

TOWN OF ATLANTIC BEACH TOWN COUNCIL MEETING

Monday, April 17, 2023

5:00 p.m.

The Town of Atlantic Beach Town Council meeting was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 17th day of April, 2023, and transcribed by Amanda Godfrey, Court Reporter and Notary Public in and for the State of South Carolina.



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APPEARANCES

COUNCIL MEMBERS:

Mayor Jake Evans, Chairman
Mayor Pro Tem Josephine Isom
Councilwoman Jacqueline Gore

ADMINISTRATION:

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

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1 Call to Order:

2 **MAYOR EVANS:** This Town Council meeting is called to
3 order this Monday, April 17th, year 2023 at
4 5:00 p.m. Roll call.

5 **CLERK:** Councilman Edward Campbell? Mayor Pro Tem
6 Josephine Isom?

7 **MAYOR PRO TEM ISOM:** Here.

8 **CLERK:** Councilwoman Jacqueline Gore?

9 **COUNCILWOMAN GORE:** Here.

10 **CLERK:** Mayor Jake Evans?

11 **MAYOR EVANS:** Here.

12 **MR. QUATTLEBAUM:** Mayor, for the record, Councilman
13 Campbell called and said he would not be able
14 to make -- attend the meeting tonight.

15 **(Inaudible background noise.)**

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

18 **MAYOR PRO TEM ISOM:** So moved ---

19 **COUNCILWOMAN GORE:** So moved. Second.

20 **MAYOR EVANS:** And the items we're going into
21 Executive Session for are condemnation of 400
22 30th Avenue South and financial proposal from
23 First Citizens Bank for renovations of the
24 Community Center. There's a motion and a
25 second on the floor to go into Executive



1 Session for those items. Roll call.

2 **CLERK:** Mayor Pro Tem Josephine Isom?

3 **MAYOR PRO TEM ISOM:** Yea.

4 **CLERK:** Councilwoman Jacqueline Gore?

5 **COUNCILWOMAN GORE:** Yea.

6 **CLERK:** Mayor Jake Evans?

7 **MAYOR EVANS:** Yea. Motion's granted.

8 **Executive Session:**

9 **(Executive Session.)**

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

12 **MAYOR PRO TEM ISOM:** So moved.

13 **COUNCILWOMAN GORE:** Second.

14 **MAYOR EVANS:** Motion and a second to come out of
15 Executive Session into the General Session.

16 Any other questions or comments? Roll call.

17 **CLERK:** Mayor Pro Tem Josephine Isom?

18 **MAYOR PRO TEM ISOM:** Yea.

19 **CLERK:** Councilwoman Jacqueline Gore?

20 **COUNCILWOMAN GORE:** Yea.

21 **CLERK:** Mayor Jake Evans?

22 **MAYOR EVANS:** Yea. The motion is granted.

23 **General Session:**

24 **MAYOR EVANS:** We're now in the General Session of
25 our meeting. I want to welcome the general



1 public, ask if you have any devices that may --
2 might disturb the proceedings, put those on
3 silence for us at this time please. And stand
4 for a moment of silence.

5 **(Moment of Silence.)**

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

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

8 **MAYOR EVANS:** We're down to approval of the agenda,
9 Council, seek a motion for the approval of the
10 agenda.

11 **COUNCILWOMAN GORE:** So moved.

12 **MAYOR PRO TEM ISOM:** Second.

13 **MAYOR EVANS:** There's a motion and a second on the
14 floor for the approval of the agenda. If there
15 are no other questions or comments, roll call.

16 **CLERK:** Mayor Pro Tem Josephine Isom?

17 **MAYOR PRO TEM ISOM:** Yea.

18 **CLERK:** Councilwoman Jacqueline Gore?

19 **COUNCILWOMAN GORE:** Yea.

20 **CLERK:** Mayor Jake Evans?

21 **MAYOR EVANS:** Yea. The motion's granted.

22 **Old Business:**

23 **MAYOR EVANS:** We're down to Old Business, Town
24 Council meeting minutes, minutes from Town
25 Council meeting held on March 6th, 2023.



1 Council, seek a motion for the approval of
2 those minutes.

3 **COUNCILWOMAN GORE:** So moved.

4 **MAYOR PRO TEM ISOM:** Second.

5 **MAYOR EVANS:** Motion and a second for the approval
6 of the minutes of March 6th, 2023. If there
7 are no other questions or comments, roll call.

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

9 **MAYOR PRO TEM ISOM:** Yea.

10 **CLERK:** Councilwoman Jacqueline Gore?

11 **COUNCILWOMAN GORE:** Yea.

12 **CLERK:** Mayor Jake Evans?

13 **MAYOR EVANS:** Yea. The motion's granted. We're
14 down to Item B. under Old Business, Ordinance
15 Number 3-2023. This is an ordinance to amend
16 the Land Management Ordinance to modify the
17 parking requirements to support infill, mixed-
18 use development, and this will be the second
19 reading of this ordinance. Council, seek a
20 motion.

21 **COUNCILWOMAN GORE:** So moved.

22 **MAYOR PRO TEM ISOM:** Second.

23 **MAYOR EVANS:** There's a motion and second on the
24 floor. Questions, comments?

25 **MR. QUATTLEBAUM:** Mayor, Council and public, this is



1 the second reading of three ordinances that are
2 coming before the Council. These ordinances
3 are being recommended based on property owners
4 and investors in the Town of Atlantic Beach --
5 expected investors in the Town, to redevelop
6 the Town, have requested that the
7 Administration look at these ordinances and see
8 what we could do to enhance -- assist and make
9 it less cumbersome to develop in our various
10 zones in the Town of Atlantic Beach, our
11 business district and our -- primarily business
12 and residential areas. So these are -- I
13 directed the Planning Director for Waccamaw COG
14 with our contract with us and my building
15 official to look at the Land Management
16 Ordinance and make recommendations on what the
17 Town could do immediately to give some relief
18 and enhance and promote economic development
19 and redevelopment in the Town of Atlantic
20 Beach. So, these three ordinances address
21 those issues that were raised by constituents
22 of the Town, and the first one deals with
23 modification of parking to make it less
24 (inaudible) on business development and private
25 residential development in the Town.



1 (Inaudible.)

2 **MAYOR EVANS:** Okay, Council, there's a motion and
3 second on the floor to adopt Ordinance Number
4 3-2023. Do you guys have any other questions
5 or comments?

6 **(Inaudible background noise.)**

7 **MAYOR EVANS:** Roll call.

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

9 **MAYOR PRO TEM ISOM:** Yea.

10 **CLERK:** Councilwoman Jacqueline Gore?

11 **COUNCILWOMAN GORE:** Yea.

12 **CLERK:** Mayor Jake Evans?

13 **MAYOR EVANS:** Yea. The motion is granted. We're
14 down to Item C. under Old Business and this is
15 Ordinance Number 4-2023, and this is an
16 ordinance to amend the Land Management
17 Ordinance to modify the eligibility for the
18 designation requirements for the Planned
19 Development and Flexible Zoning District and
20 this is the second reading as well for
21 Ordinance Number 4-2023. Council, seek a
22 motion.

23 **COUNCILWOMAN GORE:** So moved.

24 **MAYOR PRO TEM ISOM:** Second.

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



1 floor to adopt Ordinance Number 4-2023.
2 Comments?

3 **MR. QUATTLEBAUM:** Mayor, Council and public, reading
4 right from the (inaudible) currently limits the
5 ability for prospective Planned Development and
6 Flexible Design District projects to be
7 considered by the Town as all properties are
8 required to have the same ownership for --
9 appropriate ownership at the time a rezoning
10 application is filed with the Town and whereas
11 the Planning Commission recommends that the
12 Land Management Ordinance be revised to
13 alleviate eligibility for the designation of
14 ownership requirements for the Planned
15 Development and Flexible Design Districts.

16 **MAYOR EVANS:** Okay, Council, any other questions or
17 comments?

18 **(Inaudible background noise.)**

19 **MAYOR EVANS:** Roll call.

20 **CLERK:** Mayor Pro Tem Josephine Isom?

21 **MAYOR PRO TEM ISOM:** Yea.

22 **CLERK:** Councilwoman Jacqueline Gore?

23 **COUNCILWOMAN GORE:** Yea.

24 **CLERK:** Mayor Jake Evans?

25 **MAYOR EVANS:** Yea. The motion is granted and that's



1 the second reading for Ordinance Number 4-2023.
2 We're down to Item D. and this is Ordinance
3 Number 5-2023, and this is an ordinance to
4 amend the Land Management Ordinance to modify
5 the district bulk dimensional and density
6 standards to support infill development and
7 reduce the prevalence of nonconforming lots.
8 And this is Ordinance Number 5-2023 and this is
9 going to be the second reading as well.
10 Council, seek a motion.

11 **COUNCILWOMAN GORE:** So moved.

12 **MAYOR PRO TEM ISOM:** Second.

13 **MAYOR EVANS:** Okay, there's a motion and second on
14 the floor to adopt Ordinance Number 5-2023 and
15 this is the second reading. Comments?

16 **MR. QUATTLEBAUM:** Reading from the ordinance whereas
17 South Carolina Code 6-29-310, the powers and
18 appointment of a municipal planning commission
19 to hear and make recommendations on zoning
20 amendments and changes; and whereas, the Land
21 Management Ordinance does not clearly define
22 mixed-use design standards in Main Street 1,
23 MS1, District; and whereas, the bulk
24 dimensional and density standards defined in
25 the Land Management Ordinance rendering any lot



1 to be nonconforming thus limiting their
2 development potential, this adoption of this
3 ordinance gives some relief on -- of square
4 footage for -- total square footage
5 requirements in MS1 and MS1R Districts
6 primarily, among other things. With that,
7 (inaudible).

8 **MAYOR EVANS:** Thank you. Okay, Council, there's a
9 motion and second on the floor to adopt
10 Ordinance Number 5-2023 ---

11 **COUNCILWOMAN GORE:** So moved.

12 **MAYOR PRO TEM ISOM:** Second ---

13 **MAYOR EVANS:** --- questions? It's already on the
14 floor. Roll call.

15 **CLERK:** Mayor Pro Tem Josephine Isom?

16 **MAYOR PRO TEM ISOM:** Yea.

17 **CLERK:** Councilwoman Jacqueline Gore?

18 **COUNCILWOMAN GORE:** Yea.

19 **CLERK:** Mayor Jake Evans?

20 **MAYOR EVANS:** Yea. The motion's granted.

21 **New Business:**

22 **MAYOR EVANS:** We're down to New Business. Item A.
23 under New Business is Ordinance Number 6-2023,
24 and this is an ordinance authorizing the Town
25 Manager to enter into an intergovernmental



1 agreement relating to South Carolina local
2 revenue services.

3 **MR. QUATTLEBAUM:** Mayor, Council and public, this is
4 an ordinance that is required, almost
5 mandatory, that the municipalities adopt,
6 basically it gives the Municipal Association
7 the power and authority to collect business
8 license taxes from insurance brokers and other
9 entities that are not standard and come through
10 the Town of Atlantic Beach -- located in the
11 Town of Atlantic Beach (inaudible). This is
12 required and has to be adopted by all
13 municipalities May 31st. It's the first
14 reading.

15 **MAYOR EVANS:** Okay. Council, this is the first
16 reading of Ordinance 6-2023. Do you have any
17 other questions or comments? Roll call.

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

19 **MAYOR PRO TEM ISOM:** Yea.

20 **CLERK:** Councilwoman Jacqueline Gore?

21 **COUNCILWOMAN GORE:** Yea.

22 **CLERK:** Mayor Jake Evans?

23 **MAYOR EVANS:** Yea. The motion's granted. We're
24 down to B. under New Business, this is
25 financial proposal for First Citizens Bank for



1 the renovation of the Community Center. I
2 think we want to table this?

3 (Inaudible background noise.)

4 **MR. QUATTLEBAUM:** Need a motion.

5 **MAYOR EVANS:** Okay, Council, seek a motion to table
6 Item B. under New Business.

7 **COUNCILWOMAN GORE:** So moved.

8 **MAYOR PRO TEM ISOM:** Second.

9 **MAYOR EVANS:** There's a motion and a second to table
10 Item B. under New Business. If no other
11 questions or comments, roll call.

12 **CLERK:** Mayor Pro Tem Josephine Isom?

13 **MAYOR PRO TEM ISOM:** Yea.

14 **CLERK:** Councilwoman Jacqueline Gore?

15 **COUNCILWOMAN GORE:** Yea.

16 **CLERK:** Mayor Jake Evans?

17 **MAYOR EVANS:** Yea. The motion is granted.

18 **Manager's Report:**

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

20 **MR. QUATTLEBAUM:** Mayor, Council and public, I am
21 pleased to announce that the renovations have
22 continued of the Town of Atlantic Beach kitchen
23 which has been worked on, is almost 95 percent
24 completed, and I ask the public to take a look
25 at it and ---



1 (Inaudible background noise.)

2 **MR. QUATTLEBAUM:** --- the renovations and the items,
3 sink and other shelving, that assisted with the
4 renovation of the Community Center. As I
5 indicated at our last meeting, I'm looking at
6 financing to (inaudible) further renovations to
7 the building, the roof, the bathrooms, and
8 still looking at proposals from financial
9 institutions to provide the revenue necessary
10 to get that done. So, as soon as I have a
11 formal proposal from the financial process that
12 municipalities must go through to acquire loans
13 and financing, I will have a recommendation for
14 Council. The second item on the agenda, I have
15 (inaudible) Ms. Mallett (inaudible) and here at
16 the -- to give the community an update on the
17 Gullah Geechee Festival.

18 **MS. MALLETT:** Good afternoon, everyone.

19 **IN UNISON:** Good afternoon.

20 **MS. MALLETT:** And I want to thank everyone for the
21 cards and flowers and food and gifts and
22 everything, I'm so appreciative. I am
23 (inaudible) and we are -- can mention so I'm
24 sending out stuff. This one I'm handing out,
25 I don't have enough for everyone, but this is



1 just an itinerary of the stuff. Thank you.

2 (Inaudible background noise.)

3 **MS. MALLETT:** And I do advise I was in the hospital
4 so I don't have enough but I promise you I will
5 have some more so if you want one, just check
6 with me and I'll -- and (inaudible) updates and
7 then I'll print some more. Also, there is a
8 sponsor letter that's out so anyone that's
9 interested in contributing to the cause, we are
10 gonna have an exciting time. It's gonna start
11 on the 23rd of June and we're going to start
12 off with -- here at the Community Center, we're
13 going to have Ron Daise, and Ron Daise, even
14 though he's known for Gullah, Gullah TV show,
15 as well as wrote several books, and he's gonna
16 be doing a book signing here that night and
17 we're gonna be honoring him, as well as, Cecil
18 Williams. And I don't know if you knew about
19 him but (inaudible) other ones too. He was
20 involved with the Orangeburg Massacre -- well,
21 not so much involved, but he took pictures of
22 it and ---

23 (Inaudible background noise.)

24 **MS. MALLETT:** --- of that, he's been doing civil
25 rights pictures ever since that time, and he



1 has (inaudible) in Orangeburg. He's 84 years
2 old and we're fortunate to have him coming to
3 speak to us, bringing some of his pictures
4 along. And then on Saturday, we will have Ron
5 Daise again with (inaudible) speech. We're
6 also gonna have Victoria Smalls, she is the
7 director of the Corridor of the Gullah Geechee
8 for the whole thing, from Jacksonville, North
9 Carolina to Jacksonville, Florida, she will be
10 very welcome. And on top of that will be Ron
11 Daise and then on top of that we're gonna have
12 the lady -- we're gonna have several local
13 artists from South -- and we also wish to have
14 -- and I'm trying to do this personally so I'm
15 gonna ask for some personal contributions to
16 make sure we get -- this man's name is Sunn
17 m'Cheaux and Sunn m'Cheaux is from Charleston,
18 South Carolina, he is a professor at Harvard
19 University and the only professor there that
20 teaches Gullah Geechee so that's all. It's my
21 personal desire for everybody to contribute so
22 I can get the (inaudible) here. And then we're
23 gonna have the -- I know all those interviews
24 I've been doing, everybody talking about punk
25 patio so we're gonna do a reenactment of the



1 punk patio excitement, just punk patio, that's
2 what everybody's talking about but, you know,
3 it's (inaudible) all the patios and the -- and
4 all your all's family things, we just started
5 to do a platform we're going to attempt. And
6 so, it's gonna be that, and we're gonna have
7 some (inaudible) for charity and we're gonna
8 have a parade -- you all, it's gonna be a
9 weekend that we have not had in a long time
10 here and I need each and every one of you to
11 participate so I don't want to be long I just
12 wanted you to know that I am excited about it,
13 I will having that (inaudible) and I will be
14 trying to raise some money so anybody that --
15 how we do it, how to send money straight to the
16 Town and write a check or either to your credit
17 card or debit card there. Thank you.

18 **COUNCILWOMAN GORE:** Who do we make the checks out to
19 from whoever wants to donate to the Town?

20 **MS. MALLETT:** I think it's on here but this -- let
21 me give you a flyer please.

22 **MAYOR EVANS:** Okay. Again, thank you for your hard
23 work and dedication to this project, we know
24 you've been steady at it ---

25 **COUNCILWOMAN GORE:** And on it, yes.



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(Inaudible background noise.)

MAYOR EVANS: So, we're down to donations to Atlantic Beach Police Department.

MR. QUATTLEBAUM: Yes. Mayor, public, I am pleased to announce in the last month we had two unsolicited donations by the owner -- first owner of Pearl's in Atlantic Beach, Brian Shaw (ph) donated \$6,005 to be exact, five dollars, for police body armor to the Atlantic Beach Police Department. Also, a Mr. Thomas Slack, owner of Shed Windows and More, donated \$5,000 for police radios, and this was facilitated by our own officer, Andy Valentine -- has a relationship with the owner and through his efforts was able to solicit and -- I don't know if he solicited or he just donated -- \$5,000 for police radios in the Town of Atlantic Beach. And I thank them for their contributions and, Mayor and Council, we personally, are sending out notes -- to those individuals for their donations. Not on the agenda, just want to hit a couple of quick items that are coming up, as you all know, Bike Fest is fastly approaching, Cheryl has seen a lot of uptick in interest and participation by



1 new vendors to the Town of Atlantic Beach and
2 just want to encourage everyone, property
3 owners, to get prepared, submit the appropriate
4 documentation and paperwork. The deadline for
5 registration without a late fee passed on March
6 31st, 2023, is \$100 late fee for registration
7 after the date of March 31st. Encourage all
8 property owners who have power poles to get
9 their property inspected and activated prior to
10 the final week of preparation for Bike Fest.
11 Also, I'm encouraging all residents, property
12 owners, to notify Cheryl, and businesses who
13 have visiting vacationers that are coming in,
14 will be that weekend, to let us know the number
15 of resident passes that you will need so that
16 they can have easy access in and out of the
17 Town, so get that number, we'll be ordering the
18 resident passes in the next coming week or so
19 ---

20 **MAYOR EVANS:** Ben, let me ask you a question about
21 those passes ---

22 **MR. QUATTLEBAUM:** Yes.

23 **MAYOR EVANS:** --- I know a lot of people -- 'cause I
24 have some ---

25 **MR. QUATTLEBAUM:** Uh-huh.



1 **MAYOR EVANS:** --- that were from last year that
2 doesn't have an expiration date or anything on
3 those. So, are the ones people had last year,
4 can they still use those this year? They
5 didn't have an expiration date or anything on
6 them.

7 **CLERK:** (Inaudible.)

8 **MAYOR EVANS:** Oh, you're making a different type of
9 them?

10 **(Inaudible background noise.)**

11 **MAYOR EVANS:** All right, thank you. You can go
12 ahead.

13 **MR. QUATTLEBAUM:** Okay. Also, property owners who
14 plan to lease their properties to vendors,
15 please get your information in. If you want to
16 be identified on the website and have access to
17 potential vendors who want to lease space,
18 please get that information in to Cheryl as
19 soon as possible and it will be posted on the
20 website. Also, new this year, the Town of
21 Atlantic Beach, we're going to be selling ice
22 at Town Hall, having an ice trailer -- what do
23 you call it? Chest there and, during hours of
24 operation, we will have ice for sale and
25 available for vendors. Atlantic Beach Cleanup



1 Week is proposed to be May 12th through the
2 19th. For all of you that -- we will have
3 dumpsters placed in the Town throughout that
4 week and close the 19th for all pickup for
5 residents of the Town, requirements in terms of
6 (inaudible) placement will be posted on that,
7 May 12th through the 19th. Last thing is that
8 April 30th is the deadline for renewal of
9 business licenses for all businesses in the
10 Town of Atlantic Beach, April 30th, 2023. The
11 process will begin in earnest of collection of
12 business license fees on April the 30th of
13 2023. That's all I have, Mayor.

14 **MAYOR EVANS:** That's all you have? Okay, thank you.
15 We're down to Public Time. We don't have any
16 cards?

17 **CLERK:** No.

18 **MAYOR EVANS:** Okay. Council, seek a motion to
19 adjourn.

20 **MAYOR PRO TEM ISOM:** So moved.

21 **COUNCILWOMAN GORE:** Second.

22 **MAYOR EVANS:** Motion and a second to adjourn. Roll
23 call.

24 **CLERK:** Mayor Pro Tem Josephine Isom?

25 **MAYOR PRO TEM ISOM:** Yea.



1 **CLERK:** Councilwoman Jacqueline Gore?

2 **COUNCILWOMAN GORE:** Yea.

3 **CLERK:** Mayor Jake Evans?

4 **MAYOR EVANS:** Yea. Motion granted. Meeting
5 adjourned at 6:24 p.m.

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

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