

**TOWN OF ATLANTIC BEACH  
SOUTH CAROLINA  
TOWN COUNCIL**

**COUNCIL MEETING**

\*\*\*\*\*

**Thursday, August 29, 2024**



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**APPEARANCES**

**COUNCIL MEMBERS:**

Jake Evans, Mayor  
Josephine Isom, Mayor Pro-tem  
Jacqueline Gore, Councilwoman  
John David, Councilman

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1 CALL TO ORDER:

2 **COUNCILMAN:** This Town Council Special Session  
3 Meeting and Public Hearing is called to order  
4 this Thursday, August 29th, at 6:00 p.m. Roll  
5 call.

6 **FEMALE SPEAKER:** Mayor Pro-tem Josephine Isom.

7 **MS. ISOM:** Here.

8 **FEMALE SPEAKER:** Councilwoman Jacqueline Gore.

9 **MS. GORE:** Here.

10 **FEMALE SPEAKER:** Councilman John David?

11 **MR. DAVID:** Present.

12 **FEMALE SPEAKER:** Mayor Jake Evans.

13 **MAYOR EVANS:** Here.

14 **FEMALE SPEAKER:** Councilman Lamont Campbell is not  
15 here.

16 **MAYOR EVANS:** Has anyone heard from ---

17 **MALE SPEAKER:** Yes, I have. I talked with him  
18 earlier telephone conversation. He'll be  
19 arriving approximately about 7:00 p.m. today.  
20 7:00 p.m.

21 **FEMALE SPEAKER:** Okay.

22 **MAYOR EVANS:** Okay. Thank you. Okay. So,  
23 everyone's here. We're -- the meeting is now  
24 called to order. We'd ask at this time if  
25 anyone has any pagers or phones, anything that



1 would disturb the proceedings, we'd ask you put  
2 those on silence for us at this time. And if  
3 you would, stand for a moment of silence.

4 (Moment of silence observed.)

5 **PLEDGE OF ALLEGIANCE:**

6 **MAYOR EVANS:** Council members, I see there's a  
7 ceremonial matters here on the agenda. Any  
8 ceremonial? If not, we'll go straight to the  
9 approval of the agenda.

10 **MOTION FOR APPROVAL OF AGENDA:**

11 **MAYOR EVANS:** Council, seek a motion for the  
12 approval of the agenda.

13 **COUNCILWOMAN:** So moved.

14 **COUNCILWOMAN:** Second.

15 **MAYOR EVANS:** Motion and second on the floor for  
16 approval of the agenda. If there are no other  
17 questions or comments, roll call. Roll call?

18 **FEMALE SPEAKER:** Roll call.

19 **FEMALE SPEAKER:** Mayor Pro-tem, Josephine Isom.

20 **MS. ISOM:** Yay.

21 **FEMALE SPEAKER:** Councilwoman Jacqueline Gore.

22 **MS. GORE:** Yay.

23 **FEMALE SPEAKER:** Councilman John David.

24 **MR. DAVID:** No.

25 **FEMALE SPEAKER:** Mayor Jake Evans.



1     **MAYOR EVANS:** Yay. The motion is granted. There is  
2           no old business, so, we'll get right to the  
3           public hearing. That's what we're here for,  
4           the public hearing.

5     **PUBLIC HEARING:**

6     **MAYOR EVANS:** The order of which this meeting is  
7           going to be conducted. If you want to -- excuse  
8           me, sir, if you want to go ahead and let them  
9           know how we're -- (inaudible) sign up from up  
10          there and how this meeting is being conducted.  
11          Hold on one second. Hold on one second.  
12          There's no --

13    **FEMALE SPEAKER:** It's right there on the table.

14    **COUNCILMAN:** I move that we go to Executive Session.  
15          (Inaudible)

16    **FEMALE SPEAKER:** (inaudible) get a motion.

17    **MAYOR EVANS:** The sign up sheets for the -- did you  
18          get those already?

19    **MALE SPEAKER:** (Inaudible)

20    **MAYOR EVANS:** Okay. Do you want to go through how  
21          we're going to conduct ---

22    **MALE SPEAKER:** Yes, sir.

23    **MAYOR EVANS:** --- the meeting? Okay. Thank you.  
24          Okay.

25    **FEMALE SPEAKER:** He going to get one now. Here,



1 take one.

2 (Inaudible)

3 **MALE SPEAKER:** Good evening. Can everyone hear me?  
4 Good afternoon. How's everybody doing? Okay.  
5 For the public hearing, we'd like you to step  
6 up to the mic, state your first name, last  
7 name, and you have three minutes to make your  
8 comments. We appreciate that you maintain  
9 civility and maintain professionalism at all  
10 time. We really appreciate that, because we're  
11 a nation that exercise our First Amendment  
12 rights. This is a great country that we live  
13 in, and you're -- as being American citizens in  
14 the United States, you have a right to your  
15 First Amendment rights, and we'd like to hear  
16 from you. Thank you very much.

17 **MOTION TO OPEN FLOOR FOR PUBLIC HEARING:**

18 **MAYOR EVANS:** Thank you. Council, I seek a motion  
19 that we open the floor for the public hearing.

20 **COUNCILWOMAN:** So moved.

21 **COUNCILWOMAN:** Second.

22 **MAYOR EVANS:** Motion and second on the floor to open  
23 the public hearing. Any other questions or  
24 comments? If not, roll call.

25 **FEMALE SPEAKER:** Mayor Pro-tem, Josephine Isom.



1 MS. ISOM: Yay.

2 FEMALE SPEAKER: Councilwoman Jacqueline Gore.

3 MS. GORE: Yay.

4 FEMALE SPEAKER: Councilman John David.

5 MR. DAVID: (Inaudible)

6 FEMALE SPEAKER: Mayor Jake Evans.

7 MAYOR EVANS: Yay. The motion's granted. We're now  
8 in our public hearing. And I think Trapper  
9 Fowler.

10 (Inaudible)

11 MAYOR EVANS: I'm sorry.

12 MALE SPEAKER: (Inaudible)

13 FEMALE SPEAKER: (Inaudible) he going by the agenda.

14 FEMALE SPEAKER: Going by the agenda.

15 MAYOR EVANS: Excuse me, sir, (inaudible).

16 MALE SPEAKER: Okay.

17 (Inaudible)

18 FEMALE SPEAKER: (Inaudible)

19 FEMALE SPEAKER: (Inaudible) project (inaudible).

20 And then the (inaudible) public hearing. Most  
21 of the questions the public (inaudible) staff  
22 makes the presentation.

23 (Inaudible)

24 FEMALE SPEAKER: Let her do the presentation.

25 (Inaudible)



1 **FEMALE SPEAKER:** Okay. (Inaudible)

2 **MALE SPEAKER:** Gotcha. (Inaudible)

3 **FEMALE SPEAKER:** (Inaudible) microphone.

4 **MALE SPEAKER:** All right.

5 **MALE SPEAKER:** Are the microphones (inaudible)  
6 (Inaudible)

7 **MS. KANE:** Good evening. Okay. Can everybody hear  
8 me?

9 (Affirmative responses.)

10 **PRESENTATIONS:**

11 **MS. KANE:** Okay, very good. My name is Leah Kane.  
12 I serve as Planning Assistant to the Town of  
13 Atlantic Beach. What my role is, just so you  
14 know who I am and why I am here speaking, is  
15 that I help the Town administration be able to  
16 review projects based off of the Land  
17 Management Ordinance and zoning regulations.  
18 So, I'm here today just to be able to present  
19 to Council an application that has come before  
20 the Town for a rezoning request, and that is to  
21 rezone a piece of property, and that is PIN  
22 number 39201010167 from a waterfront II zoning  
23 district to the Black Pearl of the Atlantic  
24 waterfront II flexible design district. And  
25 what this project entails, and I'm just going





1 to provide a brief overview of the project.  
2 There we go. This is the project site  
3 location. It is located on South Ocean  
4 Boulevard. It is central to the Town in  
5 between 30th and 31st Avenues. And to provide  
6 some insight about what the underlying zoning  
7 district, what the current zoning district  
8 allows for, it's intended to be a pedestrian-  
9 oriented mixed use development that includes  
10 residential and commercial type uses within it.  
11 It may include things like hotel uses and  
12 anything that's kind of ancillary to those  
13 types of uses. The bottom floors are intended  
14 to be utilized for more of that traditional  
15 conference room space, check-in space into a  
16 hotel or condo, and then also, like,  
17 restaurants and other types of things that you  
18 would typically find within a condo or a hotel  
19 in our area. What the zoning district is that  
20 they are requesting to rezone to allows for  
21 more flexibility and things like the height and  
22 dimensions of the project, the density of the  
23 project, in exchange for the development  
24 providing things back to the Town around the  
25 development that are -- be able -- to be able



1 to help implement the Comprehensive Plan and  
2 the 2006 Master Plan -- 2007 Master Plan that  
3 was done for the Town. And so things of that  
4 nature would include, like, boardwalks and --  
5 and beach access improvement, sidewalk  
6 improvements, and I'll get into that just a  
7 little bit further here shortly. The request  
8 that has come in, and, then, again, you'll see  
9 here on the presentation what the allowed uses  
10 are. With this rezoning request, they -- it  
11 actually doesn't change what the uses are that  
12 are allowed. So, the applicant still has to  
13 make sure that they are providing uses that are  
14 already allowed in the current zoning district.  
15 They have requested things like multi-family,  
16 short term rentals and hotel units. The  
17 applicant is proposing to do approximately 90  
18 total units, which is a combination, but they  
19 have allowed for some flexibility, up to 108  
20 units, depending on the design of the project.  
21 And so they did have some flexibility that they  
22 wanted written into this, just to make sure  
23 that if say multi-family, because multi-family  
24 is kind of an interesting piece here, that if  
25 they do go multi-family, they actually also



1 have to go to the Zoning Board of Appeals  
2 before construction to be able to get what's  
3 called a special exception. If that special  
4 exception is granted, they can have typical  
5 multi-family. If it's not granted, the  
6 applicant would like to be able to use those  
7 units to be able to do hotel units or, like,  
8 short term rental units within the building.  
9 So, just as kind of a reference point, when the  
10 applicant originally came to the Town, they  
11 actually were looking to do a 21-story tower  
12 with 168 hotel units, 36 short term rentals,  
13 and 24 condo units, and they were also looking  
14 to have an additional parcel with an 11-story  
15 parking garage. So, the applicant has  
16 definitely significantly reduced the  
17 development where they are now only being  
18 developed on one parcel, and they have also  
19 reduced the number of units, and they have  
20 reduced the height of the building down to 18  
21 stories. And what you can see here is under  
22 the current zoning, if they were not to do  
23 anything, if they were not making this request,  
24 they could build up to 12 stories with 425 feet  
25 tall and -- but their density will be capped at



1 20 total multi-family units. This particular  
2 project, because of the height and the amount  
3 of funds that they are looking in the amount of  
4 improvements, public improvement they're  
5 looking to make, which is three percent, they  
6 could have anywhere up to 82 multi-family  
7 units, even though they are only proposing 54  
8 multi-family units. So, that's just to kind of  
9 understand what the difference is between what  
10 would be allowed today versus what the  
11 applicant is providing, and the maximum of what  
12 they could do under this three percent  
13 basically return on investment to the  
14 community.

15 As part of the application, the applicant is  
16 required to submit a site plan to be able to  
17 show a general layout of the proposed project.  
18 This shows the project site and the extent of  
19 the development of the main tower. They do  
20 have basically a pull off area along Ocean  
21 Boulevard for check-in, check-out, and then  
22 they have ingress and egress into the tower  
23 from 31st Avenue accessing through the Town's  
24 beach access. And I think there's probably  
25 been some questions about where is the parking



1 for the project going to be. And the parking  
2 is proposed internal to the building itself.  
3 So, all of that parking would be internal.  
4 What you see here in gray on the left-hand side  
5 is part of some of the improvements that they  
6 are hoping to be able to make for the Town, and  
7 it's anywhere around about 25 parking spaces,  
8 and that's to improve that beach access that  
9 the Town already owns.

10 As a visual display, the application requires  
11 that basically renderings north, south, east  
12 and west be provided to the Town, and that's an  
13 example here. And the applicant provided some  
14 -- this is a front view of the building,  
15 basically, I would say, from about eight  
16 stories on up. And in addition, the Town is --  
17 the application is required to include what's  
18 called a pedestrian and beach access  
19 improvement plan and so -- and it's hard to see  
20 kind of at this scale, but the applicant is  
21 planning, I'll try to point here, is planning  
22 to make sidewalk improvements to the front of  
23 their property within the right-of-way. They  
24 are also planning to improve the 30th Avenue  
25 beach access and the 30th Avenue -- 31st Avenue



1 beach access by providing a boardwalk walkover  
2 that's also ADA compliant. And then they will  
3 be providing their own beach access for their  
4 particular project. Within the amenities,  
5 which you'll be able to see a little bit  
6 further, specifically, Council, I believe it's  
7 on page nine, is a breakdown of some of the  
8 other amenities that they're proposing, such as  
9 like shower towers at the beach access site,  
10 and also improvements for ---

11 **COUNCILMAN:** With regard to the amenities, we  
12 provide -- they provided a list on page nine of  
13 14, and a lot of the amenities are situated  
14 around their hotel. I know Council submitted  
15 a list of amenities so that we could have a  
16 safe zone so the entire Town could benefit from  
17 the 1.6 -- 1.8 million dollars that is garnered  
18 off of the project. I think -- I'm very  
19 curious as to why our amenities list was  
20 rejected or not accepted after we negotiated,  
21 and we're accepting fully the list that is  
22 provided that is (inaudible) around the hotel.

23 **MAYOR EVANS:** If you could, let her finish the  
24 presentation, please.

25 **COUNCILMAN:** I want to make sure we have



1 (inaudible).

2 (Inaudible)

3 **MALE SPEAKER:** (Inaudible) questions from Council

4 (inaudible)

5 (Multiple speakers)

6 **MAYOR EVANS:** There's going to be time for questions

7 when we (inaudible)

8 **FEMALE SPEAKER:** (Inaudible)

9 **FEMALE SPEAKER:** We don't know, but at the same time

10 (inaudible)

11 (Inaudible - Multiple Speakers)

12 **MAYOR EVANS:** Order, guys. Continue with the

13 presentation, please, ma'am.

14 (Inaudible - Multiple Speakers)

15 **MAYOR EVANS:** Continue (inaudible) continue with your

16 presentation.

17 (Inaudible - Multiple Speakers)

18 **MAYOR EVANS:** You are out of order. You're out of

19 order. (Inaudible) Continue with your

20 presentation.

21 **MALE SPEAKER:** (Inaudible)

22 **MAYOR EVANS:** Okay, sir.

23 **FEMALE SPEAKER:** (Inaudible)

24 **MAYOR EVANS:** Excuse me. Before the ordinance is

25 adopted, there's going -- there's going to be



1 a motion, then it will be a second, and I will  
2 call for a question and you can ask anything  
3 you want to ask.

4 **MALE SPEAKER:** (Inaudible)

5 **MAYOR EVANS:** That's the way a normal meeting --  
6 meeting goes. So, Leah, go ahead with the  
7 presentation, please, ma'am.

8 **MS. KANE:** Regarding public amenities, and, again,  
9 you'll see on pages eight and nine of the  
10 proposed ordinance, the applicant is required  
11 to meet -- it's approximately \$1.7 million  
12 worth of improvements. We've got three percent  
13 return to the Town. Examples of types of uses  
14 within the Land Management Ordinance that are  
15 spelled out specifically are things like beach  
16 accesses, parks, sidewalks, street scape  
17 features, publicly available parking, restrooms  
18 and shower facilities associated with  
19 recreational uses. And in this, what the  
20 applicant has provided is in excess of that 1.7  
21 million. They are anticipating to spend  
22 approximately 1.8 to 1.9 million in amenities.  
23 Those amenities include street scape  
24 beautification on Ocean Boulevard provided SC  
25 DOT approval. Those include things such as





1 brick pavers or paintings of crosswalks. It  
2 includes landscaping, whether it be in the  
3 medians or on the sides of the roadway there.  
4 And you can see within your packet what those  
5 estimated costs are. The applicant is also, as  
6 I mentioned before, planning to provide two ADA  
7 accessible beach accesses, including  
8 boardwalks. And the applicant actually has  
9 volunteered to maintain those beach accesses  
10 for the Town. They have -- are planning to  
11 provide at least 25 parking spaces, that does  
12 include ADA parking for handicapped  
13 individuals. And what you'll also see, and  
14 I'll go back to that previous slide, you can  
15 see they are actually providing a portion of  
16 their property, it's approximately ten feet, to  
17 be able to make sure that that amenity can  
18 fully be provided. So, they will be providing  
19 the Town a ten-foot easement to be able to have  
20 that all as public parking. In addition, like  
21 I said, they will be providing public showers  
22 at 30th and 31st beach access sites. They'll  
23 also be making crosswalk and sidewalk  
24 improvements, and then they'll be providing  
25 asphalt milling or an overlay for Ocean



1 Boulevard, basically improving the pavement  
2 surface there on Atlantic and also 31st,  
3 provided SC DOT approval. We have also  
4 communicated with SC DOT to see if this will be  
5 something that they would allow a developer to  
6 do, and they have said that they will.

7 I want to walk through just very briefly what  
8 some of the individual things are within the  
9 application, so you can understand just some --  
10 some -- some basics about the project. Again,  
11 we talked about it allowing for multi-family,  
12 hotel space and interval occupancy. And this  
13 is to show you that the project meets the  
14 requirements of the Land Management Ordinance.  
15 You'll see on the right-hand side whether it  
16 essentially checks the box there, and that  
17 covers things in terms of the minimum lot size,  
18 yes, it does meet that requirement. The  
19 minimum width and the depth of the property.  
20 And we also looked at building height. This  
21 was something that the applicant, again, they  
22 ended up going before a review with the FAA to  
23 make sure, just a quick preliminary review.  
24 And FAA said, if you can build this below 169  
25 feet or -- above ground level, then you're in



1 the good. So, we do have documentation within  
2 your packet regarding that, and that means that  
3 the project even any (inaudible) above the  
4 building, such as elevator shafts, or if there  
5 are any kind of structures on top of the roof,  
6 they still also have to all be below that 169  
7 feet. So, the project was redesigned to  
8 accommodate that. In terms of maximum building  
9 coverage, the applicant is definitely --  
10 they're meeting that, the maximum impervious  
11 surface, they're not exceeding in any way. If  
12 they do get to the point that they do have more  
13 impervious surface, such as sidewalks or  
14 driveways or the building they -- itself, they  
15 will use what we refer to is low impact  
16 development tools, such as pervious pavers, to  
17 be able to help mitigate that, to make sure  
18 that they do not exceed that 80 percent  
19 maximum.

20 In regards to minimum open space, they have  
21 -- they will have to meet that at least 15  
22 percent and the project itself meets the  
23 minimum for area ratio of not exceeding four.  
24 Regarding density the -- and this is for the  
25 multi-family dwellings. Again, we talked about



1 they could have up to 82, but the applicant is  
2 requesting 54. There is a variation in the  
3 setbacks, what is different here is that  
4 instead of a larger setback, the applicant --  
5 setback to the ocean side, they have requested  
6 just 20 foot setback. And I'll get into some  
7 of these variations in a little bit more  
8 detail. In regards to the shore protection  
9 line, they have asked for some variation in  
10 that to be able to allow for patios and pools  
11 within the shore protection area. This is the  
12 Town shore protection area, not one that is  
13 required by South Carolina OCRM. This project  
14 does not have the baseline and setback from the  
15 state within it. So, it's meeting the require-  
16 -- the local requirements, which are more  
17 restrictive.

18 And then we talked through public amenities  
19 there briefly. And the value with parking, the  
20 application has had some variation there.  
21 What's interesting with the Land Management  
22 Ordinance, there are different parking  
23 standards for multi-family versus short term  
24 rental versus hotel. So, in order to just make  
25 life a little bit easier, I think the



1 applicant, as -- we would end up having to  
2 calculate any kind of variation which would  
3 really result in potentially different levels  
4 of floors, fewer floors of parking, or more  
5 floors of parking. So, the applicant requested  
6 that 1.5 parking spaces be provided per  
7 individual unit, regardless of unit type, and  
8 that's to -- and they will end up being able to  
9 provide at least 180 parking spaces on floors  
10 three through eight of the building. So, I  
11 wanted to be able to point out again how -- how  
12 this particular project and the Land Management  
13 Ordinance does allow for flexible design  
14 districts to have some variation, as long as  
15 the ordinance that is adopted by the Town  
16 expressly states what those items are, and the  
17 ordinance does include these variations  
18 explicitly. So, the setbacks, again, we have  
19 gone through and ensured that the ordinance has  
20 that 20 foot as requested for the ocean front.  
21 In regards to shore protection area, the  
22 applicant requested that the pools and patios  
23 be allowed within that area. And in regards to  
24 parking, that's the 1.5 parking spaces per  
25 unit, regardless of the (inaudible) type or



1 hotel accommodation type. The application also  
2 has some variation in the type of signage that  
3 can be utilized with the project. That is  
4 simply because the Land Management Ordinance  
5 has a limited type of sign within it, and so  
6 you'll see as part of the actual ordinance  
7 itself, and I'll refer to the page here, on  
8 page seven, you can see the additional types of  
9 signage. So, that includes things like  
10 banners, awnings, even it gets into things like  
11 murals being allowed. Currently, the Land  
12 Management Ordinance does not allow for those  
13 types of signs. This project also is proposing  
14 off-site signage, and that includes directional  
15 way finding to the project site itself. And so  
16 you'll see in one of the appendices, I believe  
17 it is appendices E, or Attachment E, there is  
18 a proposed way finding signage around the  
19 project, and the applicant shows what those  
20 particular signs would look like. And so  
21 that's what that is there. (Inaudible)  
22 restriction.

23 And that is the end of my presentation in  
24 terms of just covering what is in the ordinance  
25 as applied for by the applicant. I believe



1           that the applicant has a presentation, as well,  
2           to provide any supplemental information that I  
3           possibly did not cover.

4       **MAYOR EVANS:** Okay. It's -- is there a question you  
5           want to ask Leah at this time? If you would --  
6           -

7       **COUNCILMAN:** Yes. You stated, as far as rezoning,  
8           in exchange for rezoning, that the Morant  
9           project is offering amenities to the Town. The  
10          amenities list was provided by the Morant  
11          Group. The amenities list we provided by the  
12          Town this week -- last week was rejected by the  
13          Morant Group. Why does not -- why do we not  
14          have the opportunity to assess and make the  
15          amenities for the entire Town, which we were  
16          told at the Planning Commission meeting that we  
17          could have a say so as long as we presented it  
18          prior to this meeting so that it could be  
19          incorporated into the ordinance change? So,  
20          why was our list not taken and we're using the  
21          list from the -- that was only surrounding the  
22          hotel?

23       **MS. KANE:** Some of the items that were requested  
24           actually were already included in the  
25           application, and those include some of the



1 beach access improvements.

2 **MALE SPEAKER:** They're talking about ---

3 **MS. KANE:** --- shower towers.

4 **COUNCILMAN:** That total about \$250,000. We asked  
5 for a million dollars for a municipal building.  
6 We asked for another \$500,000 for (inaudible).  
7 We asked for another 100-some thousand for  
8 sidewalks around the entire Town. All of that  
9 stuff was rejected so that the money was spent  
10 around their hotel instead of around the entire  
11 Town. So, these amenities (inaudible) we were  
12 told at the Planning Commission that we could  
13 submit our amenities list so that we could do  
14 things for the entire Town, not for the hotel  
15 (inaudible).

16 **FEMALE SPEAKER:** Okay.

17 **MALE SPEAKER:** And the lawyer that we all met and  
18 discussed that all (inaudible)

19 **FEMALE SPEAKER:** I'm sorry.

20 **MALE SPEAKER:** I was going to say that's not a  
21 question for her.

22 **COUNCILMAN:** They also discussed it together.

23 **MR. GREEN:** (Inaudible) Dwayne Green, I'm speaking  
24 from the legal aspect of what's required in the  
25 statute. At the time that the new amenities





1 list was presented, it contained amenities that  
2 were not specifically permitted by the Land  
3 Management Ordinance. Amenities that it's  
4 typically used in the common sense of the word,  
5 are things that help benefit the primary  
6 project. There is some latitude to have other  
7 types of amenities built. But if we're going  
8 to be consistent with the ordinance, I'll use  
9 an example, a government building, for  
10 instance, for a new town hall, is typically not  
11 seen as an amenity to a hotel. So, if there's  
12 going to be something that significantly  
13 deviates from what the ordinance provides is  
14 allowed, that would have to come back to the  
15 Planning Commission. That's not to say it's  
16 not allowed, but we'd be skipping a step to put  
17 non-approved quote, unquote amenities into a  
18 list when there's an ordinance that  
19 specifically states what an amenity is. So,  
20 again, a boardwalk, a shower, these are  
21 typically amenities that go to a hotel or  
22 conference center. A completely separate  
23 government building that's blocks away from the  
24 primary use is not envisioned by the ordinance.  
25 And the ordinance, of course, was drafted



1           before this project ever came to light. So,  
2           what the role is of the -- of the -- the staff  
3           is to make sure that the amenity list is  
4           consistent with the ordinance.

5           **COUNCILMAN:** And the (inaudible) I have with that,  
6           we are doing a rezoning to change the  
7           ordinance, because we are the legislative body  
8           of the Town. So, if we are doing a rezoning in  
9           exchange for amenities, we can change the  
10          ordinance accordingly, because we're changing  
11          the ordinance for them, we're changing it for  
12          the Town, as well, for the amenities that we  
13          want for our Town. So, we can make that  
14          legislative change.

15          **MALE SPEAKER:** And, Mr. David, I don't disagree with  
16          you. The law is just clear that there has to  
17          be a timing in which that's done, so you don't  
18          change the ordinance after the fact and then  
19          claim that the ordinance authorized certain  
20          things. You'd have to -- that's getting -- as  
21          they would say, it's putting the cart before  
22          the horse.

23          **COUNCILMAN:** I totally disagree. (Inaudible)

24          **MAYOR EVANS:** Let him finish. Let him finish.

25          **MALE SPEAKER:** So, if I could finish, today isn't



1 the time or place to either, one, redo a new  
2 ordinance; or two, to change the definition of  
3 what an amenity is. That's not consistent with  
4 the Land Management Ordinance. So, again and  
5 respectfully, it's not to say that these  
6 amenities could not be added at a later time,  
7 but -- but insofar as what's been presented to  
8 the Planning Commission, we're going in a  
9 straight line, rather than zigzag back and  
10 forward. And so our role solely without  
11 respect to what those specific amenities are,  
12 is to make sure that they fall into the  
13 definitions that are set forth by the Land  
14 Management Ordinance. And we're confident that  
15 it does that as is. If there are to be any  
16 changes, it would have to come back to the  
17 Planning Commission ordinance. There's nothing  
18 to prohibit that from happening if that's what  
19 Council chooses.

20 **COUNCILMAN:** I'll move on to the next question. But  
21 all that you said I agree with. In the fact  
22 that we are making zoning changes today, we are  
23 changing ordinance, we are the legislative  
24 body. We did use staff -- you all did do staff  
25 work and staff (inaudible) management hours



1 through the week to submit a list to the  
2 Morants. And then Morant submitted the list  
3 back today, saying that they're not going to do  
4 it. So, I don't know why we wasted the  
5 manpower and the hour power to do that when, if  
6 that was the case, you could have advised that  
7 earlier.

8 **FEMALE SPEAKER:** Okay.

9 **COUNCILMAN:** If you could (inaudible) ingress, egress  
10 ---

11 (Inaudible - Multiple Speakers)

12 **MALE SPEAKER:** I would ask a question.

13 **MAYOR EVANS:** Excuse me, I have the floor. We're  
14 going to move on with the presentations. You  
15 will get time to ask your questions when we get  
16 farther down in the agenda. So, the Morant  
17 Group, if you guys are ready with your  
18 presentation?

19 **MALE SPEAKER:** We are. How's everybody doing?

20 (Inaudible)

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

22 **MR. DANCY:** Can you guys hear me? Thank you all for  
23 being here. I will be brief. Leah Kane, thank  
24 you for the thorough presentation. We don't  
25 need to go as super depth as we did. As we



1 know, this project is being brought to you by  
2 Mr. Morant, Charles Morant, he is a small  
3 family run business. This is the image of him  
4 in the family here. He was born South  
5 Carolina. Has very strong ties to the area, as  
6 well as myself. My name is Dwayne Dancy. I am  
7 a licensed architect, doing it for about 20  
8 years. Have two professional degrees, one from  
9 Howard University and one from Columbia  
10 University in advanced architectural design.  
11 I'm the principal of the Isoparm Design Group,  
12 and I'm also a college professor. I am the  
13 lead design architect, but all of the  
14 professionals on the team will be local. So,  
15 architects, engineers, consultants, so on and  
16 so forth, obviously, builders, we intend to  
17 have right from our neighborhood. I think Leah  
18 did a very good job, but we're going to show a  
19 movie that we think kind of captures most of  
20 everything that we want to do as to not waste  
21 time. But what I will do, just real briefly,  
22 this is a colored diagrammatic section that  
23 loosely talks about essentially what we intend  
24 to do with the building. So, if you see the  
25 lower levels, which are the yellow floors,



1           there are amenities for the building. So, we  
2           have public amenities and we have amenities to  
3           the buildings. We all know what amenities are.  
4           They basically help the stay for the guests.  
5           But we want to do a museum component that helps  
6           the younger generation know about the rich  
7           history of the neighborhood, restaurants. So,  
8           individuals in the town who have places that  
9           they would love to serve their community. We  
10          have, like, a five star, hopefully it's five  
11          star, spa component for people to relax.  
12          Obviously, pools, large and small, conference  
13          rooms that could be bifurcated for smaller  
14          groups and larger groups to meet. But that's  
15          the amenities. What we wanted to try to do,  
16          most of the buildings here are very static and  
17          very closed off on the lower levels. And what  
18          we wanted to do is kind of make the lower  
19          levels porous to kind of invite people in and  
20          kind of put things that are a bit static, like  
21          the parking structure above, so the two lower  
22          levels will have higher -- higher ceilings and  
23          two levels of amenities, six levels of parking.  
24          We believe that we can -- we have 30-plus, but  
25          we're just banking on 30 per floor, which will



1 arrive at about 180 spaces. And that will be  
2 what you see in pink. And above that is  
3 basically ten levels of units. So, you'll have  
4 at the very top, we intend to sell off condos,  
5 and below that will be hotel, if that makes any  
6 sense. So, I'm going to jump to the movie, and  
7 then I'll come back with any questions. But we  
8 think that the movie kind of does a good job of  
9 capturing everything.

10 (Video played.)

11 **MR. DANCY:** This concludes the design portion of the  
12 presentation. I'll hand it over.

13 **MALE SPEAKER:** Thank you, sir.

14 **MAYOR EVANS:** Okay. Now, we'll continue taking  
15 questions from the public here, if you want to  
16 (inaudible) on how the questions will be  
17 handled.

18 **MALE SPEAKER:** Okay. Good evening. How's everybody  
19 doing again? For the public hearing, we'd like  
20 you to come up to the mic. Please state your  
21 name, first name, last name. You have three  
22 minutes. If you have a question, we'll record  
23 your question, at the end we will answer your  
24 question. Okay. Thank you very much.

25 **PUBLIC HEARING:**



1       **MAYOR EVANS:**       Okay.       We're now in the public  
2                   hearing, and I think we had Trapper Fowler to  
3                   the mic.    I'll readjust it there.

4       **MR. FOWLER:**    Good evening, Council.    Thank you for  
5                   allowing me to speak.    My name is Trapper  
6                   Fowler, and I'm with the Coastal Conservation  
7                   League, I'm the Deputy Director of the North  
8                   Coast office.    Coastal Conservation League is  
9                   an environmental nonprofit, we strive to strike  
10                  a balance between development and conservation  
11                  of our natural resources, as well as our  
12                  historical communities.    We have a great  
13                  appreciation for your town and Atlantic Beach  
14                  has been on our minds heavily since the high  
15                  rise was initially proposed.    This proposal is  
16                  concerning given that Atlantic Beach is unique,  
17                  undeveloped stretch of shoreline.    We are not  
18                  anti development, but we would suggest extra  
19                  care given when planning for this stretch of  
20                  coastline.    If Atlantic Beach has any desire to  
21                  be a little different than the surrounding  
22                  North Myrtle Beach and are desiring to ensure  
23                  your culture, resiliency and small town charm  
24                  is maintained, then I would suggest this high  
25                  rise may not be right for you, may not be right





1 for the Town. You all have the opportunity to  
2 have a major hand in the way this town is  
3 developed and enjoy moving into the future  
4 right here tonight. A high rise and parking  
5 garage, which may not be a part of the equation  
6 anymore, but the high rise is, will introduce  
7 a ton of impervious services and light  
8 pollution. This is a concern for how your town  
9 combats a change in climate in terms of being  
10 more resilient, but also a concern for marine  
11 life that you share this coastline with. No  
12 doubt, if development must occur, residential  
13 beach homes would be less severe in terms of  
14 impact and respect the vision of Tyson's  
15 restriction of deeds. Please see the attached  
16 BMPs or best management practices that I sent  
17 to you via email that would limit the ways --  
18 or limit the impacts on marine life. And these  
19 are recommendations by our State natural  
20 resources agency, SC DNR. As currently  
21 proposed, this development would need a  
22 variance for the shoreline protection area,  
23 from what I understand, otherwise it cannot be  
24 built. Perhaps if it can't fit without a  
25 variance, it shouldn't be built. With a



1 variance, this brings light pollution closer to  
2 the marine life that utilize the beach. Pools  
3 and patios don't belong in the shoreline  
4 protection area and your Land Management  
5 Ordinance states this. I get that the Town is  
6 in need of development and financial means a  
7 boost in the economy. I do think this can be  
8 done without a high rise. Great things come  
9 with patience and in depth planning. Atlantic  
10 Beach can be developed with a more residential  
11 feel and revitalize Main Street to achieve its  
12 goals. How great would a revitalized  
13 (inaudible) be, for example, promote -- and  
14 promotion of boutique hotels instead of this  
15 high rise? The Town stands a better chance of  
16 preserving its history and character without  
17 this high rise. Thank you.

18 **FEMALE SPEAKER:** Thank you.

19 (Applause)

20 **MALE SPEAKER:** Thank you, sir.

21 **MAYOR EVANS:** We have two sign up sheets here, one's  
22 for the ordinance to amend the zoning map, and  
23 the other one is for the -- for the parking.  
24 So, I'm going -- I've got one here for the  
25 amendment of the zoning map and Land Management



1 Ordinance. What is your name?

2 **MS. CRAWFORD:** My name is Monica Crawford.

3 **MALE SPEAKER:** A lot of people came up after the  
4 sheet was ---

5 **MAYOR EVANS:** One moment, please, sir.

6 **MALE SPEAKER:** A lot of people came in after the  
7 sheet was already taken up.

8 **FEMALE SPEAKER:** (Inaudible)

9 **MS. CRAWFORD:** Okay. Monica Crawford, again is my  
10 name. And I have two questions. One question  
11 is, I heard that you're going to be doing  
12 public parking for the area, and I want to  
13 know, is that going to be paid public parking?  
14 And if it is paid public parking, who is going  
15 to benefit? Is it going to benefit the Morant  
16 Group, or is it going to benefit the Town? So  
17 -- the Town. And secondly, the design does not  
18 show the additional land needed for the exit  
19 and entrance. It only shows the entrance to  
20 the building, so, what plans have you devised  
21 for that? And then I thought of one more, and  
22 to piggyback on what the gentleman before me  
23 said, was there a study, a case study, done on  
24 that property, that land, the undeveloped land  
25 on the beach, to see how the marine life or the



1           life that has established itself there is going  
2           to be affected?

3       **MALE SPEAKER:**   Thank you.

4       **MALE SPEAKER:**    So, Tawanda Scales (ph), did I  
5           pronounce that correctly?

6       **FEMALE SPEAKER:**   (Inaudible)

7       **MALE SPEAKER:**    You approach the mic.

8       **MS. SCALES:**        Good evening.    My name is Tawanda  
9           Scales, and I have interest in the development  
10          of a condo.  I tend to agree with the gentleman  
11          who spoke earlier that there are other ways to  
12          develop a special place like Atlantic Beach  
13          with the development of boutique hotels, which  
14          I think preserve the landscape.  I was looking  
15          at the design of the building, it does not seem  
16          to blend in with the aesthetics of the  
17          community that is starting to come up in the  
18          area.  And I think there are other places that  
19          we can take -- I'm actually a property owner,  
20          so I'm definitely invested in the community,  
21          but I think there are other areas that have a  
22          similar cultural look that we can look to for  
23          the development.  So, I am totally interested  
24          in commerce, revenue, growing the community,  
25          but I just cannot understand how anyone who



1 already lives here could advocate for an 18-  
2 story building, taking in consideration some of  
3 the damage and some of the impact of high rises  
4 along Myrtle Beach, North Myrtle Beach. So, I  
5 hope that the committee will think hard and  
6 long about supporting basically a metal and  
7 glass building in a community that has so much  
8 beauty and history. Thank you.

9 **MALE SPEAKER:** Thank you. Thank you for investing  
10 in Atlantic Beach. Moses (inaudible)

11 (Inaudible)

12 **MALE SPEAKER:** Never mind (inaudible)

13 **MALE SPEAKER:** Monica Whalen?

14 **MS. WHALEN:** Hi, my name is Monica Whalen (ph), and  
15 I'm a staff attorney for the South Carolina  
16 Environmental Law Project. And thank you for  
17 the opportunity to speak. The proposed project  
18 is inconsistent with the goals of the natural  
19 resource element of the comprehensive plan.  
20 And I'm going to highlight a couple of those  
21 goals. Goal one is to protect Atlantic Beach  
22 ocean front, and some of the objectives include  
23 encourage design sensitive development with  
24 consideration given to the preservation of  
25 (inaudible), the protection of dunes, a



1 provision for beach access by the public and  
2 the appropriateness of scale. Goal three is to  
3 protect and promote the town's natural  
4 resources, and an objective is to require  
5 identification of sensitive areas as part of  
6 the development review process. And some of  
7 the sensitive areas listed are dunes in the  
8 OCRM critical area line. Also the  
9 comprehensive plan says that any development on  
10 the ocean front should occur with the right  
11 circumstances and conditions, and based on the  
12 comments made at the Planning Commission  
13 meeting and some of the comments made this  
14 evening, it seems that these are not the right  
15 circumstances and that the right conditions are  
16 not in place. Further, this proposed project  
17 is not consistent with the purposes stated in  
18 the Land Management Ordinance, specifically  
19 section 5.3.30(e), which is the purpose to  
20 protect and preserve scenic, historic and  
21 ecologically sensitive areas. For these  
22 reasons, I kindly ask that you deny this  
23 request. Thank you.

24 **FEMALE SPEAKER:** Thank you.

25 **MALE SPEAKER:** Thank you.



1 (Applause)

2 **MALE SPEAKER:** John Peters (ph).

3 **MALE SPEAKER:** John Peters (ph) is not here?

4 (inaudible)

5 **MALE SPEAKER:** Okay. All righty. Owen Metts (ph).

6 **MR. METTS:** Good evening, everyone. Mr. Mayor,  
7 Members of the Council, Town Manager, attorney.  
8 Personally, I am truly impressed with what the  
9 Morant Group, has actually presented here  
10 tonight, and what they presented before. I  
11 think it's a wonderful plan project, and I am  
12 100 percent in favor of the Council approving  
13 this plan. I'm going to share an experience  
14 with you that that I had with an individual who  
15 was actually a healthcare provider whenever  
16 Angela and I had our son was injured, and this  
17 was when they were trying to implement  
18 Obamacare. And this lady was 75 years of age,  
19 and she had a daughter that had a uninsurable  
20 condition, but she was adamant about the fact  
21 that she was against Obamacare, and that was  
22 all that she was hearing. She was against  
23 Obamacare, but she never really understood  
24 exactly what Obama could do for her daughter.  
25 So, she was 75 years of age, and she was



1 working primarily to help her daughter with  
2 healthcare. So, I explained to her that if you  
3 had Obamacare, your uninsurable daughter would  
4 then become insured and you wouldn't have to  
5 work as hard. Mr. Metts, are you sure? Yes,  
6 ma'am, I'm sure. So, my point here is tonight  
7 that there's something here for most of you.  
8 You may not see it, but I think if you will  
9 give the group the opportunity to do what they  
10 do best, what they've been doing for years,  
11 then I think we'll find something in it for  
12 most of us. And the second point that I want  
13 to make, and then I'll be done, a few weeks  
14 ago, President Biden made a very important  
15 decision not to run for reelection, probably  
16 the most important decision he's likely ever  
17 made in his life. But the reason that he made  
18 that decision, it wasn't personal. He made  
19 that decision because that was best for the  
20 country. So, what we have to do -- this is  
21 nothing personal. We have to look at what's  
22 best for your town that all of you say that you  
23 love. When you ride down 30th Avenue, then if  
24 I want to stop and get a hamburger, there's no  
25 place to do it. Now, (inaudible) least that's





1           that's a start. So, I think we have to not  
2           look at this as personal, but look at it as a  
3           bigger decision, and look at it for what you  
4           can do for your town. Thank you.

5           **FEMALE SPEAKER:** Thank you.

6           **MALE SPEAKER:** Thank you, sir.

7           (Applause)

8           **MALE SPEAKER:** Beverly McDonald.

9           **MS. McDONALD:** Good evening to all. My name is  
10          Beverly McDonald. I own lots on 31st Street.  
11          I signed in, but it wasn't the intent to speak;  
12          however, listening to all that's at stake here  
13          and what the future holds, I'm truly in support  
14          of the Morant project. I have six  
15          grandchildren, and when I told them the history  
16          and why I fell in love with the Black Pearl,  
17          they, in tune, looked at me and said, Grandma,  
18          when are we going to have the opportunity to go  
19          there? My son -- my grandson, is 20. He came  
20          during Bike Fest, and he was extremely  
21          disappointed with what he had seen. He said,  
22          Grandma, you sure you want to do this? But I  
23          felt very strong about it, and when I heard  
24          about the project, I felt even stronger. I'm  
25          in total support of this project. A change has



1 to come, and we need to be a part of that  
2 change. I think the Morant Group has done more  
3 than their share to try to bring cultural  
4 sensitivity to the area. With that, again, I  
5 am truly in support of it and look forward to  
6 the future. Thank you.

7 **FEMALE SPEAKER:** Thank you.

8 (Applause)

9 **MALE SPEAKER:** Ms. Janie Isom?

10 **MS. ISOM:** Good evening, everybody. I'm Janie Isom  
11 501 29th Avenue, Atlantic Beach, and I would  
12 just like to say I've been here since 1963 and  
13 I've seen changes. But I want you all to go  
14 down to North Myrtle Beach, which is Windy Hill  
15 and Crescent Beach, and look at the ocean that  
16 the buildings are sitting on. If you hadn't  
17 been down there yet, you need to go. And if  
18 you want to see something again, go to the end  
19 of 32nd Avenue, where they just built that blue  
20 house on the end, and look behind it and see  
21 what kind of damage is being done back behind  
22 that house. See, we sit up here and think  
23 about money, but we need to think about  
24 something else, safety and what need to be done  
25 to Atlantic Beach. That's a pretty building.



1           It's nice. But I don't think that ocean front  
2           going to be able to hold it ---

3           **FEMALE SPEAKER:** Amen.

4           **MS. ISOM:** --- because, you know what? I think I  
5           took -- I have a picture in my -- in my phone,  
6           and I'm gonna show you, the water came up from  
7           the ocean. We couldn't go on none of the  
8           streets, none. Couldn't even walk. And that  
9           water going to come back and take (inaudible).  
10          I don't care what you do to it. If you don't  
11          believe it, go to North Myrtle Beach and Windy  
12          Hill and Myrtle Beach and the rest of the place  
13          and on the waterfront. Don't go to their town  
14          go to their waterfront, and look at the  
15          waterfront and see what is -- the damage is  
16          being done with all those hotels and motels are  
17          being built down there. And I'm -- I'm  
18          objecting to it because what has been on the  
19          ocean front is in the ocean. It's in the  
20          ocean.

21          (Applause)

22          **MS. ISOM:** So, you know what? I'm not saying  
23          anything, whether you need to do it or don't do  
24          it, but I tell you what that water's going to  
25          take care of it ---



1       **FEMALE SPEAKER:** Amen.

2       **MS. ISOM:** --- because it has taken care of some of  
3           the ones that's already been there. And I'm  
4           just telling you think before you do because I  
5           know this is a man-made thing, but we need to  
6           start thinking. Man do what they want to do  
7           when they want to do it and stuff, but we gotta  
8           think. God gave us brains to think of what we  
9           need to do with his ocean. That's his ocean.  
10          It's not ours, and that's why the ones that's  
11          down there paying to come to the ocean and  
12          stuff, they going to -- they going to reap  
13          that, because we don't pay to go to God's  
14          ocean. If somebody want to go, you come and  
15          go, come and go, but you don't need to be  
16          putting no -- no meters and stuff down there  
17          for people to come and see the ocean. But I'm  
18          just saying, if you want to see -- if you want  
19          to see the picture that I had -- and then when  
20          the storm just passed, this Debbie storm was  
21          here, the water was out there again, all the  
22          way across. About -- I couldn't go out and  
23          take a picture, because it rained every day.  
24          But just -- just think about it. God -- that  
25          ocean gonna back and claim itself. We don't



1           have to worry about it because I live on 29th  
2           Avenue, and I don't know what day it's going to  
3           come (inaudible) it's going to come up and get  
4           me, but we better be careful what we do to our  
5           ocean and what we do to Atlantic Beach.

6           **FEMALE SPEAKER:** Thank you.

7           (Applause)

8           **MALE SPEAKER:** All right. Council, that is all the  
9           sign ups we have for the public hearing. I  
10          don't think we missed anybody. So, I'm  
11          guessing we're seeking a motion to bring the  
12          public hearing to -- I'm sorry.

13          **FEMALE SPEAKER:** I didn't sign up. May I speak at  
14          the public (inaudible)

15          **MALE SPEAKER:** Sure. Did we miss anybody else?

16          **FEMALE SPEAKER:** I did not sign up.

17          **MALE SPEAKER:** Okay. I was just asking have we  
18          missed anybody else other than you. I was  
19          going to give them a chance, too. Come on up.

20          **MS. CHEATHAM:** Council, my name is Linda Cheatham.  
21          I live on 29th Avenue, and I wasn't going to  
22          speak, but I haven't heard anyone speak about  
23          the transportation element of this hotel, with  
24          the traffic that it's going to bring in the  
25          neighborhood. (Inaudible) I'm sorry, from --



1 has SC DOT done a study that that shows what  
2 the impact is going to be, and how the egress  
3 and ingress and what traffic management is  
4 there?

5 **MALE SPEAKER:** They did a study, but they haven't  
6 did an updated study with (inaudible). They  
7 haven't presented it to us.

8 (Inaudible - Multiple Speakers)

9 **MALE SPEAKER:** (Inaudible) Just make your -- let her  
10 make her presentation.

11 **FEMALE SPEAKER:** I'd like to -- I'd like to know if  
12 there -- has a study been made describing the  
13 impact and what traffic management is going to  
14 occur because of the more traffic in the  
15 neighborhood, is that available for the public  
16 to see?

17 **FEMALE SPEAKER:** She gonna answer all questions that  
18 need to be asked (inaudible) public.

19 (Inaudible - Multiple Speakers)

20 **MAYOR EVANS:** We will have that answer for you.

21 **FEMALE SPEAKER:** Okay. Thank you.

22 **MOTION TO CLOSE PUBLIC HEARING:**

23 **MAYOR EVANS:** Was there anyone else? If not,  
24 Council, I seek a motion to bring the public  
25 hearing to a close.



1 **COUNCILWOMAN:** So moved.

2 **COUNCILWOMAN:** Second.

3 **MAYOR EVANS:** There's motion and a second on the  
4 floor to close the public hearing. Any other  
5 questions or comments? If not, roll call.

6 **FEMALE SPEAKER:** Council members.

7 (Technical break in audio - recording went silent)

8 **MALE SPEAKER:** --- I said -- what I said, we as a  
9 Town should have had say in the negotiation in  
10 what amenities were for the Town instead of  
11 allowing all amenities to be discussed and  
12 provided by the hotel that fit right back into  
13 the hotel, surrounding the hotel. The  
14 amenities are not for all of Atlantic Beach.  
15 So, I think we are making a huge mistake. The  
16 second thing, if we can -- if you could put up  
17 the ingress/egress map. The ingress to the  
18 hotel is located on 31st Avenue, and property  
19 that is owned by the Town, or that is seeking  
20 to be owned by the Town, that we don't  
21 currently have deeds for. So, a building can't  
22 be built if you don't have deeds for the  
23 property. And if you look at it, they say that  
24 it's an amenity for the Town, but that is the  
25 only -- that was it. Go back two more. Go



1 back two more. Right there. That is the only  
2 ingress and egress for the whole hotel. If  
3 they don't utilize that property that's owned  
4 by the Town, they cannot enter to their hotel  
5 for parking at all. So, if we're trading our  
6 property for the Town, it's nice to say we got  
7 a ten foot easement, but, again, those 25  
8 parking spaces, if you go down to Cherry Grove,  
9 to the Prince Hotel, they utilize the middle  
10 lane of parking, and they do that to bring in  
11 supplies, cleaning, linens, and that property  
12 will be used for the Morant property to do all  
13 that. It will not be used for Atlantic Beach  
14 citizens to park, utilize or anything. So,  
15 that point. And the last point I have is deed  
16 restrictions. Mr. Morant provided in this  
17 proposal an application form, and it says, no,  
18 when it's asked, are there any covenants or  
19 deed restrictions that prohibit that use. We  
20 are currently in court right now, and there's  
21 an injunction that the Town has agreed to, that  
22 we cannot move forward with permitting for this  
23 project until this deed restriction issue is  
24 worked out. So, I do question, again, Mr.  
25 Morant, why circle no for the deed





1 restrictions, when you all knew there were deed  
2 restrictions?

3 **FEMALE SPEAKER:** (Inaudible)

4 **MALE SPEAKER:** You think -- are those questions ---

5 **FEMALE SPEAKER:** He's not getting ready to  
6 (inaudible)

7 **MALE SPEAKER:** We're fixing to give away ---

8 **FEMALE SPEAKER:** This is Council's business.

9 **MALE SPEAKER:** We're fixing to give away ---

10 **MALE SPEAKER:** There's a motion and a second on the  
11 floor, sir.

12 **MALE SPEAKER:** There is a motion and a second on the  
13 floor.

14 (Inaudible - multiple speakers)

15 **MAYOR EVANS:** Order. There is a motion and a second  
16 on the floor to adopt Ordinance Number 4-2024,  
17 second reading. Roll call.

18 **FEMALE SPEAKER:** Mayor Pro-tem Isom.

19 **MS. ISOM:** Yay.

20 **FEMALE SPEAKER:** Councilwoman Jacqueline Gore.

21 **MS. GORE:** Yay.

22 **FEMALE SPEAKER:** Councilman John David.

23 **MR. DAVID:** Never.

24 **FEMALE SPEAKER:** Mayor Jake Evans.

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



1 MOTION TO ADOPT ORDINANCE 5-2024:

2 **MAYOR EVANS:** We're down to B, Ordinance Number 5-  
3 2024, and this is the second reading, as well.  
4 Council, seek a motion to adopt Ordinance  
5 Number 5-2024, second reading.

6 **COUNCILWOMAN:** So moved.

7 **COUNCILWOMAN:** Second.

8 **MAYOR EVANS:** There's a motion and second on the  
9 floor to adopt Ordinance Number 5-2024. Any  
10 other questions or comments?

11 **MALE SPEAKER:** Discussion -- or discussion? She  
12 should explain what it is to the people, so  
13 that we know what it is, instead of just voting  
14 on something the people don't know it is.  
15 Aren't you supposed to explain it?

16 **FEMALE SPEAKER:** (Inaudible)

17 **FEMALE SPEAKER:** Also requires (inaudible)

18 **MALE SPEAKER:** It does.

19 **MALE SPEAKER:** So, the motion ---

20 **MAYOR EVANS:** Okay, the ---

21 **FEMALE SPEAKER:** (Inaudible)

22 **MS. KANE:** What's associated with Ordinance 5-2024,  
23 this is an amendment to the Land Management  
24 Ordinance related to parking and -- and loading  
25 requirements.



1 **MALE SPEAKER:** Right.

2 **MS. KANE:** Let's see if that works. And, so, just  
3 as a overview of that, the intent here is to  
4 eliminate minimum off-street parking and  
5 loading requirements within the Main Street One  
6 and the Main Street Two zoning districts,  
7 that's your main corridor coming in through  
8 town. The intent of the comprehensive plan is  
9 for that to become your -- your Main Street.  
10 And this was changed in order to help encourage  
11 that more downtown feel so -- and a property  
12 owner could provide off-street parking, and  
13 they would still have to meet what those  
14 standards are, dimensional standards within the  
15 ordinance. But because there is on-street  
16 parking available on Atlantic, you know, I  
17 think that's the deciding factor there, is that  
18 you do have available public parking there to  
19 help encourage that Main Street growth there.  
20 The other changes within this ordinance that  
21 are proposed is to standardize the parking  
22 space dimensions with what neighboring  
23 jurisdictions already have, and with industry  
24 standards. That -- it's really just a minor  
25 change from a 18-foot depth to a 19-foot depth,



1 and actually to narrow your parking space  
2 requirements from ten feet wide down to nine  
3 feet wide. That -- that is the industry  
4 standard. So, we just want to be consistent  
5 with that. The other change within this  
6 ordinance is to make sure that the handicapped  
7 accessible parking standards are clear. So, if  
8 an applicant is coming to put together a  
9 development plan, that they don't have to go  
10 look in other documents to be able to find what  
11 those ADA standards are to meet those minimum  
12 -- minimum requirements. So, just wanted to  
13 provide a quick overview of that, and this does  
14 require a public hearing, as well.

15 **MALE SPEAKER:** Thank you. (Inaudible) signed up  
16 (inaudible).

17 **MAYOR EVANS:** So, you have any other questions for  
18 her, John David?

19 **MR. DAVID:** Yes. One thing, what is the loading  
20 requirements? You talked about parking, you  
21 discussed that. What is the loading  
22 requirement?

23 **MS. KANE:** Sure. So -- so, it would be, like, if it  
24 was a commercial property and you needed to  
25 have delivery trucks, truck delivery. So, you



1 would end up having off-street ingress and  
2 egress for, like, the back of the building or  
3 the side of the building. This would make sure  
4 that you would have that minimum on-site  
5 requirement, that loading would happen  
6 potentially within the right-of-way.

7 **MALE SPEAKER:** I didn't see anything written in  
8 regards to that. Is there -- because on the  
9 slides, you just have -- you don't have  
10 anything in regards to loading. Is there  
11 anything written that expounds on that?

12 **FEMALE SPEAKER:** Let me make sure. All right, so,  
13 in regards to -- there's a section in there  
14 about off-street loading requirements, that is  
15 on page eight of nine. And so what you'll see  
16 here is the provision in here that it would not  
17 be required the number of parking spaces.  
18 (Inaudible)

19 **MALE SPEAKER:** I see loading here on this -- it  
20 addresses on-street parking, parking, main  
21 parking. And the loading requirements didn't  
22 change as far as section 5.3.633, so there's no  
23 loading changes. And then 5.3.635, I don't see  
24 any loading change. Says loading.

25 **MS. KANE:** The primary aspect here is, you know,



1 loading also would require, like, (inaudible)  
2 things of that nature. Anything that you see  
3 here that is like bolded and underlined is new.  
4 Anything that is stricken through is that's  
5 being removed, you'll see the strike-through  
6 for that.

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

8 **MS. KANE:** But this -- this really in terms of what  
9 the loading requirements are, the ordinance  
10 itself really just spells that out within,  
11 like, pages two of nine, and then it'll get  
12 into the (inaudible) I apologize. And then the  
13 parking and loading area design standards,  
14 that's 635, so that's page seven of nine. So,  
15 that goes into the drive aisle width. And then  
16 the next one is 636, which is page eight of  
17 nine. These are really minimal changes on that  
18 end.

19 **MALE SPEAKER:** That's all.

20 **MAYOR EVANS:** Okay. Council, there's a motion and a  
21 second on the floor to adopt Ordinance Number  
22 5-2024, the second reading.

23 **FEMALE SPEAKER:** (Inaudible)

24 **MAYOR EVANS:** We did. We did that, yeah, for both  
25 of them.



1 MALE SPEAKER: (Inaudible)

2 MAYOR EVANS: We did that, as well.

3 FEMALE SPEAKER: Okay.

4 COUNCILWOMAN: So moved.

5 MAYOR EVANS: Yeah, motion and second on the floor  
6 to adopt Ordinance Number 5-2024, and this is  
7 the second reading.

8 MALE SPEAKER: Roll Call.

9 FEMALE SPEAKER: Mayor Pro-tem Isom.

10 MS. ISOM: Yay.

11 FEMALE SPEAKER: Councilwoman Gore.

12 MS. GORE: Yay.

13 FEMALE SPEAKER: Councilman John David.

14 MR. DAVID: Yes.

15 FEMALE SPEAKER: Mayor Jake Evans.

16 MAYOR EVANS: Yay. The motion's granted. We have  
17 no new business. We're down to public time.  
18 I still do have a couple of public comment  
19 cards here, and one belongs to Tawanda Scales  
20 (ph).

21 FEMALE SPEAKER: She didn't hear. Can you repeat it  
22 again?

23 FEMALE SPEAKER: (Inaudible)

24 MAYOR EVANS: Yeah, that was for the public hearing.

25 FEMALE SPEAKER: Public hearing, okay.



1     **MAYOR EVANS:** This is public time at the end of a  
2             meeting that people signed up with these cards.

3     **FEMALE SPEAKER:** I'm good.

4     **MAYOR EVANS:** Thank you. Thank you very much. And  
5             I think I got Trapper again, as well. Is he  
6             still here?

7     **MALE SPEAKER:** (Inaudible)

8     **MOTION TO ADJOURN:**

9     **MAYOR EVANS:** Thank you, sir. That's it. Council,  
10            seek a motion to adjourn.

11    **COUNCILWOMAN:** So moved.

12    **COUNCILWOMAN:** Second.

13    **MAYOR EVANS:** Motion and a second on the floor to  
14            adjourn. Roll Call.

15    **FEMALE SPEAKER:** Mayor Pro-tem Josephine Isom.

16    **MS. ISOM:** Yay.

17    **FEMALE SPEAKER:** Councilwoman Jacqueline Gore.

18    **MS. GORE:** Yay.

19    **FEMALE SPEAKER:** Councilman John David.

20    **MR. DAVID:** Yes.

21    **FEMALE SPEAKER:** Mayor Jake Evans.

22    **MAYOR EVANS:** Yay. The motion is granted. Meeting  
23            adjourned.

24    **(The meeting was adjourned.)**

25





**CERTIFICATE**

This is to certify the transcript of the Atlantic Beach Town Meeting consists of fifty-six (56) pages. This transcript was prepared by me without the benefit of my being present during the meeting. Additionally, this transcript was prepared from a audio recording provided to me.

I further certify that I am neither employed by nor related to any of the parties in this matter or their counsel; nor do I have any interest, financial or otherwise, in the outcome of same.

IN WITNESS WHEREOF I have hereunto set my hand and seal this September 4, 2024.



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Amanda J. Creel Godfrey  
Court Reporter

Notary Public for South Carolina  
My Commission Expires: May 27, 2031

