stories here. We will adhere to the maximum coverage. As I said earlier, our site is approximately 30,000 square feet. Each floor plan will range between 12 to 14,000 square feet, which will bring us below that threshold. We will adhere to the impervious paving. We will adhere to the open space. Again, we don't think we need any variances. This is just a quick study looking at some of our neighbors, and we just put this in here to give you a quick breakdown of what we intend to happen in the actual building. The lower levels will be dedicated to the community, that may be five to six levels. In this, it will be centered around a museum component and, looking at this, we realized the importance of the Gullah Geechee culture and we wanted to try to create a museum which will serve as like a hub. So, things won't be sparsed around, we can kind of create all of that right here to create the destination for individuals throughout the diaspora to -- who want to come to Atlantic
Beach to learn more about themselves and make a connection from the older generation to the younger generation. So centered around the museum but also inside of this we're gonna have conference rooms. Our -- I know -- I went to -- I was in Myrtle Beach about a month or two ago at a hotel and it was the Harley Davidson weekend and it was a lot of the -- a lot of the bikers in the hotel, and it would be nice for like Black Bikers' weekend, or we can try to tap fraternities, sororities, high-end black golfers -- they need a place. And when I came to Black Bikers' Week, it would have been pretty good if I would have been able to stay here but yet I had to go outside. We need a place right here were we can call our own. So the amenities: high-level spa, conference rooms that could be bifurcated depending upon the load of who's gonna be doing presentations. We're thinking about a golf simulator, we know golf is big here. We also have event space for weddings. But then, again, this is in negotiation. If the community has amenities that they would love to see in this building, we're definitely open to discussion. But the
lower five to six levels are all dedicated to the Town. Above ---

COUNCILWOMAN GORE: Is that a hotel?

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

COUNCILWOMAN GORE: You have 48 hotel rooms?

MR. DWAYNE DANCY - ARCHITECT AND TEAM: Correct.

COUNCILWOMAN GORE: And you have 176 condos?

MR. DWAYNE DANCY - ARCHITECT AND TEAM: Correct.

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

MR. DWAYNE DANCY - ARCHITECT AND TEAM: And at the very end, we're definitely -- we're gonna open up the floor to try to address everybody's concerns, comments -- good or bad. So I just wanted to just say if you look to the left and the right of you on the water -- on the
waterfront, everyone else has activated the strip and now it's our turn to activate the strip. We must do something, right? So, we believe that there are a lot of opportunities that stand to be gained here so we just wanted to kind of bullet point some of those. Obviously, we want to try to expose the legacy of Atlantic Beach. I was -- I was very excited to learn more about Atlantic Beach as we started to dive in. We're hoping that this project will bring a lot of money into the coffers of Atlantic Beach. After traversing down the streets, there's a lot of development that needs to be gained. So we're hoping that this project will, you know, fill the coffers a bit. From what we understand, the police force is -- does -- is not active 24 hours so we're hoping that a project like this will allow you to have enough money to maybe have a 24-hour police force. Our project will obviously have 24-hour security. We're hoping that since this project will be bringing much money into the city that it could in turn, possibly, lower your property taxes and raise the property value, right? 'Cause we're
looking to create a destination here that doesn't currently exist. Obviously, aesthetically, the Town could use some sprucing up -- trees, paving, sidewalks, things of that nature so, aesthetically, we're definitely gonna raise that. We believe that the current renters -- correct me if I'm wrong -- a lot of people are away, renting, and they don't really -- everybody's transient in nature, doesn't really have a vested interest in this project, and we believe something like this will allow people to have a bit of pride in, you know, where they're staying so we want to change the dynamic of where the -- what the transient dynamic is. We will be self-sustaining. This large project will not, you know, be an encumbrance on some of your trash, things of that nature. We're gonna handle all of that ourselves. And not to mention, we're gonna do -- we're planning to add jobs, lots of jobs, that's the goal, hopefully in the hundreds. Some will be, obviously long term, some are short term, but we believe that this -- the Town has a lot to gain and a lot to benefit from this project. So I'm just gonna take a
quick pause to open up the floor plans if you would allow me. That was quicker than I thought. Again, these plans are very schematic in nature but they do conceptually convey what we intend to have here. So, one of the things we noticed is that a lot of the buildings -- (inaudible)? I'm sorry, give me one moment.

(Inaudible background noise.)

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

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

(Inaudible background noise.)

**COUNCILWOMAN GORE:** You're probably able to speak with them without showing them too much of the plan, the -- you're probably gonna be able to speak to them without them even seeing too much of that floor plan and let them break it down
MR. DWAYNE DANCY - ARCHITECT AND TEAM: Here's what I'm thinking we can probably do to the audience is I could speak briefly -- so what's happening is the people that are viewing on Zoom can see what I want them to see but you guys are seeing my screen paused. So if -- the source is a little weird. So what I think I'm gonna do is speak to the Zoom -- those on Zoom first and then maybe after we do our question and answer we can then show you ---

(Inaudible background noise.)

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

MR. DWAYNE DANCY - ARCHITECT AND TEAM: So, to the Zoom audience, if you guys can just give us -- pause for a second, we have conference rooms as we stated, retail space, a lobby area. This is speaking to our re -- we're gonna have a retail component for individuals that are in the town that want to sell things or have stores inside of the space, we'll definitely have that. We have a whole wedding component. We understand that there's approximately 5,000 weddings that occur in Myrtle Beach and we want to be able to
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capture some of that market here. There's gonna be world-class restaurants that we also want to have here. Sweeping terraces on the oceanfront, spa, lounge, the museum component that we spoke of earlier. Here is what we envision as the entry, which is a conceptual, but essentially, if you can think of an embrace, a hug, we'll have a drop-off area that's covered by a brise soleil, which basically gives you the sense of being covered as -- but not being covered, open to the elements. The building will undulate and try to give the effect of some sort of water component and also what we hope -- what we can do is try to connect with some of the local artisans that are in the town to be able to maybe add some sort of -- in the portables in the entry, we can maybe do some sort of carving or make unique art pieces that speak to the Gullah Geechee heritage (ph). Just another image of the front. This is when the tower was taller, but essentially the concept and proportions, the symmetry, all is the same. As you can see, our right side is a bit flat. The left side that faces the beach undulates and
kinda opens like a scallop in the waves, like
the water. Large, open terraces. Here's a
view that I think makes a lot of sense. And
you guys can open up the Zoom link if you want
to see the images. I don't know if you have
the link. But what's happening here is that,
as we spoke earlier, this piece is our main
building component and here is our parking. We
will have a -- we were hoping to have a
skybridge to cross over Ocean Boulevard, and we
will try to activate the roof by adding some
sort of miniature golf situation. We do know
that we will have to have some roof-top units,
but that will be to come. The inside,
obviously, the highest level finishes possible.
We will have different entry points for people
that are in the town to be able to purchase
units here, but also for outside individuals in
the event that they want to try to be part of
Atlantic Beach. Elevation is (inaudible) here.
The last thing we're gonna try to show, to the
zoning ordinance.

(Presentation - Music Begins Playing.)

MR. McIVER: Wait a minute, so why is it we can't
see it?
MR. CHARLES MORANT - DEVELOPER: We'll -- we'll ---

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

(Presentation - Music Playing Ends.)

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

(Inaudible background noise.)

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

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

MAYOR EVANS: Okay.

(Presentation - Music Playing.)

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

MAYOR EVANS: Turn the lights back on.

COUNCILWOMAN ISOM: Turn the lights on ---

MALE SPEAKER: I'm taking the ---

MR. DWAYNE DANCY - ARCHITECT AND TEAM: And then
when I get this situated, we'll turn them back
---

COUNCILWOMAN ISOM: Okay.

MR. CHARLES MORANT – DEVELOPER: Thank you for your
patience and ---

(Inaudible background noise.)

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

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

(Inaudible background noise.)

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

MR. CHARLES MORANT – DEVELOPER: Until you see the
details.
MR. DWAYNE DANCY - ARCHITECT AND TEAM: You couldn't see the last part, right?

MR. ALLEN: I've got a question.

MR. CHARLES MORANT - DEVELOPER: Sure.

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

MR. CHARLES MORANT - DEVELOPER: Right.

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

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

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

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

MR. ALLEN: All right.

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

MR. ALLEN: All right ---

MR. DWAYNE DANCY - ARCHITECT AND TEAM: Sorry.

(Inaudible background noise.)

MR. DWAYNE DANCY - ARCHITECT AND TEAM: Just a
visual of the concept.

(Presentation - Music Begins Playing.)

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

(Presentation - Music Playing Ends.)

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

COUNCILWOMAN GORE: I might not need to say nothing right now but -- I'm about to bust up here 'cause I love the idea, it's just awesome, but I'm telling you, we are very unique and, when I say we're unique, we're unique -- I can go down to South Beach, I can go anywhere I want to in the world if I want to right, I could
travel anywhere, but what I don't like is the idea that that beach right -- those right there, we're gonna -- and there's nothing wrong with -- I'm only one person, too, but to me, we're gonna be like every other beach with that. And I just like -- for some reason, I just love the idea of being unique and I want us to have the finest things in life here, I really do, but one thing that I'm against is the condos. Now, if you said you was gonna go down, you was gonna put -- all those were gonna be hotel rooms, a hundred and how many, 76?

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

COUNCILWOMAN GORE: No, hotel rooms?

MR. CHARLES MORANT - DEVELOPER: 170.

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

MR. CHARLES MORANT - DEVELOPER: Yeah, completely understand ---

MR. KEVIN JONES - FINANCIAL BROKER: So I think maybe it's about who your buyer is. See, a buyer is not a full-time resident, right? Look, it's for buyers who's gonna be there
short term, right, maybe six months at max out of the year so that's pretty much, you know, who your buyer is for it 'cause it's gonna be like a condo/hotel kind of concept is what you're really looking at.

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

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

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

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

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

MR. CHARLES MORANT - DEVELOPER: Beautiful ---

COUNCILWOMAN GORE: --- people are building them, but at the same time what we need in our town
is someone -- somebody to come back and
vacation for a week and go on back home again,
let some more come, that's what we need in our
town. We don't really need no permanent
residents or no condos or stuff like -- and
like I said, once again, this is just me and my
opinion.

MALE SPEAKER: (Inaudible.)

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

COUNCILWOMAN GORE: Uh-huh.

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

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

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

MR. KEVIN JONES - FINANCIAL BROKER: Oh, just not
yet, yeah. Things change and markets change --
MR. CHARLES MORANT - DEVELOPER: Right.

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

MR. CHARLES MORANT - DEVELOPER: Right.

COUNCILWOMAN ISOM: Materials change ---

MR. KEVIN JONES - FINANCIAL BROKER: So ... (Inaudible background noise.)

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

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

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

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

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

MR. CHARLES MORANT - DEVELOPER: Yeah.

MS. HILL: --- visit a site that you have completed, if we wanted to --- (Inaudible background noise.)

MR. CHARLES MORANT - DEVELOPER: --- corporation. We own them -- we own four corporations, three corporations are real estate corporations and one management corporation that we own, okay?
We have a total of 45 rental developments ---

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


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

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

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

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

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

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

MS. LANCE: Okay.

MR. KEVIN JONES - FINANCIAL BROKER: When you say ordinance -- so, okay, the concept is gonna be
TOWN OF ATLANTIC BEACH

condo/hotel ---

(Inaudible background noise.)

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

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

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

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

(Inaudible background noise.)

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

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

(Inaudible background noise.)

MR. CHARLES MORANT - DEVELOPER: Okay. And (inaudible) that's an assumption, that's not a conclusion.
MS. LANCE: Well, that is a conclusion 'cause I live between North Myrtle Beach and Myrtle Beach ---

MR. CHARLES MORANT - DEVELOPER: I understand.

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

MR. CHARLES MORANT - DEVELOPER: Okay.

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

MR. CHARLES MORANT - DEVELOPER: Yeah ---

MS. LANCE: --- to being an African-American Beach ---

MR. CHARLES MORANT - DEVELOPER: Right.

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

MR. CHARLES MORANT - DEVELOPER: Yeah.

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

COUNCILWOMAN GORE: Homes.

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

MR. CHARLES MORANT - DEVELOPER: Now ---

MS. LANCE: --- Heaven help me if I'm -- what's right and what's wrong.
MR. KEVIN JONES - FINANCIAL BROKER: So the condo/hotel concept, so they are not -- they don't want to be residents, they don't want to have voting rights. That's the number one thing that we have been discussing (inaudible) when Mr. Morant said he wanted to do this project.

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

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

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

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

COUNCILWOMAN GORE: No. If you move -- if somebody
moves in this town right here and they -- if
they move -- they're here on the 1st of October
---

MR. KEVIN JONES - FINANCIAL BROKER: Sure.

COUNCILWOMAN GORE: --- November the 4th they can --
-

COUNCILWOMAN ISOM: 2nd.

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

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

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

MR. CHARLES MORANT - DEVELOPER: No ---

(Inaudible background noise.)

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

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

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

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

COUNCILWOMAN GORE: Yes. Yeah, so therefore, that's
how come we're kinda ---

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

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

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

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

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

COUNCILWOMAN GORE: Well ---

FEMALE SPEAKER: Yeah.

COUNCILWOMAN GORE: --- well , yeah ---

(Inaudible background noise.)

MR. KEVIN JONES - FINANCIAL BROKER: I've got you.
It's all right. So, I think that's where we ---

(Inaudible background noise.)

COUNCILWOMAN GORE: Yeah, yeah.

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

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

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

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

MR. KEVIN JONES - FINANCIAL BROKER: Right.

COUNCILWOMAN GORE: --- things like that, and I mean ---
MR. KEVIN JONES - FINANCIAL BROKER: Understood.
COUNCILWOMAN GORE: --- and we can't stop nothing, we can tell nobody who and what to do but at the same time, if I have anything to do with, I'm against condos because ---
MALE SPEAKER: Okay ---
(Inaudible background noise.)
COUNCILWOMAN GORE: --- we need hotels -- we need hotels in our town. And so then when you put some beds where they can stay for a week, we're good with that, you know?
MR. KEVIN JONES - FINANCIAL BROKER: Yeah.
COUNCILWOMAN GORE: You all come down, yeah ---
MR. KEVIN JONES - FINANCIAL BROKER: Yeah -- okay.
COUNCILWOMAN GORE: Or come on this other fine street and buy them some homes (inaudible) build some houses over there.
MR. KEVIN JONES - FINANCIAL BROKER: So, I guess maybe we can some documentation if that'll make you feel more comfortable ---
MAYOR EVANS: Right.
MR. KEVIN JONES - FINANCIAL BROKER: --- saying that, you know, they can't make it -- in other words what ---
COUNCILWOMAN ISOM: Right ---
MAYOR EVANS: Right ---

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

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

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

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

FEMALE SPEAKER: I, I ---

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

(Inaudible background noise.)

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

MR. LEKAN OYETUNDE - MARKETING: No, I'm just trying to -- I'm not talking about a condo where they are living, we're talking about the hotel (inaudible), everything is designed like
condos, but we came in here yesterday, we're spending two days and we're going back (inaudible) so that is the concept (inaudible). We're not looking to sell individual condos to ---

MR. CHARLES MORANT - DEVELOPER: Individual buyers.

MR. LEKAN OYETUNDE - MARKETING: --- to individual buyers, but we can make an exception with buyers, the residents of this town can buy those condos if they want to (inaudible) majorly our (inaudible) international buyers, they want to buy vacation homes, they want to come in and spend a week or two during summer and allow their condo to be used as condos/hotel to make money for them. That is the concept.

FEMALE SPEAKER: So you ---

MR. CHARLES MORANT - DEVELOPER: See, we didn't (inaudible) the questions have come up, I guess we -- we need to reveal to you what our focus and what our -- what our -- what we've been working on for the last -- how many years, two years, three years?

(Inaudible background noise.)

MR. CHARLES MORANT - DEVELOPER: Two years -- the
third, okay. Of identifying a certain target and market, and we have identified those markets that would allow bulk sale condos for vacation, for people who are not ---

(Inaudible background noise.)

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

COUNCILWOMAN GORE: They're pre -- you're preselling
them, that's what you're doing ---

MR. CHARLES MORANT - DEVELOPER: Right, right.

COUNCILWOMAN GORE: --- and I -- I understand that --

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

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

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

COUNCILWOMAN GORE: You all talk, everybody else
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1. talks. I'm just ---

2. **MR. CHARLES MORANT - DEVELOPER:** --- the other --

3. the other part of this is that we are aware of

4. your concerns and we have tailored our process

5. and our investment portion with the condos to

6. address that concern. Now, the zoning allows

7. the company to do condos. Correct?

8. **COUNCILWOMAN GORE:** Our zoning?

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

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

11. **COUNCILWOMAN GORE:** Our zoning allows us to do

12. condos ---

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

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

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

16. **MR. CHARLES MORANT - DEVELOPER:** --- your zoning

17. allows condos ---

18. **COUNCILWOMAN GORE:** Our zoning allows us to do

19. condos?

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

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

22. **COUNCILWOMAN GORE:** So what do we have in the --

23. well, we supposed to ---

24. **MR. CHARLES MORANT - DEVELOPER:** You better change

25. the zoning if you don't ---
COUNCILWOMAN GORE: Well, I'm not saying -- I'm telling you -- and this -- everything is what I like. This is my opinion, okay?

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

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

MAYOR EVANS: Yeah, I thought it was too.

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

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

MR. CHARLES MORANT - DEVELOPER: Uh-huh.

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

MR. CHARLES MORANT - DEVELOPER: (Inaudible.)

MAYOR EVANS: --- they want us to annex it -- they want to annex in with North Myrtle Beach.
MR. CHARLES MORANT - DEVELOPER: Right.

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

COUNCILWOMAN ISOM: But number ---

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

(Inaudible background noise.)

MAYOR EVANS: Well, hold on a second.

COUNCILWOMAN GORE: Wait, wait, wait, wait. Let the government talk.

MR. CHARLES MORANT - DEVELOPER: Okay ---

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

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

COUNCILWOMAN ISOM: Uh-huh ---

MR. CHARLES MORANT - DEVELOPER: Okay? That -- we don't need the boulevard opened up because if we make a destination hotel, okay, we don't need the boulevard opened up. We will attract local, regional, national and international patrons to this site if we were allowed to develop it according to our concept and our
MAYOR EVANS: Well see, I clearly understand that as well, but I guess the point is and what the concern is ---

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

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

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

MAYOR EVANS: --- people who can vote and then they can ---

MR. CHARLES MORANT - DEVELOPER: I understand.

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

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

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

MR. CHARLES MORANT - DEVELOPER: See ---

MALE SPEAKER: Right.

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

(Inaudible background noise.)

COUNCILWOMAN GORE: Please do, by all means, get into all of it, yes, sir.
MR. DWAYNE DANCY - ARCHITECT AND TEAM: No, it's not -- not necessary.

(Inaudible background noise.)

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

(Inaudible background noise.)

MR. DWAYNE DANCY - ARCHITECT AND TEAM: Not necessary.

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

(Inaudible background noise.)

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

MR. KEVIN JONES - FINANCIAL BROKER: Passionate.

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

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

MR. KEVIN JONES - FINANCIAL BROKER: Day one.
MR. DWAYNE DANCY - ARCHITECT AND TEAM: --- literally, we knew that that was a big concern ---

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

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

MR. CHARLES MORANT - DEVELOPER: Yeah.

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

(Inaudible background noise.)
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MALE SPEAKER: You're talking about a hotel, okay.

(ph)

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

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

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

MALE SPEAKER: Right.

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

(Inaudible background noise.)

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

MR. CHARLES MORANT - DEVELOPER: Yeah.

MR. DWAYNE DANCY - ARCHITECT AND TEAM: --- of a unit mix, we would definitely be open to that
conversation, but we do want reality to set in that it cannot be all hotels. The -- it's -- this is our cost, roughly 40, 60, 80 million dollars. No one's gonna fund a project that's all hotel.

MR. CHARLES MORANT - DEVELOPER: Uh-huh.

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

MR. CHARLES MORANT - DEVELOPER: Yeah.

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

MR. CHARLES MORANT - DEVELOPER: Right ---

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

COUNCILWOMAN GORE: Understand the concept, I
honestly do, I understand the whole concept, the funding and stuff like that and, like I said, I'm like you, you say you're just, oh, well, I'm really passionate about it and stuff like that. Well, I'm from here and I am too --

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

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

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

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

MR. CHARLES MORANT - DEVELOPER: Yeah ---
COUNCILWOMAN GORE: Oh, right, right.

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

(Inaudible background noise.)

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

(Inaudible background noise.)

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

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

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

(Inaudible background noise.)

MR. QUATTLEBAUM: Let me answer that.

MAYOR EVANS: Yeah, let Ben answer that.

MR. QUATTLEBAUM: 'Cause the last time we brought a developer here, the community got in an uproar because they were blindsided so they said that
they wanted to have a presentation before anything goes formally and introduced that the administration knew about and the community didn't know about. So this group, developer, has agreed to present to the community ---

MR. CHARLES MORANT - DEVELOPER: Right.

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

MR. CHARLES MORANT - DEVELOPER: Right.

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

MR. CHARLES MORANT - DEVELOPER: Right.

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

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

(Inaudible background noise.)

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

(Inaudible background noise.)

MR. McIVER (ph): And then you've gotta let them talk.
MAYOR EVANS: Yeah, we can do that. Like I said, we -- this is our first meeting with 'em. We -- they -- you're hearing, we're hearing it, and where do we go from here and what do we need to do from here? We're gonna follow through with that as well.

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

MR. MONTGOMERY: Like to go ---

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

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

COUNCILWOMAN GORE: It's up to day.

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

COUNCILWOMAN ISOM: Uh-huh.

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

MR. QUATTLEBAUM: That's correct.

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

MR. QUATTLEBAUM: Let me just -- let me just for --
give the facts and the historical background on
the Land Management Ordinance. Prior to 2000-
... I think it expired in 2015. The Town of
Atlantic Beach is required every 10 years to
update its Land Management Ordinance. It had
not been done. We went through -- the Planning
Commission went through an 18-month process
with the Waccamaw Regional Council of
Governments to update our Land Management
Ordinance which was adopted in 2019. All of
these issues came up in terms of development,
the zoning and, subsequent that, you know that
there have been I think one amendment to the
Land Management -- the zoning, the ordinance,
on 32nd and 29th Avenue as Residential would go
all the way down. If everybody recalls, nothing else was modified in terms of the
zoning for the waterfront, okay? It Shall
remain, always remain commercial, still remains
commercial so nothing was changed and modified
as a result of that. The Town spent upwards of
$65,000 to go through that process of adopting
and updating a land management ordinance, and
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that's what we have officially on the record.

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

(Inaudible background noise.)

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

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

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

(Inaudible background noise.)

MR. QUATTLEBAUM: Council, in terms of the process, is that they wanted to present this prior to formal and not hearing -- the public hearing it for the first time. Their process is to do what you suggested and go through and request to go before the Planning Commission with formal plans and proposals for approval by the Planning Commission. The Planning Commission
adopts their proposal, it then comes to Council. That's the steps in the process.

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

MAYOR EVANS: Uh-huh.

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

MR. QUATTLEBAUM: As part of the ---

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

MR. QUATTLEBAUM: --- a part of the process for adopting the Land Management Ordinance, we had legal research done by an attorney and we raised the issue about precluding condominiums from development. We have a legal opinion from
legal counsel prior to the adoption of the Land
Management Ordinance that you cannot legally
preclude condominiums from the development ---

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

MAYOR EVANS: Okay.

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

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

MR. CHARLES MORANT - DEVELOPER: Well ---

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

COUNCILWOMAN GORE: We aren't against ---

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

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

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

MAYOR EVANS: If I may speak please.

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

MR. CHARLES MORANT - DEVELOPER: (Inaudible.)
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MAYOR EVANS: Yeah. See, this is where we are because of them asking -- if someone comes to the Town and they own property in the town and they want to build something on their property -- I think Orton is the one that came to me first. He came to me with a proposal and I says, hey, you have to go to the Town to get on the agenda and let the citizens hear what you plan to do, what you want to do, let the Mayor and Town Council hear what you're wanting to plan or what you want to do, that's why we're here tonight ---

MR. CHARLES MORANT - DEVELOPER: Okay ---

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

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

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

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

MAYOR EVANS: --- this is not the end of it, but I mean we will -- we'll know where we need to go
from here. They know how we feel, they heard
the questions, they heard the concerns, they
heard it all.

COUNCILMAN EVANS: Right. And they both are here.

MAYOR EVANS: So ---

COUNCILWOMAN GORE: They've got ---

MAYOR EVANS: --- and I'm just letting you know, how
did we get to this point and where do we go
from here? I mean we got to this point, I'm
explaining how we got to this point, they want
to build something in the Town and rather us
just, like so many people think we do, take
stuff and run in the background and talk behind
the back and we do everything and nobody else
knows anything, that's what we're trying to be,
open here, guys, we want you guys to know this
stuff. So that's what we're doing and we know
we have to go back to the table and we'll set
up a workshop with them, we'll see how you guys
feel and where we want to go from here and
we'll do that. But for right now, this section
is over. I appreciate you guys. We're not
done with you. We probably -- we need things
done in this town. You guys have done the
research, you know that. And right now, we
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plan to keep on working with you and see if we can come up with some kind of agreement of some type and, if we can't, we'll walk away, if we can, we'll work together if can, if we can't, we won't. Okay?

(Inaudible background noise.)

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

(Inaudible background noise.)

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

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

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

(Inaudible background noise.)

MR. CHARLES MORANT - DEVELOPER: So, I want to be clear 'cause I don't -- I don't want to be wasting my time and wasting your time, okay? We came down here 20 years ago with a plan, okay? And we're now here with a plan with legal counsel and either -- and we bought the
land with the understanding that we could build 
what we propose to build. Now, if you're not 
gonna allow us to build, you're gonna buy my 
land back, that's gonna be ---

MALE SPEAKER: No, sir.

(Inaudible background noise.)

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

(Inaudible background noise.)

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

(Inaudible background noise.)

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

(Inaudible background noise.)

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

(Inaudible background noise.)

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

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

COUNCILWOMAN ISOM: Okay.

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

(Inaudible background noise.)

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

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

(Inaudible background noise.)

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

COUNCILWOMAN ISOM: So moved --

COUNCILWOMAN GORE: So moved -- second.

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

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

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

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

MAYOR EVANS: I don't but, Ben, I think we need to do a little more research and digging in other ways we can tackle this situation rather than this here. I've got a lot of questions that I
probably want to pose to you before we kind of move forward with this. So, if it's the rest of Council's wish, I want put a motion on the table to table this item.

(Inaudible background noise.)

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

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

(Applause.)

COUNCILWOMAN GORE: --- I've been down here all my life and it's just -- I'm just at the point where I think that we as Atlantic Beach should be able to at some point -- every single car that Atlantic Beach has had, far as I know, has been a used car, somebody else's lemon that
they don't have no more use for. Well, we could fix one, we can put a band-aid on one for a minute, get the transmission fixed in it, if the price is reasonable, until the new cars is available where our police force can at least get two new cars for the 68 versus getting 2016. We're talking about 2016 but we're almost '22 so therefore that's gonna be six years again, so we're buying a six-year-old car that's coming out of Chicago, and they are coming from city miles -- we thing. Now, this is just again, once again, my opinion. I'm gonna try and spend the Town's money like I would spend mine, and I wouldn't be spending mine like that so therefore is what I'm saying, we take and we -- and we're gonna discuss that, he's gonna check on that, repairing one car until the new cars -- or you can buy a fleet -- out of the fleet and buy two new cars ---

MAYOR EVANS: Okay.

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

MAYOR EVANS: Okay, Council, seek a motion to table Item C. under New Business.
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COUNCILMAN EVANS: So moved.

COUNCILWOMAN GORE: Second.

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

Any other questions or comments? Roll call.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?


MR. QUATTLEBAUM: Mayor and Council, before the vote, the schedule follows the same pattern we've established with having our meetings monthly, first Monday of each month, provided there are no holidays. The schedule has been adapted for known federal holidays officially. So this is the proposed schedule for 2022.

MAYOR EVANS: Okay.

MR. QUATTLEBAUM: Council meetings.

MAYOR EVANS: Council, there's a motion on the floor
for the Town Council meeting schedule for 2022
for the approval.

COUNCILWOMAN GORE: So moved.

COUNCILWOMAN ISOM: Second.

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

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted.

Manager's Report:

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

MR. QUATTLEBAUM: Mayor, Council and public, first
of all, I would like to thank all of those who
-- their prayers, well-wishes. For those of
you who don't know, my son and my granddaughter
were in a head-on collision last Saturday.
They're not life threatening. The person that
hit them was doing in excess of about 85 miles
an hour, and they are still continuing to
recuperate in the hospital. The driver of the vehicle I just learned passed away. Prayers and condolences to the family of the individual, but I would to thank all of you for your well-wishes and prayers and concerns. And I plan to take some time to go visit them to see what their situation is medically and otherwise. So thank you.

MAYOR EVANS: Thank you.

MR. QUATTLEBAUM: At this time, I'd like to give a status update on several things in the process. At the -- was it September or October? October meeting, Council authorized me to enter into negotiations with Thee DollHouse for the lease of four lots in back of Thee DollHouse. We reached an agreement for a lease payment of -- annual payment of $24,000 a year starting January 1st, 2022. The $24,000 will be paid up front each year and is renewable up to five years with a termination clause of -- a 90-day termination clause should Council decide for whatever reason to terminate the lease agreement. The lease, again, starts January 1st, 2022, as 25 -- $24,000 annually. My Item B., the status of the Cares Act -- Recovery Act
funding. Last time, I reported that we had filed all of our information with the state to draw down the funds. I'm happy to report to the Council and the community that the state has issued the payment of $110,770 on yesterday. Those funds will go in a separate account. They have strict requirements on the expenditure of those funds that we have to comply with and report out, so they are segregated from our general operating fund and any expenditures of those funds have to be approved by Council prior to any disbursements. Item C., bids for the comprehensive renovation of Atlantic Beach park/playground due to come in on November the 8th. On October the 20th, we had a pre-bid meeting. There were four contractors, proposed bidders, at that pre-bid meeting, and the final bids should be coming in -- or will be coming in on November the 8th. Just an update on the approval at last meeting, KHAFRA, the engineering firm out of Atlanta, Georgia, we've had several meetings with KHAFRA and they have begun the process of identifying grants and specifically they have registered with the State of South Carolina as our
representative for the hazard mitigation funds, state funding, and on to -- on the 3rd of November, we'll be submitting our first pre-application for hazard mitigation funding pre-application request, or letting them know that we will be sending a formal application for funding. We are also looking at the BRIC Grant and we have identified and started identifying those funding sources that will -- available to the Town. Also, even though it was not included in this -- in the scope or the contract, we are also looking at Community Development Block Grant funding, and I had a meeting with the Waccamaw COG to let them know that we had hired a firm, engineering firm, that will be assisting us and request their assistance, the COG, who helped us get the Community Development Block Grant for the playground, to assist us with our long-term plans for capital improvements and infrastructure improvements in the Town of Atlantic Beach. So I initiated that process based on the information provided to me by KHAFRA, and they have agreed and I have a conference call with them tomorrow -- Waccamaw
COG -- to see what details, support they're
gonna give us for securing Community
Development Block Grant funds in the next
funding cycle which is April 2022 and beyond.

Any questions?

MAYOR EVANS: Any questions, Council?

MR. QUATTLEBAUM: Thank you.

MAYOR EVANS: You're welcome.

Public Time:

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

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

MAYOR EVANS: All right then.

MS. HILL: (Inaudible.)

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

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

(Inaudible background noise.)

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

(Inaudible background noise.)

MR. MONTGOMERY: --- the polls will open at 7:00 and
close at 7:00 tomorrow night ---

(Inaudible background noise.)

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

COUNCILMAN EVANS: So moved.

COUNCILWOMAN ISOM: So moved.

COUNCILWOMAN GORE: Second -- I mean ...

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

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

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

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