

**TOWN OF ATLANTIC BEACH
PLANNING COMMISSION MEETING
AND PUBLIC HEARING**

Wednesday, September 30, 2020

4:00 p.m.

The Town of Atlantic Beach Planning Commission meeting and public hearing was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 30th day of September, 2020.



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1230 Richland Street / Columbia, SC 29201
(803) 252-3445 / (800) 822-0896

APPEARANCES

COMMISSION MEMBERS:

Derrick Stevens, Vice-Chair
Commissioner Poterressia McNeil
Commissioner Timothy L. Vereen
Commissioner Esco McFadden

ADMINISTRATION:

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

GUESTS:

Mayor Jake Evans
Councilwoman Jacqueline Gore
Carol Coleman, Waccamaw Regional Council of
Governments

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1 Call to Order:

2 **VICE-CHAIR STEVENS:** Planning Commission meeting is
3 called to order. Call to order.

4 **CLERK:** Roll call.

5 **VICE-CHAIR STEVENS:** (Inaudible) please.

6 **CLERK:** All right. Commissioner Derrick Stevens?

7 **VICE-CHAIR STEVENS:** Here.

8 **CLERK:** Commissioner Esco McFadden?

9 **COMMISSIONER McFADDEN:** Here.

10 **CLERK:** Commissioner Poterressia McNeil:

11 **COMMISSIONER McNEIL:** Here.

12 **CLERK:** Commissioner Timothy Vereen?

13 **VICE-CHAIR STEVENS:** Here -- he was here.

14 **CLERK:** You could say it for the record, he asked to
15 be excused. But then you can say for the
16 record ---

17 **VICE-CHAIR STEVENS:** For the record, he was here,
18 and he had to leave.

19 **CLERK:** Okay.

20 **VICE-CHAIR STEVENS:** All right.

21 **(Inaudible background noise.)**

22 **VICE-CHAIR STEVENS:** All right, I'd like to welcome
23 everyone to the meeting, and can we have a
24 moment of silence please.

25 **(Moment of Silence.)**



1 **VICE-CHAIR STEVENS:** Okay. Down on Number D,
2 approval of minutes from the Planning
3 Commission meeting held August 5th, 2020.

4 **CLERK:** You have to make a motion.

5 **VICE-CHAIR STEVENS:** Motion to approve ---

6 **COMMISSIONER McFADDEN:** I make a motion that we
7 approve the minutes from August 5th.

8 **VICE-CHAIR STEVENS:** Motion is approved.

9 **COMMISSIONER McNEIL:** Second it.

10 **CLERK:** Commissioner Derrick Stevens?

11 **VICE-CHAIR STEVENS:** Yes.

12 **CLERK:** Commissioner Esco McFadden?

13 **COMMISSIONER McFADDEN:** Here.

14 **CLERK:** Commissioner Poterressia McNeil:

15 **COMMISSIONER McNEIL:** Here.

16 **New Business - Public Hearing:**

17 **VICE-CHAIR STEVENS:** New Business, proposed land use
18 discussion public hearing. Mr. Q? Want to --
19 have a comment on that?

20 **MR. QUATTLEBAUM:** Primary purpose of this meeting is
21 to entertain public hearing on the proposed
22 rezoning request for 13 parcels on 29th Avenue
23 and 32nd Avenue South, respectively. Horry
24 County TMS 156.03.26.035-037, 156.03.23.034-037
25 and 156.03.15.033-039, consisting of 119,270



1 square feet, 2,000 -- 2.73 acres, from MS2,
2 Main Street designation, to WF2 -- and WF2,
3 Waterfront District, to R2 and WF, Waterfront
4 District 1. Ms. Carol Coleman from the
5 Waccamaw COG is going to go through a
6 presentation for the Commission and the public
7 so that everyone is -- knows what the impact is
8 for proposed changes to the Zoning Ordinance.
9 Just some historical perspective, in December
10 of 2019, the Planning Commission recommended to
11 the Council through our Land Management
12 Ordinance to change zoning in certain locations
13 within the Town. It was approved with the
14 understanding that the Planning Commission and
15 the Council would review periodically the
16 zoning within the Town of Atlantic Beach and
17 make amendments as they feel that are necessary
18 after the adoption of the Land Management
19 Ordinance in December of 2019. At this time,
20 Ms. Coleman will walk you through a hand --
21 presentation has been given out -- and will
22 give you the information regarding what --
23 properties that are impacted, the notices that
24 went out to the various property owners,
25 general public announcements, and then turn it



1 back over to Chairman for public comments prior
2 to any vote.

3 **MS. COLEMAN:** Thank you.

4 **MR. QUATTLEBAUM:** Ms. Coleman.

5 **MS. COLEMAN:** Okay, can you hear me all right?

6 **IN UNISON:** Yes.

7 **MS. COLEMAN:** I'll use my aerobics voice. Believe
8 it or not, I was a fitness professional before
9 I turned into two people. I put together the
10 PowerPoint which I intended to show. We had
11 some technical difficulties, but I did print
12 out copies so everyone should have a copy. And
13 I learned a valuable lesson last time I was
14 here so I numbered the pages so I could
15 reference the page number. If you want to talk
16 to me about something specific, you should be
17 able to find it a little bit better. So
18 obviously, we covered the -- the first
19 information. Page 2 is a reprint of what --
20 Mr. Quattlebaum just read it out. So that
21 gives us the 13 parcels, the locations, the tax
22 map numbers under Horry County GIS system, and
23 the area that it makes up which is 119,000
24 square feet, give or take, and 2.738 acres as
25 the district that they currently are and what



1 they're proposing to change them to. If you go
2 onto page 3, you'll see a map taken from GIS.
3 And the blue Xs indicated the parcels that are
4 included. Okay? Flip it over to page 4 and I
5 included an aerial photograph and the big,
6 yellow stars are covering the parcels. Some of
7 them represent three parcels -- the area it
8 covers so you can see exactly where they are.
9 So if you go from page to page, you can
10 reference back and forth, those are the areas
11 we're talking about. Also got some pictures
12 from street views. So page 5 shows the three
13 parcels that front on 32nd Avenue South. One
14 already has a structure which is 305 32nd
15 Avenue South. Then going towards the ocean is
16 a vacant parcel which is 303 32nd Avenue South
17 and 301 32nd Avenue South. Flip it over to
18 page 6, you see the corner of 32nd Avenue South
19 and Ocean Boulevard where the parcels are
20 included in the request. Page 7 shows the
21 parcel on the corner of 29th Avenue South and
22 the two parcels behind it that front on 29th
23 Avenue South. And then further down towards
24 the ocean on -- off of 29th Avenue South, there
25 are additional parcels. So that shows you --



1 and I'm sure you're familiar with the area even
2 more so than I am, but that gives you an idea
3 visually what we're talking about. Now, before
4 I go any further, I do want to say that when we
5 undertook this, I was instructed that this was
6 a request on behalf of the Town of Atlantic
7 Beach. Because of that, we approached it a
8 little bit differently under state law and
9 under the local ordinance. If a property owner
10 comes in and wants to change the zoning of
11 their property, state law and the local
12 ordinance allow 15 for public notification. In
13 this case, we required 30 days because the Town
14 is the entity requesting the change. So that's
15 why the meeting got pushed all the way out to
16 September 30th to give us time to properly
17 notify the property owners because they needed
18 to get a registered letter 30 days in advance,
19 which we did, and I'm gonna go through the
20 letters in just a moment. And then following
21 that, we sent out an additional packet of
22 letters to property owners that fell within 150
23 feet of these properties. They had to go out
24 15 days in advance by regular mail, which they
25 did. So the next page, on page 9, I included



1 the use regulations under the commercial uses
2 to show you what MS1 and MS2 -- what uses are
3 permitted under that. Then on page 10, I
4 included the table of uses from the residential
5 table so you can see where single family falls
6 under -- single family detached falls under R2,
7 which is a residential district, and also under
8 MS1R so that's -- the R means residential.
9 Then this was the closest thing when I put the
10 packet together -- on page 11 -- this was the
11 closest thing I had to a current map. It
12 hadn't actually been changed at the time. I
13 have since found it in our files, and we can
14 change it and bring it forward before it goes
15 -- anything goes to the Council. But the only
16 thing that's changed since the adoption of the
17 ordinance -- Land Management Ordinance -- was
18 the rezoning down here and it's showed in hatch
19 marks. But that has been adopted. So this is
20 accurate. They just may look a little bit
21 different (inaudible). On page 12, again, I
22 used shapes and colors and everything I could
23 to kind of indicate where the properties were
24 if they were under consideration for rezoning.
25 So on page 12, we have lots proposed to be



1 rezoned with the blue stars and lots proposed
2 to be rezoned with yellow stars. And you can
3 see them, they match up with the maps that I
4 already -- that we already looked over. So
5 we've got three lots that front on 29th Avenue
6 and then two lots that run between those three
7 and Ocean Boulevard and then two lots in front
8 of that on Ocean Boulevard. If you travel
9 north, you'll see the three lots that are on
10 29th Avenue South -- one that fronts on Seaview
11 Street -- or I think there's another name for
12 that as well but -- on the old mapping system.
13 And then the three lots that are kind of
14 kitty-corner across the street from that, but
15 that front on Ocean Boulevard. Even though
16 Ocean Boulevard doesn't technically go that
17 far, the right-of-way does so that's what those
18 are. So we've got the maps. So does -- is
19 everybody following along all right?

20 **FEMALE SPEAKER:** No (ph).

21 **MS. COLEMAN:** Okay. Now the next pages, on page 13,
22 includes the first list of parcel owners that
23 were affected by this. This was the parcel --
24 these are the owners of the 13 parcels. So
25 these are the people that were notified by



1 registered mail on page 13. And this is
2 according to Horry County's GIS and their
3 assessor's file page. That's how -- that's how
4 we pick notifications. So if you turn that
5 page over to page 14, this is the first page of
6 property owners that fall within 150 feet. So
7 what I did was I took each one of those areas
8 that were under consideration and went out 150
9 feet in every direction, and any lot that fell
10 within that area that wasn't already being
11 notified because they owned another piece of
12 property, any lot that fell within that area
13 received a notification packet. So they
14 received a map of the proposal and a
15 description of the proposal. So that's the
16 first page of owners. Page 15 is the second
17 page of owners. So you can see we had quite a
18 number, and the only thing that I removed from
19 any list that I generated through this search
20 was duplication. So there were a number of
21 people that owned more than one lot. If they
22 owned more than one lot, I didn't -- we didn't
23 send them four letters. We sent them one
24 letter because the letter was very generalized
25 and said per the map you are -- you own



1 property within 150 feet of one of these lots.
2 And they had contact information -- and I did
3 receive a number of calls from people asking
4 for clarification. So just to follow up on
5 what Mr. Quattlebaum said, when the Land
6 Management Ordinance adopted, it was foreseen,
7 if you will, that there may be changes to it.
8 Any time any entity undertakes such a measure,
9 either to change their zoning ordinance or to
10 change their land management ordinance or to
11 change the zoning districts, anything in that
12 way, it's never a permanent change. But by
13 introducing you to some of the requirements of
14 notification, we hope that everybody
15 understands that even though things might
16 change, there's a procedure in place so that
17 people can find out about it. So included in
18 the procedures are the notifications of the
19 property owners affected immediately whose
20 properties were under consideration, the
21 notification of the property owners within 150
22 feet which is not a requirement of state law
23 but most locations, most municipalities, do
24 something similar as a courtesy. Also, to post
25 a sign on the properties and to post an ad in



1 a newspaper of general circulation. So the
2 hope is if you don't find out through one
3 means, you'll find out somewhere else. And the
4 fact that -- this is a really good turnout so
5 I think that the system is working. But the
6 request is to change properties that were
7 considered to be zoned to MS2 and WF2, which is
8 a more intense of the uses, the more intense in
9 the list, to WF1, which is a less intense use
10 and also would allow for less intense use of --
11 obviously. And then to go from WF2 to R2. So
12 there were some lots that were considered for
13 more intense -- development, and the idea was
14 that those lots might be better suited for
15 single family residential. In the course of
16 going through the research for this, I not only
17 looked at the Town of Atlantic Beach, I looked
18 at the City of North Myrtle Beach, and on
19 either side of the boundaries of the Town, the
20 closest uses to those that we showed as single
21 family are also single family. So that means
22 it's probably not a bad idea to continue that
23 use on both sides of the line. Now, on the
24 north end of the town limits, there's a buffer
25 zone somewhat about 50 feet wide that runs all



1 the way from 17 down to the oceanfront. So
2 there's something there, and then there is a
3 PUD on the oceanfront in North Myrtle Beach and
4 -- when I say PUD, planned unit development,
5 that has like a tower -- hotel tower or condo
6 tower. So that was a little bit different.
7 But they all received notifications. So just
8 because they're in a different jurisdiction
9 doesn't mean they don't receive a notification.
10 Anyone, any property within 150 feet received
11 a notification. So I think the long and the
12 short of it is we followed every procedure.
13 The Town does have the right to ask for a
14 zoning change. The property owners, if they
15 are in favor of it, they can go along with it.
16 If they don't like it, then they can let use
17 know that they don't like it. We do have a
18 couple of e-mails here, and I can read those
19 into record. And do you want me to do that now
20 or wait until we have other public input?

21 (Inaudible background noise.)

22 **MS. COLEMAN:** Or do you have questions for the
23 Board?

24 (Inaudible background noise.)

25 **MR. QUATTLEBAUM:** Mrs. Coleman, what I would suggest



1 is for the edification of the public, the
2 designation of the changes from MS1 to R ---

3 **MS. COLEMAN:** Uh-huh.

4 **MR. QUATTLEBAUM:** --- I know we have a chart here
5 ---

6 **MS. COLEMAN:** Uh-huh.

7 **MR. QUATTLEBAUM:** --- that tells specifically what
8 is allowed to be built under each.

9 **MS. COLEMAN:** Uh-huh.

10 **MR. QUATTLEBAUM:** But if you can just start -- and I
11 would start on the 29th Avenue ---

12 **MS. COLEMAN:** Uh-huh.

13 **MR. QUATTLEBAUM:** --- and talk about what the
14 designation change -- what's permitted and is
15 not will be -- the changes, the major changes,
16 that that designation will be changed to ---

17 **MS. COLEMAN:** Okay.

18 **MR. QUATTLEBAUM:** --- if this is approved. And I'm
19 starting on 29th Avenue.

20 **MS. COLEMAN:** Need a little bit more information
21 here. Okay, so let's look at this. So I did
22 give you on those pages the information
23 regarding the existing zoning and the table of
24 uses, but let's look -- read out -- I'll get
25 information on how they're described in here.



1 And thank you for your patience. This would
2 have been easier with the computer, but we'll
3 make it work. Okay, so let's go back to -- and
4 look at page 9. Or is that right? Let me look
5 at (inaudible). So page 9, and you've got your
6 map, the parcels on 29th Avenue are shown as
7 WF2. Under the table on page 9 that you've
8 got, WF2 allows by -- or by conditional
9 approval a central reception or check-in
10 facility for a hotel or condos, hotel or motel
11 is conditional, inn is conditional, and
12 interval occupancy and short-term residential
13 dwelling units. So all of those are allowed
14 under WF2. So the request was to change the
15 first three closest to 17 back to R2
16 residential lots. So that's single family
17 residential only. So no other use would go on
18 those three lots than single family
19 residential, and they'd have to be independent
20 single family homes so not attached, not
21 duplexes, just single family residential. The
22 four parcels that kind of mirror each other on
23 either side of South Ocean Boulevard off of
24 29th Avenue South, I requested to go to WF1.
25 That allows a special exception for a hotel or



1 motel, it allows a special exception for an
2 inn, and does allow interval occupancy and
3 short-term rental residential dwelling units as
4 a conditional use. Now, the difference between
5 the special exception and conditional use is
6 that conditional use is allowed as long as the
7 applicant meets all the conditions that are set
8 forth in the ordinance. So it doesn't require
9 any additional consideration, doesn't have to
10 go in front of any other Board. It's allowed,
11 it's just not what we refer to as by right. So
12 they have to come in with an application and
13 show that they can meet the conditions that are
14 set forth in the ordinance. The special
15 exception means that they have to get another
16 level of approval. So they have to go through
17 another public hearing to hear all the
18 considerations. So that board may not approve
19 it either, but they can try for it. That's the
20 difference. So it's not -- it doesn't say that
21 you can't do it, it just means that you have to
22 tick a lot more boxes. You have to -- you have
23 to have another level of approval that you go
24 through. So ... And that's the Board of
25 Zoning Appeals -- I didn't mention that. So



1 the Board of Zoning Appeals is another board.
2 It's different from the Planning Commission in
3 that under state law in South Carolina, a
4 planning commission is a recommending body.
5 They make recommendations to the board -- to
6 the group that appointed them, which is the
7 Town Council. The Town Council ultimately
8 makes decisions. But the Planning Commission
9 looks at the information that's presented to
10 them. They decide one way or the other, and
11 they make a recommendation. So anything that
12 happens today, if they vote on it, doesn't mean
13 it's approved, it means they've made a
14 recommendation to the Town Council one way or
15 the other -- either a recommendation to approve
16 or a recommendation to turn it down or possibly
17 a request to get more information. So they
18 could table it or defer it. Town Council has
19 the option when they receive something from
20 Planning Commission with a recommendation, they
21 can either uphold the recommendation, they can
22 reverse it, they can send it back to Planning
23 Commission or they can table it. So that --
24 this is just the first step in the
25 decision-making process. With a special



1 exception -- if something comes in as a special
2 exception, that goes to the Board of Zoning
3 Appeals. They're slightly different in their
4 makeup because they are considered
5 quasi-judicial so that's somewhat like going to
6 court. Anyone that gives any testimony in
7 front of the Board of Zoning Appeals must be
8 sworn in, all of the minutes must be taken
9 verbatim, and the decision that the Board makes
10 -- Board of Zoning Appeals makes is binding.
11 It cannot be overruled by the Town Council. It
12 would have to go to a circuit court for any
13 decision one way or the other. So if something
14 happens with a special exception and someone
15 doesn't like it, they can take it to a circuit
16 court. If something happens in the Planning
17 Commission and people don't agree with it, Town
18 Council are the people that you need -- that
19 you need to contact because the Planning
20 Commission is only a recommending body. Okay,
21 so let me get back to this ---

22 **MS. HICKMAN:** Can I ask you a question?

23 **MS. COLEMAN:** Sure.

24 **MS. HICKMAN:** Okay, so if you're looking at WF2,
25 Waterfront 2?



1 **MS. COLEMAN:** Uh-huh.

2 **MS. HICKMAN:** I don't see anything that says
3 permitted. Everything is either conditional or
4 special exception.

5 **MS. COLEMAN:** Uh-huh.

6 **MS. HICKMAN:** So you're saying that you would have
7 to go before a governing body any time that you
8 want to build something on those type lots?

9 **MS. COLEMAN:** Only under special exception. The
10 conditional -- a staff person can decide
11 whether they meet the conditions or not. So
12 conditional may mean they can't be within --
13 like I've got one group that I'm dealing --
14 another town than I'm dealing with and one of
15 the conditions for certain uses are that -- is
16 that it cannot be within 150 -- the building
17 can't be within 150 feet of a residential use.
18 So when they bring a site plan for a use, as
19 long as they're a minimum of 150 away from the
20 next residential use, they're okay. That's a
21 condition.

22 **MS. HICKMAN:** So under WF2, the lot sizes are so
23 small, you're saying hotel, motel are in, but
24 one lot wouldn't be able to accommodate ---

25 **MS. COLEMAN:** Right.



1 **MS. HICKMAN:** --- that so what do you do in that
2 instance?

3 **MS. COLEMAN:** Well, the challenge with that is
4 whoever -- if someone wanted to have a use like
5 that -- sorry about that -- if someone wanted
6 to have a use there to that extent, they'd
7 probably have to acquire more than one lot and
8 combine them.

9 **MS. HICKMAN:** Okay. So if they only have one lot
10 and they want to build on it and they're in
11 WF2, and beside them on both sides are
12 residential dwellings, it would stand to reason
13 that the best use of that property would be for
14 a residential dwelling. So what do they do
15 then in that instance?

16 **MS. COLEMAN:** They would have to ask for a rezoning.

17 **MS. HICKMAN:** Okay. So if -- would they come to
18 this committee and ask for the rezoning first,
19 or would they go to the County?

20 **MS. COLEMAN:** They'd come here.

21 **MS. HICKMAN:** Okay.

22 **MS. COLEMAN:** So the -- everything that we're
23 looking at with the Zoning Ordinance -- or the
24 Ordinance right here, this is the entire Land
25 Management Ordinance that was adopted ---



1 **MS. HICKMAN:** Huh-uh.

2 **MS. COLEMAN:** --- this is a lot of information.

3 **MS. HICKMAN:** Okay.

4 **MS. COLEMAN:** So if this -- this would come here.

5 The only thing that the County does that we
6 kind of borrow from -- and all jurisdictions
7 use it -- is their GIS system which is your
8 geographic information system.

9 **MS. HICKMAN:** So you can make a request of that
10 nature to the ---

11 **VICE-CHAIR STEVENS:** Start doing that to ---

12 **MS. HICKMAN:** Could you make a request of that
13 nature this evening?

14 **MS. COLEMAN:** Well, you'd have to put in an
15 application. It wouldn't happen tonight.

16 **MS. HICKMAN:** Okay. So put the application in?

17 **MS. COLEMAN:** Right. You could make an application.
18 That's what this is. The only difference
19 between today and what normally happens is that
20 the Town initiated this. So this was one group
21 application. Anyone can make an application to
22 change the zoning. So what I'll tell you right
23 off the bat is when we first started talking
24 about this, I told them to be very careful
25 because you see all the different colors on



1 here? One thing, as a professional planner, no
2 matter where it is, one thing you don't want to
3 see is a different color surrounded by other
4 colors.

5 **MS. HICKMAN:** Uh-huh.

6 **MS. COLEMAN:** We refer to that as spot zoning. And
7 spot zoning happens when someone seems to get
8 some consideration that doesn't seem to match
9 up with what's out there. So when they said
10 that they wanted to change zoning on some of
11 these parcels, I took a lot of time and looked
12 at it and said, okay, but you don't want to
13 have one lot here and one lot here that's
14 changed so instead there's a number of lots.
15 So you see how they're kind of clustered?

16 **MS. HICKMAN:** Uh-huh.

17 **MS. COLEMAN:** So that it made sense to look at it
18 from that perspective.

19 **MR. QUATTLEBAUM:** Just to interject, Miss, can you
20 just state your name? And everybody else, if
21 you ask a question, for the record because
22 we're recording.

23 **MS. HICKMAN:** Yes, my name is Sylvia Hickman.

24 **MR. QUATTLEBAUM:** Okay, thank you.

25 **MS. COLEMAN:** And I'm going to ---



1 (Inaudible background noise.)

2 **MS. COLEMAN:** You want to go ahead and take some
3 input?

4 **VICE-CHAIR STEVENS:** Yes.

5 **MS. COOPER:** Thank you. Good afternoon. My name is
6 Traci Cooper. I represent the Cooper family
7 and our dwelling at 3207 South Ocean Boulevard.
8 And I'm very concerned, and I'm kind of
9 piggy-backing off Ms. Hicks?

10 **MS. HICKMAN:** It's Hickman.

11 **MS. COOPER:** Ms. Hickman's comment because we do
12 have that lot there on the corner that is
13 shaded in blue. And for four generations, our
14 family has had that dwelling there --
15 residential -- and we had Kellys (ph) that had
16 two parcels of land next to us. So we were
17 very concerned when we saw this potential
18 recommendation that could potentially put a
19 hotel right beside what has historically
20 through the -- forever and a day to be right
21 near residents because ---

22 **MS. COLEMAN:** You're talking about when the original
23 map was approved before?

24 **MS. COOPER:** Exactly. What I'm seeing here now --
25 because you see on the other end on the -- is



1 it Bayside? Okay, you're recommending an R2
2 designation which I think is, you know, great
3 -- I support that -- but I just wonder why when
4 we shifted on the other side, the south side,
5 of waterfront you didn't recommend the same
6 there.

7 **MS. COLEMAN:** Okay, that's a valid question. She
8 said that she was asking why the four lots that
9 are oceanfront -- or ocean-side off of 29th
10 Avenue ---

11 **MS. COOPER:** Yes, ma'am, on the other side ---

12 **MS. COLEMAN:** Right.

13 **MS. COOPER:** --- reciprocated on both ---

14 **(Inaudible background noise.)**

15 **MS. COLEMAN:** This is a map -- this is just the
16 general zoning map so hold on a second, I'll
17 tell you which one I've got.

18 **(Inaudible background noise.)**

19 **MS. COLEMAN:** And I'll walk around with it. Okay.
20 So she's talking about the big map ---

21 **(Inaudible background noise -- multiple speakers.)**

22 **MS. COLEMAN:** --- the property right here. And ---

23 **(Inaudible background noise.)**

24 **MS. COLEMAN:** --- that's my guess, I mean, that's
25 there -- I didn't make a recommendation on any



1 of this. This is what was (inaudible).
2 Because you're asking why (inaudible)?

3 **MS. COOPER:** Well, I guess I'm ---

4 **(Inaudible background noise.)**

5 **MS. COOPER:** --- that for four-plus generations ---

6 **MS. COLEMAN:** Uh-huh.

7 **MS. COOPER:** --- our family has had a residential
8 dwelling there on that corner next to the
9 Kellys. The Kellys just never developed on it.
10 So it is concerning for my family and I,
11 speaking on behalf of the H.H. Cooper's family
12 out of New York, got the Edward Cooper's family
13 out of Philadelphia, and my father-in-law's
14 family out of Columbia, why would you not --
15 we're here pleading with you to consider that
16 to still be residential. It's ample -- and I
17 understand ---

18 **MS. COLEMAN:** Uh-huh.

19 **MS. COOPER:** --- Mr. Quattlebaum and I -- I think I
20 kind of -- I call him all the time, he takes my
21 calls. But there's developable waterfront land
22 there, and that's the -- we know the waterfront
23 is the prime gem ---

24 **MS. COLEMAN:** Uh-huh.

25 **MS. COOPER:** --- but we're just -- in that



1 particular corner, that has always been a
2 corner for residential, you don't -- we --
3 we're just concerned about there being a big
4 hotel right next to where -- 'cause my husband
5 and I plan to move here permanently, you know,
6 but that is gonna be a big determinate as to
7 what -- how our lives intersect.

8 **MS. COLEMAN:** I think I can -- sum it up and I'm
9 gonna let it go back to you because I was not
10 here. I've been working for the COG since
11 January -- mid-January. I've been a planner in
12 this area since 2002 so I'm very familiar with
13 the region. Worked for Horry County for 13
14 years. Worked for the City of Myrtle Beach for
15 about five years. Worked for Georgetown County
16 as well. This map was created based on the
17 master plan process. When the master plan was
18 created for the Town of Atlantic Beach, a group
19 of professional planners and designers came in
20 and worked with the group -- worked with the
21 Town and came up with recommendations to make
22 the Town the best town it could be. Now, I say
23 that with a grain of salt. I'm not saying it's
24 not a good master plan. It is a good master
25 plan. Is it realistic? Is it -- will it be



1 implemented? That's for the Town to decide.
2 But based on the master planning process, when
3 the Waccamaw Regional Council of Governments,
4 which is a regional planning agency where I
5 work, when they were charged with creating a
6 new zoning ordinance and development plan, they
7 based a lot of that on the work of the master
8 plan so that's why we ended up with some of the
9 zoning designations the way we did because the
10 view of what would be best for the growth of
11 the Town was to create more of a tourism draw.
12 Does that sense?

13 **MR. QUATTLEBAUM:** Yes. And let me go further in
14 terms of -- see if I can ...

15 **MS. COLEMAN:** You want this?

16 **MR. QUATTLEBAUM:** If you look -- and the Commission,
17 you all will have to correct me ---

18 **VICE-CHAIR STEVENS:** Uh-huh.

19 **MR. QUATTLEBAUM:** --- if this is not your intention.
20 But if you look at this section here, and
21 originally -- and Ms. Coleman is absolutely
22 right -- in the original Land Use Management
23 Plan, the objective was highest and best use
24 for particular -- economics beneficial for the
25 Town ---



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(Inaudible background noise.)

MR. QUATTLEBAUM: --- that's the theory, okay? So that's why it was originally coded Commercial WF2. And like you said, even though you have a property there -- which we have similar situations throughout the Town -- we're -- in past administrations, they allowed buildings in certain areas that probably shouldn't have and they rezoned it. So that may have happened. I don't know the history, but that's the situation. But if you look adjacent to that in WF1, right across from your property, you have the residential homes that were existing there and were built ---

MS. COOPER: Uh-huh.

MR. QUATTLEBAUM: --- and to keep that consistency -- and you'll see in the recent development on -- going down from Ocean Boulevard to Seaview, new homes being built, multi-family homes being built, trying to be consistent with this area, WF1. So the -- the Planning Commission, in terms of -- to prevent what you were talking about, having commercial right next to your property, is to make all of that WF1. You with me?



1 **MS. COOPER:** Okay. And I ---

2 **MR. QUATTLEBAUM:** (Inaudible.)

3 **MS. COOPER:** Okay, so ---

4 (Off the Record.)

5 **MS. COLEMAN:** --- complement the Town's current
6 progress by replacing vacant lots on 30th
7 Avenue South with new buildings that generate
8 commercial revenue for the Town of Atlantic
9 Beach and ---

10 (Inaudible background noise.)

11 **MS. COLEMAN:** --- more favorable consideration of
12 our request is greatly appreciated. So ...

13 **MARLON:** We don't have (inaudible) in those areas?

14 **MS. COLEMAN:** Well, one of the parcels he's talking
15 about purchasing ... He's on 307 29th Avenue
16 South?

17 **FEMALE SPEAKER:** Behind -- behind the club?

18 **MARLON:** Oh yeah, behind the club, okay ---

19 **FEMALE SPEAKER:** Yeah.

20 **MS. COLEMAN:** I'll tell you what I'm gonna do is ---

21 **MARLON:** I know where it's ---

22 (Inaudible background noise.)

23 **MS. COLEMAN:** And he wants it -- and he wants it to
24 stay MS2 to allow for other uses.

25 (Inaudible background noise - multiple speakers.)



1 **MS. COLEMAN:** And I appreciate you -- I have to tell
2 you, I appreciate so much your patience. I
3 apologize again for not being able to get the
4 screen to come up but I think ---

5 **(Inaudible background noise.)**

6 **MS. COLEMAN:** I will tell you that Horry County GIS
7 service online is great. It's not to read on
8 a phone. It's a challenge. Okay, this is the
9 one, it's the JAC Enterprises. That's one, and
10 I think -- I think he's -- his are all here.

11 **MALE SPEAKER:** Uh-huh.

12 **MS. COLEMAN:** In this area.

13 **MALE SPEAKER:** Okay.

14 **(Inaudible background noise.)**

15 **MR. GASKINS:** Part of the -- I got in late -- part
16 of the oceanfront is commercial (inaudible).
17 Is there no type of restrictions or anything
18 like that ---

19 **CLERK:** Who's talking now? Is that Lenny Edwards
20 ---

21 **MS. COLEMAN:** Number five (ph)?

22 **MR. GASKINS:** The commercial -- the commercial use
23 for the lots?

24 **MS. COLEMAN:** Yeah, there are restrictions.

25 **MR. GASKINS:** What type of restrictions?



1 **MS. COLEMAN:** No, there are restrictions ---

2 **MALE SPEAKER:** Ben, here.

3 **MS. COLEMAN:** --- have to -- some of them will have
4 conditional -- conditions placed on the usage.
5 They have -- like some have height restrictions
6 ---

7 **MR. GASKINS:** Such as?

8 **MS. COLEMAN:** One or the other? Like the WF1 have a
9 lower height restrictions than the WF2. WF2
10 allows a bigger like hotel-type structure. WF1
11 takes it down to a more residential scale for
12 55 feet -- several -- 150.

13 **MALE SPEAKER:** 200.

14 **MS. COLEMAN:** Well, 200.

15 **MR. GASKINS:** Okay, I'm seeing it on there now ---

16 **MS. COLEMAN:** Yeah. So that the lighter color --
17 lighter ---

18 **(Inaudible background noise.)**

19 **MS. COLEMAN:** --- and the darker blue is WF2 I
20 believe. And that's the Waterfront District.
21 And they do limit the uses that can go there.

22 **MALE SPEAKER:** (Inaudible)?

23 **MS. COLEMAN:** Pardon?

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

25 **MS. COLEMAN:** Anything that you can request through



1 them, doesn't mean it happens, I mean, any time
2 anybody requests it, even of the City -- even
3 if the Town brings it forward, it's up to Town
4 Council to make it stick (ph).

5 **MALE SPEAKER:** Thank you (ph).

6 **MS. COLEMAN:** Okay. Now, I've been all over the
7 place with this and I apologize. Do -- does
8 the Commission have questions directly
9 referring to this?

10 **VICE-CHAIR STEVENS:** Got any questions?

11 **MS. COLEMAN:** So I think I did mislabel some of
12 these. I'll tell you which ones. But it's not
13 a problem with going forward because if I
14 mis-labeled them, I mis-labeled them more
15 intensely than -- which means you can back up
16 to what I think they were meant to be.

17 **VICE-CHAIR STEVENS:** (Inaudible.)

18 **MS. COLEMAN:** The lots that are shown on here as MS2
19 on 29th Avenue were labeled on here as going to
20 WF1.

21 **VICE-CHAIR STEVENS:** Right.

22 **MS. COLEMAN:** Was that the intent, or were those to
23 be R2?

24 **VICE-CHAIR STEVENS:** R2.

25 **MS. COLEMAN:** Okay, that's what I thought. I mean



1 -- they could -- WF1 does allow residential,
2 but I thought that they -- I -- when I looked
3 at it, I -- when I was talking about the colors
4 matching up, I think those were supposed to be
5 R2. But if that's the case, we advertised them
6 for a more intense district so you can back off
7 on that and recommend it the other way.

8 **VICE-CHAIR STEVENS:** Okay.

9 **MR. QUATTLEBAUM:** So let me be perfectly clear.
10 Then down -- I'll wait for the Chairman. Mr.
11 Chairman, Mr. Chairman?

12 **VICE-CHAIR STEVENS:** Yes.

13 **MR. QUATTLEBAUM:** I'm just trying to get -- make
14 sure that everybody got complete clarification
15 so ---

16 **VICE-CHAIR STEVENS:** Okay ---

17 **MS. COLEMAN:** That's what I thought.

18 **VICE-CHAIR STEVENS:** The three parcels on 29th.

19 **MR. QUATTLEBAUM:** Okay, let me ...

20 **(Inaudible background noise.)**

21 **MR. QUATTLEBAUM:** Ms. Coleman, let me restate it and
22 see if we all are very clear. So what I'm
23 understanding then that the three parcels
24 facing 29th Avenue that are currently zoned MS2
25 will go to R2 as opposed to WF1.



1 **VICE-CHAIR STEVENS:** Right.

2 **MR. QUATTLEBAUM:** Is that correct?

3 **MS. COLEMAN:** That's what I believe.

4 **VICE-CHAIR STEVENS:** Right.

5 **MR. QUATTLEBAUM:** Okay. Is everybody clear on that?

6 Any questions?

7 **MS. HICKMAN:** Here -- right here, Mr. Quattlebaum?

8 **MR. QUATTLEBAUM:** Yes, but she'll point it ---

9 **MS. COLEMAN:** Right, on the corner -- they're right
10 here on the corner of 29th and Seaview.

11 **MS. HICKMAN:** So you're saying these three?

12 **MS. COLEMAN:** Yeah, those three I believe were
13 supposed to be R2. (Inaudible) on here.

14 **MS. HICKMAN:** Okay.

15 **MS. COLEMAN:** Once I looked at it, I said that
16 cannot possibly be right.

17 **MS. HICKMAN:** Okay.

18 **MS. COLEMAN:** They could do that. I wouldn't
19 recommend it. But the R2 works.

20 **VICE-CHAIR STEVENS:** Residential 2.

21 **MS. HICKMAN:** This one?

22 (Inaudible background noise.)

23 **MR. QUATTLEBAUM:** So, Mr. Chairman and Ms. Coleman,
24 for a motion purposes and a vote, how do you
25 want to proceed or how -- I think somebody has



1 to probably make a motion ---

2 **MS. COLEMAN:** I could ---

3 **MR. QUATTLEBAUM:** --- with those changes.

4 **MS. COLEMAN:** Sure. I could read ... Well, since
5 ... Actually, what's on the page of your
6 agenda is correct because what it says --
7 because we are proposed -- or the Town is
8 proposing to change lots from one district --
9 two districts to two other districts ...

10 **MALE SPEAKER:** Uh-huh.

11 **MS. COLEMAN:** So what would have to be corrected is
12 the mapping. Rezoning request for 13 parcels
13 on 29th and 32nd Avenue South, respectively,
14 Horry County Tax Map Numbers 156.03.26.035-037,
15 156.03.23.034-037 and 156.03.15.033-039,
16 consisting of approximately 119,270.6 square
17 feet or, more or less, 2.738 acres from MS2
18 Main Street 2 and WF2 Waterfront 2 District to
19 R2 Residential District and WF1 Waterfront 1
20 District. So that's still accurate.

21 **VICE-CHAIR STEVENS:** Yes.

22 **MS. COLEMAN:** So the title is still accurate. I can
23 correct the map and the description in the --
24 any report we do to make sure that it's clear
25 which one's which. And when I spoke earlier



1 about spot zoning, that's really what triggered
2 me because if we were to change this to this,
3 to WF1, the lighter shade of blue, that would
4 be spot zoning. But the R2 is directly
5 adjacent and across the street from it so it's
6 consistent. Now, with regards to the things
7 that planners look at to say whether or not
8 this is consistent, obviously it goes a little
9 bit against -- it goes against the Master Plan
10 somewhat. I think it's consistent with the
11 Comprehensive Plan. I think it's consistent
12 with your Land Management Ordinance, even
13 though it's requesting a change, because you're
14 not asking for something that's not already in
15 the Land Management Ordinance, you're just
16 reallocating the amount that's dedicated to
17 each use. So I'm willing to go out on a limb
18 for that.

19 **MR. QUATTLEBAUM:** So, what's the next step? Mr.
20 Chairman, you need to vote ---

21 **MS. COLEMAN:** So if you want -- if you want to -- is
22 there any more input or ...

23 **VICE-CHAIR STEVENS:** Anyone?

24 **MS. COOPER:** What I would just like to mention is
25 something that I think has not been brought up



1 is we're talking about development and I've
2 heard the term expansion and economic
3 development for the Town, but what I've not
4 heard is the compassion for the people -- the
5 landowners and the history of Atlantic Beach.
6 From a tot, I was always taught -- my mother
7 came from Virginia Beach because she could not,
8 as a little girl, walk on the beaches. Her
9 family -- her church had put them on buses to
10 come down the highway to come to the Black
11 Pearl. So it's not just property for our
12 family, it's -- it runs deeper than that. And
13 I just hope that this Board, this Planning
14 Commission, the Town and the Mayor will
15 continue to protect and defend the history of
16 the Black Pearl. And we need to be careful in
17 all of these zoning designations because the --
18 a pearl -- I looked it up. My little boy and
19 I last night looked it up, and it is a precious
20 gem, all right? And that's why we're getting
21 all -- the developers -- all the people that
22 wrote those letters, they will come, they will
23 break this land, people over property. They
24 will not stay here. They will make a profit
25 and then all of our land and our history will



1 be gone with it. So I am standing here -- I
2 drove all the way -- took off from work today.
3 I came back, and I -- as I mentioned to you,
4 I'm representing three sets of our family ---

5 **MS. COLEMAN:** Uh-huh.

6 **MS. COOPER:** --- because for four generations, we --
7 we could've gone to Hilton Head. Just like
8 everybody else in this room, we could've gone
9 elsewhere. We stayed through the good times
10 and the bad times. And all we're asking for is
11 some type of consideration that you don't
12 always look at the waterfront for money, money,
13 money. There are some people who want a home
14 on the waterfront so -- and not just oh that's
15 a possible exception, that needs to be a
16 genuine consideration. So I am just begging
17 and pleading that you also consider extending
18 -- that are too -- you saw you did it on the
19 north side. Why can't you do it on the south
20 side? Because when this land is gone, the
21 whole history of Atlantic Beach will be gone
22 with it. And we need to be very careful about
23 that, okay? Hotels, condos, all that -- that's
24 great 'cause it does put some -- some economic
25 boost, but again what Atlantic Beach was built



1 on ---

2 **MS. COLEMAN:** Uh-huh.

3 **MS. COOPER:** --- were the history of the residents
4 who came here, similarly to how they went up in
5 -- outside of Boston ---

6 **MS. COLEMAN:** Uh-huh.

7 **MS. COOPER:** --- where they have -- they call it the
8 Inkwell.

9 **MS. COLEMAN:** Uh-huh.

10 **MS. COOPER:** There again, where people of color were
11 the only people that could go to that
12 particular beach. And again, I'm all about
13 racial harmony, integration, so I don't want my
14 comments to be taken that I'm saying us versus
15 them because I do thing it's beautiful now to
16 go there, that people from mixed races are now
17 coming to build a home, but they're building
18 single family homes so they can work hard in
19 these major cities and come -- when we come
20 here, we love it. Our children have grown up
21 here, it's our home away from home, and we do
22 not want that property when we come back here
23 to be -- when we go -- and then you've got all
24 these transient people coming in who aren't
25 going to be like these people who give up their



1 time to fight for this Town. And I just hope
2 this Planning Commission will consider that,
3 making a city that are too out to cover that
4 area. Thank you.

5 **MS. COLEMAN:** Mr. (inaudible)?

6 **MARLON:** I would suggest some of the more -- kind of
7 -- I've been working with a lot of numbers,
8 people who are interested in the Town. The
9 first thing I hit on was the -- keeping the
10 areas, you know, of the city, is very, very
11 important to a lot of the people who have lived
12 here so I think we should try to allow people
13 who are actually coming here and building to
14 come have a sit-down and come here with us,
15 talk to us about how they are going to do that
16 and how they plan to develop that area that's
17 here, and second, the history that we do have
18 here and it's not about just come in here,
19 laying dirt and laying -- and foundation and
20 concrete, get your things and then, you know,
21 make the money and they're profiting and not
22 even, you know, caring about what was here
23 before you came here -- before you came here.
24 So I think if we're gonna actually go through
25 with this process, we need to bring people that



1 want to build here and have an interest in
2 building here, and we need to say, hey, we want
3 our heritage here. Give us something on this
4 property that you build and whether it's just
5 a memorial, or anything -- anything like that,
6 we can get. She's right, we need to respect
7 the heritage of this beach because, like I
8 said, once they come here and build and this is
9 forgotten about, what it was before then, then
10 she's absolutely right.

11 **MALE SPEAKER:** And he's absolutely right ---

12 **MS. COLEMAN:** I said -- you weren't here at the
13 last meeting -- but I said at the last meeting
14 that since I went to work for the COG and I
15 started to come here -- now I've been back and
16 forth through Atlantic Beach through the years
17 as well, and part of my growing up years was --
18 I spent on the beach in Windy Hill. And we
19 used to come back and forth all the time. I
20 mean the fact that the road didn't go through
21 didn't mean people didn't go through. But my
22 mother's best friend is now 92 -- had a home
23 that was built in 1940 on Windy Hill Beach that
24 her family owned until two years ago. And the
25 day after it sold, it was destroyed. And



1 there's now a -- there's now a home that sleeps
2 40. So, what I said at the previous meeting,
3 which I'll stand by, is that with the exception
4 of the Meher Baba Center right down the beach,
5 this is the prettiest section of beach in the
6 Grand Strand.

7 **MR. QUATTLEBAUM:** Mayor, Chairman?

8 **MAYOR EVANS:** Yes. As the Mayor here, I want to
9 piggy-back on what she's talking about. I sit
10 as the Mayor, and Council members, that's the
11 first thing on everybody's -- everybody's gonna
12 tell you the same thing. My family's been here
13 since the '60s, and everybody that sits on
14 Council has history in Atlantic of all kinds.
15 So the heritage and the history of Atlantic
16 Beach will never be forgotten, and that's first
17 and foremost for every Town Council member --
18 I just want to assure you.

19 **IN UNISON:** Thank you.

20 **VICE-CHAIR STEVENS:** In the back.

21 **(Inaudible background noise.)**

22 **MS. BENNETT:** I'm sorry.

23 **MR. QUATTLEBAUM:** Chairman?

24 **MS. BENNETT:** Doesn't matter if they retire (ph) ---

25 **(Inaudible background noise.)**



1 **MS. BENNETT:** --- sure but I'm standing with her
2 point. On 32nd Avenue (inaudible) you had
3 (inaudible) R2 on 29th Avenue in the -- where
4 those (inaudible) start or ...

5 **(Inaudible background noise.)**

6 **MS. BENNETT:** --- I just wanted to ask the young
7 lady what she would suggest.

8 **MS. COLEMAN:** No, what I was talking about ---

9 **(Inaudible background noise.)**

10 **MS. COLEMAN:** --- oh, you mean, you were talking to
11 me?

12 **MS. BENNETT:** Yes, you have it Waterfront, and I'm
13 saying ---

14 **MS. COLEMAN:** (Inaudible) ---

15 **MS. BENNETT:** --- all the way out because you ---

16 **MS. COLEMAN:** Okay ---

17 **MS. BENNETT:** --- that's always been residential you
18 know ---

19 **MR. QUATTLEBAUM:** Let me just ---

20 **MS. COLEMAN:** And the R1 -- the WF1 will allow
21 residential ---

22 **MS. BENNETT:** Yeah, but all ---

23 **(Inaudible background noise.)**

24 **MR. McIVER:** I have a quick question.

25 **MS. COLEMAN:** (Inaudible.)



1 **MR. McIVER:** We're talking about the oceanfront side
2 but what about all the (inaudible) going on
3 Highway 17, we -- is there anything that you
4 can address about 17 or kind of ---

5 **MS. COLEMAN:** We're actually -- we've actually been
6 researching that ---

7 **MR. McIVER:** Right.

8 **MS. COLEMAN:** --- we didn't have everything ready to
9 bring it forward for this meeting.

10 **VICE-CHAIR STEVENS:** Right.

11 **MS. COLEMAN:** This application was already in place
12 so we will be taking that up in the future.

13 **MR. McIVER:** Is there some, I mean, there's a
14 six-month moratorium ---

15 **MS. COLEMAN:** Right.

16 **MR. McIVER:** --- so you're talking like in the next
17 month or so?

18 **MS. COLEMAN:** Yeah, definitely.

19 **MR. McIVER:** Okay ---

20 **MS. COLEMAN:** Because we've got some time. The
21 moratorium is giving us time to work on it.

22 **MR. McIVER:** Right. Because, you know, in terms of
23 everybody saying, you know, we need
24 development, I'm not sure why 17 is not the
25 first place we develop and that's the easiest



1 place, you know, anyone wants to -- wants this
2 kind of just to be the second thing ---

3 **MS. COLEMAN:** Uh-huh.

4 **MR. McIVER:** --- 17 is prime for development. Why
5 aren't we just focusing on getting restaurants
6 and stuff on 32 (ph) as opposed to worrying
7 about hotels on the oceanfront where everybody
8 wants to kind of ---

9 **MS. COLEMAN:** WF1 ---

10 (Inaudible background noise.)

11 **COUNCILWOMAN GORE:** --- it's more like where you
12 know they're developing, the Town is just now
13 getting the property to make use (inaudible).
14 It's up to the individuals ---

15 **MR. McIVER:** Yes ---

16 **COUNCILWOMAN GORE:** --- if this man (inaudible) buy
17 property on the oceanfront and that's where you
18 want to sell, that's the way it's going. He's
19 (inaudible) in the highway but (inaudible)
20 where everything's ---

21 **MR. McIVER:** Right ---

22 (Inaudible background noise.)

23 **COUNCILWOMAN GORE:** --- so therefore, they want to
24 start in the middle of the Town. That's where
25 your property is, that's where you're gonna



1 build.

2 **MS. HICKMAN:** But what he's saying is go out and
3 actually ask if they were coming -- as a town,
4 this Town actually is soliciting businesses for
5 this area because your economic development and
6 tax incentives, those are some of the things
7 that can be done to draw people to that area.

8 (Inaudible background noise.)

9 **VICE-CHAIR STEVENS:** Mr. Quattlebaum?

10 **MR. QUATTLEBAUM:** Yes.

11 **VICE-CHAIR STEVENS:** We've got a question on 25 ---

12 **MR. QUATTLEBAUM:** Go ahead ---

13 **VICE-CHAIR STEVENS:** --- bringing it down to --
14 we're talking bringing it down to those four
15 lots on 32nd ---

16 **MS. COLEMAN:** Uh-huh.

17 **VICE-CHAIR STEVENS:** --- making them R2.

18 **MS. COLEMAN:** So we -- we're making it R2 on the
19 beach?

20 **VICE-CHAIR STEVENS:** Yes.

21 **MS. COLEMAN:** You can do that, it's consistent.

22 **VICE-CHAIR STEVENS:** Okay.

23 **COUNCILWOMAN GORE:** That's ---

24 (Inaudible background noise.)

25 **MALE SPEAKER:** No, no, no, no.



1 **MS. HILL:** So, what does it take to do that
2 (inaudible)?

3 **MS. COLEMAN:** He's -- it's whatever recommendation
4 they send to Council and then Council approves
5 it. That's the challenge.

6 **MS. HILL:** Council gives a recommendation.

7 **MS. COLEMAN:** Well, they make the recommendation.
8 So if the recommendation you make is --
9 reflects that, then that's what Council would
10 vote on ---

11 **(Inaudible background noise.)**

12 **MS. COLEMAN:** Yes, sir?

13 **MR. SKETERS:** If I -- I would just like to
14 interject. This -- I heard what everybody has
15 said here, and I agree with what everybody's
16 saying. I knew some of the families -- the
17 Cooper family, Gore family. I remember when
18 hotels were (inaudible). In Atlantic Beach, we
19 have some issues that we're gonna have to
20 straighten out before we can move forward in a
21 large way. And due to the fact that the size
22 of our properties will only allow us to do so
23 much so therefore, investors come, they're
24 gonna pay a great price for it, but they can't
25 build what they want to build on there -- it's



1 kind useless there 'cause let me -- if -- let's
2 say here, she has a piece of property, that's
3 your property right now ---

4 **MS. HILL:** Yes ---

5 **MR. SKETERS:** --- and it's just a thing I think
6 we're gonna -- first, if you're building a
7 thing, you've got to straighten the foundation
8 out (inaudible). So if we can -- and I take
9 what everybody else says a little bit ---

10 **(Inaudible background noise.)**

11 **MR. SKETERS:** --- this was a place for people of
12 color when we could not -- not by choice go
13 anyplace else, and that'd be for fear
14 (inaudible). My dad first moved to Atlantic
15 Beach in 1950 (inaudible) and I can remember a
16 lot (inaudible) Atlantic Beach and (inaudible).
17 Atlantic Beach is a precious (inaudible). And
18 I'm hoping that we can come to some kind of
19 getting -- coming together to make it what it
20 ought to be, and make it ---

21 **(Inaudible background noise.)**

22 **MR. QUATTLEBAUM:** Can you state your name? State
23 your name?

24 **(Inaudible background noise.)**

25 **MS. COLEMAN:** And I will say -- I will -- I'll agree



1 with some of what some of the people in the
2 audience are saying. Just to give you
3 background, having worked all over the coast,
4 up and down, it's easier to maintain something
5 or keep something than try to go back to it.

6 **VICE-CHAIR STEVENS:** (Inaudible.)

7 **MS. COLEMAN:** So even though it's a challenge, one
8 of the challenges that I've heard over and over
9 again with people who are pro-development
10 Myrtle Beach was you've got to do something
11 about these pint-sized lots. We're never gonna
12 get redevelopment on the south end if you don't
13 require the lots to be bigger or you don't do
14 this or don't do something else. But once
15 those towers go up, they're not going anywhere.

16 **MALE SPEAKER:** Right.

17 **MS. COLEMAN:** So that's just one thing I'd keep in
18 mind.

19 **MALE SPEAKER:** You got something?

20 **MARLON:** Yeah, talking to a lot of the builders, I
21 want to hear Council's and everybody else's
22 (inaudible), but there's been a lot of concern
23 about Ocean Boulevard, and I just wanted to see
24 if, you know, what is the long-term plan? Are
25 we wanting ---



1 (Inaudible background noise.)

2 **MS. COLEMAN:** I work for the metropolitan planning
3 organization. The COG is the metropolitan
4 planning organization which is the entity that
5 takes federal and state funds and converts them
6 for road construction and we do a long-range
7 plan for transportation ---

8 (Inaudible background noise.)

9 **MARLON:** I've been totally open but it's been --
10 it's been a misconception on what they think
11 and versus what it really is ---

12 (Inaudible background noise.)

13 **VICE-CHAIR STEVENS:** Motion to adjourn the meeting.

14 **MR. QUATTLEBAUM:** Don't you have to -- don't we have
15 to take a vote on -- the first reading?

16 **MS. COLEMAN:** If you want take -- if you want to
17 forward something for consideration to Council,
18 then you want to make a recommendation, make a
19 motion -- and vote for a recommendation.

20 **VICE-CHAIR STEVENS:** Motion to recommend ---

21 **MS. COLEMAN:** Do you want to recommend ---

22 **VICE-CHAIR STEVENS:** --- recommend the changing of
23 32nd ---

24 **MS. COLEMAN:** The 13 parcels from -- it's the same
25 thing that's on your agenda. You want me to



1 read it? Again. Rezoning request for 13
2 parcels on 29th and 32nd Avenue South,
3 respectively, from MS2 Main Street 2 and WF2
4 Waterfront 2 District to R2 Residential and WF1
5 Waterfront 1 District.

6 **VICE-CHAIR STEVENS:** All right.

7 **MS. COLEMAN:** And that's -- basically the change.

8 (Inaudible background noise.)

9 **VICE-CHAIR STEVENS:** Say it again.

10 **MS. COLEMAN:** Let me look at one thing. I've
11 changed my mind on one thing. Okay, let me
12 change -- let me reread it, okay? Based on the
13 correction that I made and the corrections that
14 you just talked about ---

15 **VICE-CHAIR STEVENS:** Right.

16 **MS. COLEMAN:** --- the recommendation would be
17 rezoning request for 13 parcels on 29th Avenue
18 South and 32nd Avenue South, respectively --
19 I'm not gonna read all the tax map numbers ---

20 **VICE-CHAIR STEVENS:** Okay.

21 **MS. COLEMAN:** --- consisting of plus or minus 2.738
22 acres from Main Street 2 and Waterfront 2
23 Districts to R2 Residential District.

24 **VICE-CHAIR STEVENS:** And we need -- I need to make a
25 motion to ---



1 **MS. COLEMAN:** To approve.

2 **VICE-CHAIR STEVENS:** To approve.

3 **MS. COLEMAN:** Uh-huh.

4 **MR. QUATTLEBAUM:** Before -- Mr. Chairman, just one
5 point of technicality and clarification ---

6 **MS. COLEMAN:** Uh-huh.

7 **MR. QUATTLEBAUM:** --- notices that went out to
8 specifically property owners said change from
9 MS2 ---

10 **MS. COLEMAN:** We'll send out new notices ---

11 **MR. QUATTLEBAUM:** Okay ---

12 **MS. COLEMAN:** --- I can do new letters.

13 **MR. QUATTLEBAUM:** So, how does that, or does that,
14 impact the process in terms of public
15 notification ---

16 **MS. COLEMAN:** It ---

17 **MR. QUATTLEBAUM:** --- first reading, second reading?
18 Do we have to have another meeting or -- in
19 terms of that?

20 **MS. COLEMAN:** No. The question is do we have to
21 renotify everyone that was notified by mail, do
22 we have to -- if you do a public -- if you do
23 a public hearing at the Council level, you can
24 put that in an ad, but for the purposes of
25 planning law, since the changes were



1 down-zoning, which were less intense than what
2 was advertised, meaning you're going, instead
3 of to the MS1 and the WF1 to all R2, R2 is a
4 less intense zoning district so that's -- that
5 was your recommendation.

6 **VICE-CHAIR STEVENS:** Right.

7 **MS. COLEMAN:** So you can leave it -- you can leave
8 your recommendation as is, they don't have to
9 be notified because ultimately they could
10 change that anyway.

11 **VICE-CHAIR STEVENS:** All right ---

12 **MS. COLEMAN:** Any time you do something less intense
13 than what was advertised, what was originally
14 planned, it's considered a down-zoning and it
15 -- you don't have to change the public
16 notification.

17 **VICE-CHAIR STEVENS:** I make a motion to rezone.
18 (Inaudible) any questions?

19 **MR. QUATTLEBAUM:** Let me -- Commissioners have to
20 make a motion.

21 **COMMISSIONER McFADDEN:** So moved (ph).

22 **VICE-CHAIR STEVENS:** It's approved.

23 **CLERK:** Roll call. Commissioner Derrick Stevens?

24 **VICE-CHAIR STEVENS:** Yes.

25 **CLERK:** Commissioner Poterressia McNeil:



1 COMMISSIONER McNEIL: Yes.

2 CLERK: Commissioner Esco McFadden ---

3 COMMISSIONER McFADDEN: Yes. Yes.

4 MR. QUATTLEBAUM: Motion to adjourn.

5 (Inaudible background noise.)

6 CLERK: Meeting adjourned at 5:37 p.m.

7 (There being nothing further, the planning commission
8 meeting and public hearing was adjourned.)

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