

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

COUNCIL MEETING

Monday, March 3, 2025



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APPEARANCES

COUNCIL MEMBERS:

Mr. John David, Mayor Pro Tem
 Carla Taylor, Councilwoman
 Edward Campbell, Councilman
 Jacqueline Gore, Councilwoman

ALSO PRESENT:

Linda Cheatham, Interim Town Manager
 Brad Smith, Attorney
 Cheryl Pereira, Town Clerk

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(Audio begins at counter 0:00:43:08)

MR. DAVID: --- the Gaskins to resolve the lot issue
at 29th and Ocean. Is there a second?

COUNCILWOMAN: Second.

MR. DAVID: Roll call.

FEMALE SPEAKER: Councilman Edward Campbell.

MR. CAMPBELL: Yay.

FEMALE SPEAKER: Councilwoman Carla Taylor.

MS. TAYLOR: Yay.

FEMALE SPEAKER: Councilwoman Jacqueline Gore.

MS. GORE: Yay.

FEMALE SPEAKER: Mayor Pro Tem John David.

MR. DAVID: Yes.

Next we move into to Old Business. We have
Town Council Meeting Minutes.

COUNCILMAN: Pledge of Allegiance.

MR. DAVID: Oh, yeah. Let's do it. Okay. We'll
have a moment of silence and the Pledge of
Allegiance.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

MR. DAVID: Pledge of Allegiance.

(Pledge of Allegiance recited in unison.)

OLD BUSINESS

MR. DAVID: Next, we'll move into Old Business.



1 Town Council meeting minutes, minutes from Town
2 Council meeting minutes -- meeting held on
3 February 3rd. Is there a motion to approve the
4 minutes?

5 **APPROVAL OF MINUTES**

6 **MS. TAYLOR:** I move that we approve the minutes from
7 the meeting held on February 3rd, 2025.

8 **MR. DAVID:** Second.

9 **MR. CAMPBELL:** Second

10 **MR. DAVID:** Roll call.

11 **FEMALE SPEAKER:** Councilman Edward Campbell.

12 **MR. CAMPBELL:** Yay.

13 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

14 **MS. TAYLOR:** Yay.

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

16 **MS. GORE:** Yes.

17 **FEMALE SPEAKER:** Mayor Pro Tem John David.

18 **MR. DAVID:** Yes.

19 **ORDINANCE NO. 1-2025:**

20 **MR. DAVID:** Next, we have Ordinance Number 1-2025,
21 an Ordinance to Amend the Housing and Land Use
22 Elements of the Comprehensive Plan for the Town
23 of Atlantic Beach, Second Reading.

24 Ms. Cheatham do you have anything to say in
25 regards to that?



1 **MS. CHEATHAM:** Not really, but.

2 **MR. DAVID:** Okay.

3 (Laughter)

4 **MS. CHEATHAM:** Does anyone have any questions? This
5 is the second reading of the Ordinance to Amend
6 the Housing and Land Use Elements of the
7 Comprehensive Plan. We had substantial
8 discussion at the first reading, so, unless
9 someone has any questions.

10 **MR. DAVID:** Ms. Taylor?

11 **MS. TAYLOR:** I don't have questions but based on
12 discussions, I believe there's some errors in
13 the current draft that I would like struck
14 through before voting.

15 **MR. DAVID:** If you can read that to amend it per
16 your motion to be stricken (sic) through so
17 it'd be approved with the second reading.

18 **MS. TAYLOR:** So, we ready for it?

19 **MR. DAVID:** Yes ma'am.

20 **MS. TAYLOR:** Okay. I move that we approve the
21 second reading of Ordinance - number one --
22 Ordinance Number 1-2025 with the noted strike
23 throughs. Which would include on page 63 the
24 last paragraph after the parentheses, and to
25 high density residential ---



1 (Break in audio)

2 On page 64, second paragraph, the first two
3 sentences along the (break in audio) of 29th,
4 30th, 31st, and 32nd Avenues. Densities are
5 anticipated to increase with the high -- with
6 the development of multi-story, seasonal, and
7 transient (hotel) housing because of the high
8 intensity nature of these uses and their
9 proximity to the oceanfront, site design and
10 development review is perhaps the most critical
11 of any area within the Town. That -- those two
12 sentences should be stricken through because
13 they are not in accordance with the rest of the
14 ordinance.

15 **MR. DAVID:** I second it. Is there any discussion?

16 (No audible response.)

17 **MR. DAVID:** Roll call.

18 **FEMALE SPEAKER:** Councilman Edward Campbell.

19 **MR. CAMPBELL:** Yay.

20 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

21 **MS. TAYLOR:** Yes.

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

23 **MS. GORE:** No.

24 **FEMALE SPEAKER:** Mayor Pro Tem John David.

25 **MR. DAVID:** Yes.



ORDINANCE NO. 2-2025

MR. DAVID: Next, we have item C, Number 2-2025, an Ordinance to Amend the Land Management Ordinance as it Pertains to Short Term Rentals, second reading. Is there -- Ms. Cheatham, you have any ---

MS. CHEATHAM: Mr. Mayor and members of Council, this ordinance changes short term rental from a conditional use to a permitted use. We've been doing that for some time but this makes it permitted rather than a conditional use. I'll be glad to answer any questions.

MR. DAVID: Is there a motion to approve?

COUNCILWOMAN: So moved.

MR. DAVID: Second?

COUNCILWOMAN: Second.

MR. DAVID: Roll call.

FEMALE SPEAKER: Councilman Edward Campbell.

MR. CAMPBELL: Yay.

FEMALE SPEAKER: Councilwoman Carla Taylor.

MS. TAYLOR: Yay.

FEMALE SPEAKER: Councilwoman Jacqueline Gore.

MS. GORE: Yay.

FEMALE SPEAKER: Mayor Pro Tem John David.

MR. DAVID: Yes.



NEW BUSINESS

MR. DAVID: Next, we have New Business.

ORDINANCE NO. 3-2025

MR. DAVID: Ordinance Number 3-2025, an Ordinance to Amend the Zoning for Numerous Parcels to (R-2) Residential 2 District, first reading.

MS. GORE: Question?

MR. DAVID: Yes? Well, let's -- go ahead.

MS. GORE: How is it that we're doing an ordinance on something that we haven't even had the meeting yet?

MR. DAVID: As we've done before in previous meetings, you can have the first reading and prior to having the actual planning meeting, which the planning meeting is scheduled for April 3rd, prior to the second reading of the motion. We did that back in August.

MS. GORE: So, how if we don't get recommendations from the Planning Board?

MR. DAVID: We will have recommendations prior to a second reading which we can add.

MS. GORE: So, we gonna do an ordinance to amend the zoning and we haven't had a planning meeting?

MR. DAVID: Yes.

MS. GORE: Is that legal?



1 **MR. DAVID:** Yes.

2 **MR. SMITH:** Yes, there's no -- I mean there's no
3 period of time line as long as you have it at
4 one point. So, they -- they attempted to have
5 the meeting; there was no quorum, so, we're
6 gonna have the first reading ---

7 **MS. GORE:** And I understand that ---

8 **MR. SMITH:** And then the next meeting will be April
9 3rd ---

10 **MR. DAVID:** 3rd. And then the next meeting for the
11 Council will be April 7th.

12 **MS. GORE:** So, we're gonna have ---

13 **MR. DAVID:** Yes.

14 **MS. GORE:** We're gonna do an ordinance for something
15 ---

16 **MR. DAVID:** We did ---

17 **MS. GORE:** --- that has not even been -- the meeting
18 hasn't even taken place yet?

19 **MR. DAVID:** You -- you did the same thing in August,
20 yes, you did.

21 **MR. SMITH:** You're not approving the ordinance as a
22 final ordinance. You're approving the reading.

23 **MS. GORE:** So, this is the first reading?

24 **MR. DAVID:** Yes.

25 **MR. SMITH:** First reading.



1 **MR. DAVID:** Exactly.

2 **MS. GORE:** Yes, okay.

3 **MR. DAVID:** Ms. Cheatham?

4 **MS. CHEATHAM:** Mr. Mayor, members of Council, the
5 purpose of -- of this ordinance is to support
6 the re-zoning of the majority of the first and
7 second beachfront properties from waterfront
8 one and waterfront two to residential, R-2.

9 **MR. DAVID:** Is there other discussion? I'd like to
10 say, a point of privilege, we have had -- our
11 oceanfront has been not developed for years.
12 Since probably '54 when Hurricane Hazel ---

13 **MS. GORE:** I beg to differ

14 **MR. DAVID:** Well, again, I ---

15 **MS. GORE:** It's been -- it's been since then.

16 **MR. DAVID:** And then since we had Hurricane Hugo,
17 which also continued to destroy the things that
18 we had on the oceanfront. One of the reasons
19 that we don't have development or can't get
20 commercial development, I believe, is that we
21 have misaligned land management ordinances with
22 the deed restrictions that are on the
23 oceanfront. So, when many people go to try to
24 get loans for commercial properties and they go
25 through underwriting, and when the underwriters



1 see that those lots are deed restricted, they
2 are not able to move forward commercially. And
3 why prevent many people that can build homes.
4 Such as George Tyson, originally put in the
5 deed restriction that says -- on a lot of the
6 lots it says, no hotel houses and only
7 residential use. And we want to align our land
8 management ordinance with the deed restrictions
9 that George Tyson originally placed. And this
10 will help us do it. This will help growth and
11 development on the oceanfront, I believe,
12 'cause it is easier for people to get
13 residential loans compared to commercial loans.
14 We've had a couple of economic development
15 forums in the Town. We've had several bankers
16 here, ten to twenty, at different times. We
17 have another forum scheduled in August, the
18 29th. It is very, very hard for people that
19 own 50 by 150 lots to get a commercial loan
20 that don't have previous business experience
21 and not five years of profit and loss
22 statements to show that they've had a
23 successful business. And, again, the deeds are
24 not aligned and they have never been -- they
25 haven't been aligned since I've been reading



1 this information, and we are seeking to do
2 that. We're not seeking to harm anyone. We're
3 seeking to grow the beach and we're seeking to
4 follow the wishes of George Tyson, who
5 originally put the deed restrictions in place.
6 Any other comments?

7 **MS. GORE:** Yes.

8 **MR. DAVID:** Go ahead.

9 **MS. GORE:** I just don't see how it's gonna benefit
10 the Town. And I understand what you're saying,
11 but why don't we let the property owner worry
12 about how they're gonna get financed through
13 the bank or what have you? Because you're
14 saying that the reason why there isn't anything
15 on the oceanfront is because of the
16 restrictions, the bankers won't let them get
17 money, la da la, that's not true. That's not
18 the reason why there's nothing on that
19 oceanfront down there. The reason why there
20 isn't anything on the oceanfront, back in 2005,
21 2006, 2007, she was here -- the reason why
22 those folks didn't develop that property -- and
23 it was not for no homes, it was for commercial
24 buildings, was because of the economy fold on
25 'em. It wasn't because of the banks telling



1 them they couldn't get no money. It was
2 because they've -- they've had money in line.
3 The economy went bad on 'em and that's why they
4 didn't build there. It wasn't because of no
5 restrictions there. And maybe there are
6 restrictions, but why don't we let those folks
7 figure out how they're gonna get the loan for
8 the property to put commercial on that
9 oceanfront. We talking about on our
10 oceanfront. So, we come to the beach, we got
11 four blocks here. We come to the beach, we
12 gotta go in somebody's back yard to go to the
13 beach whenever we could be going through
14 commercial buildings there versus going through
15 -- almost like getting permission to somebody
16 'cause we making too much noise at the beach
17 and now they're trying to sleep in their --
18 we're on the oceanfront and we're talking about
19 putting houses on our oceanfront. That's -- to
20 me, it don't sound like it's nothing that --
21 that make any sense at all.

22 **MR. DAVID:** In addition to that, we're also securing
23 the beach accesses on each one of the streets
24 that we can have going down 29th, 30th, 31st,
25 and 32nd, so that we can -- seeking to put



1 restrooms, showers, seating areas as we move
2 forward to try to get monies to build those
3 areas so that people do have access and
4 continued access to the beach. Go ahead.

5 **MS. CHEATHAM:** Mr. Mayor, if I may. This request,
6 while it says it says it's being initiated by
7 the Town, it's being initiated because the
8 majority of the property owners, people who own
9 property on the waterfront, have said that they
10 would like to have residential properties on
11 the property that they own. And because it's
12 zoned commercial, they are prohibited from
13 doing that. So, we've had substantial
14 conversation with property owners who have
15 asked us to ---

16 **MS. GORE:** Who came and initially bought commercial
17 property but they want to put a house there ---

18 **MS. CHEATHAM:** Right.

19 **MS. GORE:** --- so, therefore, now they have a
20 problem. Well, they should have went somewhere
21 and bought a ---

22 **MS. CHEATHAM:** A lot ---

23 **MS. GORE:** --- a residential property where they
24 have residential property on the beach side.
25 How will we sit here and we're gonna just fold



1 in because they came in and bought a property
2 a hundred years later and now they want to turn
3 our commercial into residential because they
4 want to put a house there?

5 (Inaudible due to simultaneous speakers.)

6 **MS. CHEATHAM:** A lot of times, Madam ---

7 **COUNCILMAN:** Go ahead.

8 **MS. CHEATHAM:** --- Councilwoman, people aren't told
9 that the deed restrictions exist on the
10 property when they purchase it.

11 **MR. DAVID:** Councilwoman Taylor?

12 **MS. GORE:** Wait, wait, wait a minute. Hold up.

13 **MR. DAVID:** Let her speak.

14 **MS. GORE:** Wait, wait. I'm speaking to her first
15 right now. Wait, wait, wait a minute.

16 **MR. DAVID:** All right. Go ahead.

17 **MS. GORE:** Because I don't see how you all just --
18 you -- so how many people have come to ya'll
19 and asked you all to change it because they
20 want to put homes there? So, that we got one
21 man that own what, eight lots right there on
22 the oceanfront?

23 **MS. CHEATHAM:** Yes.

24 **MS. GORE:** He got eight lots right there. So, he
25 gets to come in with his eight lots on the



1 oceanfront and tell us that, well, we -- we
2 wanna put houses there. We just bought this
3 property for however many millions of dollars
4 they did, and it's very special property, but
5 still -- nah, I don't think that's fair to the
6 people. Not just the people that live in
7 Atlantic Beach, but for the surrounding areas.

8 **MS. CHEATHAM:** It's been more than -- it's -- it's
9 been more than him. It's been ---

10 **MR. DAVID:** A lot -- the peo- -- the peo- ---

11 **MS. GORE:** 20. We will say 20.

12 **MR. DAVID:** Go ahead Councilwoman Taylor.

13 **MS. TAYLOR:** I just -- I just wanna make the --
14 something that you said about going to the
15 beach and being in people's back yards. You
16 make the assumption that if there were
17 commercial developments, that people from the
18 street could just walk through and -- and so,
19 I am just confused by that. What difference
20 does it make ---

21 **MS. GORE:** Okay, so let me (inaudible) ---

22 **COUNCILWOMAN:** --- if it's a commercial builder or
23 residential? Either way, the public won't have
24 access to those buildings. That's why we will
25 have beach accesses available. The dunes are



1 protected. If you look at the map, there is a
2 preserved area so that everyone will be able to
3 enjoy the dunes without being in someone's back
4 yard.

5 **MS. GORE:** So, in order for me to go to the beach,
6 I've got to go to ---

7 **MS. TAYLOR:** How do you go to the beach now?

8 **MS. GORE:** Wait a minute. I go to the beach 'cause
9 I live on the beach.

10 **MS. TAYLOR:** I'm saying, but don't you have to go
11 through the beach access to get to the ocean?

12 **MS. GORE:** I don't go to the beach.

13 **MS. TAYLOR:** Oh, okay, then ---

14 (Inaudible due to simultaneous speakers.)

15 **MR. DAVID:** What are you talking about then?

16 **MS. GORE:** I'm just saying I go when I want to go.

17 **MR. DAVID:** It doesn't make any sense.

18 **MS. GORE:** It don't make no sense to you. It makes
19 sense to -- and maybe not to nobody in here,
20 but it makes sense to all the people that have
21 been coming here for all these years and
22 they've been able to go to the beach directly
23 instead of having to go through somebody's yard
24 or the beach access, like you said, but why I
25 got to go to the beach access and then when I



1 get on ---

2 (Inaudible due to simultaneous speakers.)

3 **MS. GORE:** --- and then when I get on the beach, I
4 got to look at you, the back of your house
5 instead of me being able to go an establishment
6 there and being able to purchase -- bring
7 money, revenue into the Town. We gonna put
8 houses on my oceanfront. That don't make no
9 sense to me.

10 **MR. DAVID:** When is -- when has the last
11 establishment been built on the oceanfront?

12 **MS. GORE:** When was the last establishment put
13 there?

14 **MR. DAVID:** Yes.

15 **MS. GORE:** The last one was ---

16 **MR. DAVID:** When was the last one built?

17 **MS. GORE:** The last -- I -- I -- I don't know.

18 **MR. DAVID:** Okay.

19 **MS. GORE:** But there was -- there were -- there were
20 -- there were establishments ---

21 **MR. DAVID:** When was the last one built?

22 **MS. GORE:** There's commercial businesses built ---

23 **MR. DAVID:** When was the last one built?

24 **MS. GORE:** --- before I ever came here.

25 **MR. DAVID:** Okay.



1 **MS. GORE:** Before I came here and I've been here
2 ever since 1964.

3 **MR. DAVID:** Yes. Is there a motion on the floor?

4 **MS. GORE:** (Inaudible)

5 **MR. DAVID:** Is there a motion on the floor?

6 **MS. TAYLOR:** I move that we vote ---

7 **MS. GORE:** Hey, wait a minute, one more -- before
8 you put the motion on the floor.

9 **MR. DAVID:** You don't have to wait if she's making a
10 motion ---

11 **MS. GORE:** So -- but - but, I got a question. I got
12 a question 'cause she -- she didn't put the
13 motion in. Okay. So, therefore, this is what
14 I wanna ask you right here. So happens that
15 there become homes down there, how is that
16 gonna generate money? Tell me that other than
17 ---

18 **MR. DAVID:** I'll -- I'll be happy to ---

19 **MS. GORE:** Other than the tax ---

20 **MR. DAVID:** I'll be happy to.

21 **MS. GORE:** --- that they pay once a year ---

22 **MR. DAVID:** I'll be happy to.

23 **MS. GORE:** --- and their building permit.

24 **MR. DAVID:** I'll be happy to.

25 **MS. GORE:** Tell me. Enlighten me.



1 **MR. DAVID:** First of all, we have no construction on
2 the oceanfront. There hasn't been any. The
3 majority of the new constructions in this town
4 for the last 15 years has been residential.

5 **MS. GORE:** Who?

6 **MR. DAVID:** Yeah, Exactly.

7 **MS. GORE:** Right ---

8 **MR. DAVID:** So -- so ---

9 **MS. GORE:** Residential area.

10 **MR. DAVID:** So, we have a lot of vacant lots that
11 we're not collecting half of the property tax
12 or other taxes that we can ---

13 **MS. GORE:** That's not true.

14 **MR. DAVID:** --- or that we could be collecting.

15 **MS. GORE:** That's not true.

16 **MR. DAVID:** We want to have structures on properties
17 so that we are collecting property taxes on
18 large scales for the Town.

19 **MS. GORE:** But you can't control that, long as they
20 gonna pay their taxes every year ---

21 **MR. DAVID:** Is there a vote on the ---

22 **MS. GORE:** --- we're getting money from ---

23 **MR. DAVID:** Your not getting this maximum. Is there
24 a vote on -- a motion on the floor?

25 **MS. TAYLOR:** I move that we vote to -- the first



1 reading of Ordinance Number 3-2025.

2 **MR. DAVID:** Second. Roll call.

3 **FEMALE SPEAKER:** Councilman Edward Campbell.

4 **MR. CAMPBELL:** Yay.

5 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

6 **MS. TAYLOR:** Yay.

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

8 **MS. GORE:** Definitely not.

9 **FEMALE SPEAKER:** Mayor Pro Tem John David.

10 **MR. DAVID:** Yes.

11 **ORDINANCE NO. 4-2025**

12 **MR. DAVID:** Next, we'll move to Ordinance -- Item B
13 under New Business, Ordinance Number 4-2025.
14 An Ordinance to Amend the Town of Atlantic
15 Beach Code of Ordinances adding parking
16 ordinances and general provisions. Ms.
17 Cheatham?

18 **MS. CHEATHAM:** Mr. Mayor and members of Council,
19 Ordinance Number 4-2025 accomplishes two
20 things. The first thing, it implements the
21 parking program that we discussed in January to
22 have paid parking on several of the public
23 lots. We have entered in agreements with
24 property owners to allow parking. There'll be
25 a revenue sharing proposal with them. Last



1 May, we issued a request for a proposal and we
2 have implemented that. The other is to begin to
3 re-write our Code of Ordinances and so this is
4 the general provisions section. There has to
5 be some renumbering of this, but the general
6 provisions, as well as the parking provision
7 for the paid parking.

8 **MR. DAVID:** And I do -- I do wish to notate that
9 with this parking, we are generating revenue --
10 projections of revenue anywhere from 250,000 to
11 400,000. And the Town in year one would get
12 approximately 45 percent of that minus expenses
13 and revenue sharing with land owners. And in
14 year two, three -- year two and in the option
15 year three and four, we would split 50-50 with
16 the parking company in addition to the revenues
17 that we generate or split or share the land
18 owners. So, it would bring significant revenue
19 to the Town. I move that we approve Ordinance
20 Number 4-24 under the first reading with edits
21 by Town Council members to the Town Manager and
22 the attorney. Is there a second?

23 **MR. CAMPBELL:** Second.

24 **MR. DAVID:** Roll call.

25 **FEMALE SPEAKER:** Councilman Edward Campbell.



1 **MR. CAMPBELL:** Yay.

2 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

3 **MS. TAYLOR:** Yay.

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

5 **MS. GORE:** Yes, 'cause I wanna see all these cars
6 that's been parked down here, sure do, yep,
7 yep.

8 **FEMALE SPEAKER:** Mayor Pro Tem John David.

9 **MR. DAVID:** Yes.

10 **ORDINANCE NO. 5-2025**

11 **MR. DAVID:** Next ordinance, Ordinance Number 5-2025,
12 an Ordinance to Amend the Town of Atlantic
13 Beach Code of Ordinances by Adding Special
14 Events Permits, first reading.

15 **MS. CHEATHAM:** Mr. Mayor and members of Council, the
16 purpose of this ordinance is to establish a
17 special event permit that would establish some
18 guidelines around people who want to have
19 events. It would make sure that we obtain
20 information regarding the number of people who
21 perhaps would be in attendance which would
22 impact security. There would be a committee to
23 review the application, which would consist of
24 someone from the administration, the police
25 department, as well as the Town Council, to



1 just put some rules and regulations around the
2 permits and events that people want to have.

3 **MR. DAVID:** Any comments or discussions? I do note
4 that we -- puts us in line with other
5 municipalities and the County who has
6 procedures for special event permits. We
7 followed along those similar lines and it puts
8 us in alignment with others. Is there a motion
9 or -- to move forward with this?

10 **MS. TAYLOR:** I move that we move forward with
11 Ordinance Number 5-2025.

12 **MR. DAVID:** Second. Roll call.

13 **FEMALE SPEAKER:** Councilman Edward Campbell.

14 **MR. CAMPBELL:** Yay.

15 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

16 (No audible response.)

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

18 **MS. TAYLOR:** Wait, wait a minute. I said the wrong
19 the number ---

20 (Laughter)

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

22 **MS. TAYLOR:** I'm sorry; that was my bad. I move
23 that we approve and move forward with Ordinance
24 Number 4-2025.

25 **MR. DAVID:** We're at 5. I'm sorry.



1 **MS. TAYLOR:** hat's what I said, 5.

2 **MR. DAVID:** You were right the first time. So, you
3 were right and we can continue roll call.

4 **MS. TAYLOR:** Okay, my bad.

5 **COUNCILMAN:** The paper (inaudible) around.

6 (Laughter)

7 **MR. DAVID:** You did.

8 **MS. TAYLOR:** Let's do two.

9 **MR. DAVID:** You wanna -- let's -- let's do ---

10 **MS. TAYLOR:** Let's start the roll call again.

11 **MS. GORE:** Wait a minute, wait a minute, question,
12 question, question, question.

13 **MR. DAVID:** Well, we're in the middle of the motion.
14 You will get a chance to question it.

15 **MS. GORE:** I -- I -- I -- wait a minute. Huh-uh uh
16 uh. I wanna say this right here right now.

17 **MR. DAVID:** You cannot ---

18 **MS. GORE:** Yep, yep, yep, I'm going to. Okay. So,
19 therefore, right here where it says -- and I
20 don't have a problem with the most of it, but
21 it's just that I got a question so, therefore,
22 you can hear me out. So, therefore, you're
23 telling me though before I have an event -- not
24 me, anybody, before they have an event, they
25 must put this in 60 days before the event?



1 **MR. DAVID:** Yes, yes.

2 **MS. GORE:** Okay. And ---

3 **MR. DAVID:** You're just now reading it.

4 **MS. GORE:** I just now got it.

5 **MR. DAVID:** Okay, I got you.

6 **MS. GORE:** Yeah, so, therefore, yeah, that's why I'm
7 saying stop trying to throw something on 'cause
8 I'm not just gonna sit out here and vote on
9 something that -- 'cause I mean -- and this is
10 fine, but I needs to look and see what's going
11 on. Yes, I ---

12 **MR. DAVID:** We're going to have a second reading.

13 **MS. CHEATHAM:** Well, excuse, it also says that if
14 there's a reason why you could not meet the 60
15 days, that ---

16 **MS. GORE:** Exceptions. I see -- yeah.

17 **MS. CHEATHAM:** --- that the exception was there.

18 **MS. GORE:** Right. Okay. I'm fine with that.
19 (Inaudible) I wanna know what's going on around
20 here.

21 **MR. DAVID:** Let's run it back one more time,
22 Councilwoman. If you have a motion, please put
23 it forth.

24 **MS. TAYLOR:** I move that we approve Ordinance Number
25 5-2025, Ordinance to Amend the Town of Atlantic



1 Beach Code of Ordinance by Adding Special
2 Events Permits.

3 **MR. DAVID:** Second. Roll call.

4 **FEMALE SPEAKER:** Councilman Edward Campbell.

5 **MR. CAMPBELL:** Yay.

6 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

7 **MS. TAYLOR:** Yay.

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

9 **MS. GORE:** Yes.

10 **FEMALE SPEAKER:** Mayor Pro Tem John David.

11 **MR. DAVID:** Yes.

12 **BEAUTIFICATION COMMITTEE**

13 **MR. DAVID:** Next we'll move into to Item D, which is
14 to reestablish the Beautification Committee and
15 accept nominations by 2025. Is there a -- you
16 wanted to say something?

17 **FEMALE SPEAKER:** No.

18 **MS. GORE:** Is there gonna be somebody that's gonna
19 be watching over this Beautification Committee?

20 **MR. DAVID:** I ---

21 **MS. GORE:** The monies and the fees and -- and
22 everything that they collecting, stuff like
23 that gonna come to the Town this time?

24 **MR. DAVID:** I will ask Ms. Cheatham, if you could,
25 make sure we pull from other committees or from



1 other municipalities that have similiar
2 committees to make sure that any finances go
3 through the Town and are -- or any check are
4 written through the Town or monies are watched
5 through the Town so that we have some kind of
6 structure for the committee.

7 **MS. CHEATHAM:** Yes sir.

8 **MS. GORE:** Yeah, because there should be no checks
9 made out to no individual if there's no
10 (inaudible) for the Town. And the other
11 Beautification Committee had cheks made out to
12 individuals that the Town never got.

13 **MR. DAVID:** Yes, ma'am.

14 **MS. GORE:** So, therefore ---

15 **MR. DAVID:** Okay. We -- we would -- Ms. Cheatham,
16 if you could make sure that something with that
17 ordinance ---

18 **MS. CHEATHAM:** Yes.

19 **MR. DAVID:** If we could -- I'll make the motion. I
20 move that we reestablish the Beautification
21 Committee and if the Town Manager will please
22 put some standard in place as far as collecting
23 funds and receiving funds through the Town and
24 accounting for those funds. Is there a second
25 on the floor?



1 **MS. TAYLOR:** Second. We're accepting nominations
2 from now until March 20th?

3 **MR. DAVID:** Yes.

4 **MS. TAYLOR:** Okay. Second.

5 **MR. DAVID:** Roll call.

6 **FEMALE SPEAKER:** Councilman Edward Campbell.

7 **MR. CAMPBELL:** Yay.

8 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

9 **MS. TAYLOR:** Yay.

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

11 (No response.)

12 **MR. DAVID:** Councilwoman Jacqueline Gore? We added
13 what you asked.

14 **MS. GORE:** Yep.

15 **COUNCILWOMAN:** Mayor Pro Tem John David.

16 **MR. DAVID:** Yes.

17 **MR. DAVID:** Next, we have the Manager's Report. Ms.
18 Cheatham?

19 **MS. CHEATHAM:** Want me to get up?

20 **MR. DAVID:** Or you can stand right ---

21 **MS. CHEATHAM:** I can get up.

22 **MANAGER' S REPORT**

23 **MS. CHEATHAM:** Good evening.

24 (Good evenings heard.)

25 **MS. CHEATHAM:** So, this is the B period for the



1 Town. It is Budget and Bike Fest. We'll be
2 working on those things between now and the end
3 of the fiscal year. We are looking for people
4 to be on the Evaluation Committee for some of
5 the proposals that we have out, for
6 entertainment, for clean-up, as well as for
7 beach services. So, please call the office if
8 you would like to be on the Evaluation
9 Committee.

10 **MS. GORE:** I'm sorry, he was talking to me. I
11 missed it all. Can you please -- what'd you
12 say now?

13 **MS. CHEATHAM:** That we are -- this is the budget
14 time of year; it's also the Bike Fest, I call
15 it the B time. And we have some requests for
16 proposals that we will be receiving for
17 entertainment, for clean-up, and for beach
18 services. And so, we'll be looking for people
19 to serve on the Evaluation Committee when the
20 proposals come in. And I'll be glad to answer
21 any questions that anyone has. I think the
22 chief has something he'd like to say.

23 **CHIEF COSTILLO:** Yeah. Good evening. Thank you
24 Council; thank you Ms. Cheatham. So, Thursday,
25 March 6th, we're having a Bike Fest meeting



1 with law enforcement at 11:00 a.m. I welcome
2 the public for any questions they may have that
3 can be answered. That way, there is
4 transparency and it doesn't seem like the
5 police department's hiding anything from you
6 guys. That's not what we're about and I hope
7 the majority of you can come and ask your
8 questions and it'll be -- it'll be probably
9 around 30 or 45 minutes just to open to the
10 public and then we'll have our law enforcement
11 only meeting with the Council. The Council's
12 welcome to come, as well. Ms. Cheatham will be
13 there. That way, any questions you guys have
14 with cars parking, personnel, anything of that
15 nature, you guys can ask. Thank you.

16 **MS. CHEATHAM:** On the -- attached to your agenda is
17 a list of key dates, and I'd like you all to
18 pay attention to them. One of the key dates is
19 March the 10th of 2025, and there can be a lot
20 of things that people would like to include in
21 the budget that neither I nor the Council know
22 about it. So, we're asking if you have any
23 ideas or suggestions, please e-mail them to
24 Cheryl or just call the office and say what
25 those ideas are and give us a clue about what



1 you think it would cost, and we'll keep a list
2 of things that people would like to include in
3 the budget for the improvement of the Town.
4 Thank you. That's it.

5 **MR. DAVID:** Okay, we're next down to a -- oh, I did
6 want to point out that we are advertising for
7 a Town Manager. We're advertising for an
8 accountant, a planner, a code person, so, if
9 anyone has any experience, please check our
10 website or check with Town Hall in regards to
11 applying for any of those positions or tasks so
12 that we can continue moving forward.

13 **PUBLIC TIME**

14 **MR. DAVID:** Next, we'll move to Public Time. I have
15 one comment card from Mr. Leonard Hill.
16 Welcome, Mr. Hill.

17 **MR. Hill:** This is the second time. I thank you a
18 lot.

19 **MR. DAVID:** Yes, sir. You could -- I'll get you an
20 A&T shirt so you can wear that next time
21 instead of that Viking shirt, you know. I know
22 you appreciate that.

23 **MR. HILL:** No, no, no. I want to thank Council for
24 your time and allowing me to speak. I'm gonna
25 try to be direct. The first thing I wanna say,



1 if I may, is that I was impressed with Mayor
2 Pro Tem Mr. David, who emphasized the layout of
3 Mr. Tyson's dream. And in Mr. Tyson's dream,
4 we have maps and everything. Everybody has a
5 50 by 150 lot. Unfortunately, I have to come
6 and speak to you because my line is being
7 imposed upon. That pro- -- that dwelling
8 that's getting ready to be built is too close
9 to the line. Mr. Tyson stated a minimum five
10 feet. I can't get one foot between the draw
11 out or the layout there. Now, somebody need to
12 do something as soon as possible. Lumber was
13 delivered there today. When those people start
14 building, it's gonna be impossible to deal
15 with. They're gonna -- the City's gonna be in
16 trouble. According to the information I
17 received, they allowed me a right-of-way on my
18 property, and I've been here 50 years. Can't
19 do that. They have an easement sitting on my
20 side. They wanna dig up my trees, my columns,
21 and put me out of -- on me where -- to
22 accommodate them. No, no. The City, I'm
23 trying to be nice, could have given them an
24 allowance or whatever you call it to move their
25 building over five feet. Instead, you let them



1 build right up against the line. Can't be
2 done. I checked with the County. The County
3 said they don't do regulations on Atlantic
4 Beach property.

5 **FEMALE SPEAKER:** That's right.

6 **MR. HILL:** The Council could have given them a
7 variance where they could've moved the -- the
8 County doesn't care. They could have moved
9 their building. Now, they got a foundation
10 down; they got the lumber on the lot. They
11 getting ready to build their structure. I have
12 not -- let me finish -- I have not agreed to
13 this easement and I'm not -- my information is
14 this, and I would appreciate it if you all
15 would enforce it 'cause I can't (inaudible)
16 here. I don't want anybody to put one foot now
17 on my property, anytime for nothing. Okay. No
18 time. That's the -- now, the other thing is
19 this, I understand that the -- the map has been
20 redrawn. Mr. Tyson's map is the map. Two maps
21 are no maps. Mr. Tyson's map come from the
22 ocean. The second map come from 17. Conflict
23 shouldn't be. No variance, no easement, no in-
24 -- coming in on my property. We need to stop
25 those people before they build that house. If



1 they build it, we're gonna be stuck with even
2 more. Somebody needs to stop.

3 **MR. DAVID:** Mr. Hill?

4 **MR. Hill:** Yes, ma'am. I'm sorry, yes, sir.

5 **MR. DAVID:** I stood in your back yard, you came and
6 picked me up last Saturday -- last Sunday. The
7 Sunday before last. And we rode up the street.

8 **MR. Hill:** Yep.

9 **MR. DAVID:** And me and you stood in your back yard -
10 --

11 **MR. HILL:** Uh-huh.

12 **MR. DAVID:** Me and you walked your whole property.

13 **MR. HILL:** That's right.

14 **MR. DAVID:** We walked the other people's property.

15 **MR. HILL:** That's right.

16 **MR. DAVID:** You -- we called the builder.

17 **MR. HILL:** Right.

18 **MR. DAVID:** And you told the builder that he was
19 fine building the way ---

20 **MR. HILL:** No ---

21 (Inaudible due to simultaneous speakers.)

22 **MR. DAVID:** --- long as he -- long as he did not
23 touch your trees and long as he did not touch
24 your columns. You spoke to me and the builder
25 and said that.



1 **MR. HILL:** Here's what I said, and this -- I'm
2 saying this tonight.

3 **MR. DAVID:** Okay. But you said that.

4 **MR. HILL:** No, let's get it straight. Not one
5 thing, I don't want no dust, no cement, no
6 nothing to fall across that line. Okay. I
7 haven't agreed for anybody to give me a right-
8 of-way. Okay.

9 **MR. DAVID:** What did you tell me in your back yard?
10 What did you tell the builder?

11 **MR. HILL:** I told the builder -- I told the builder,
12 don't you come across this line.

13 **MR. DAVID:** Yes.

14 **MR. HILL:** Don't come across this line.

15 **MR. DAVID:** Yes.

16 **MR. HILL:** And -- and because I was trying to be
17 nice before I got to this point, I was willing
18 to let them put some poles up on my -- on my
19 lot to work up the side of the building because
20 I knew the construction, me being in
21 construction, would help them get the things
22 done.

23 **MR. DAVID:** What changed?

24 **MR. HILL:** Huh?

25 **MR. DAVID:** What changed?



1 **MR. HILL:** It seems like there is a somewhat of an
2 arrogant ---

3 **MR. DAVID:** Where?

4 **MR. HILL:** --- position coming from this -- you
5 all's side where ---

6 **MR. DAVID:** We ---

7 **MR. HILL:** You -- you let that man build right up
8 against the line. Mr. Tyson said a minimum of
9 five feet. That's what Mr. Tyson said and
10 that's the reason I put emphasis on what you
11 said where you said this was Mr. Tyson's idea.
12 If it's Mr. Tyson's idea then, it's Mr. Tyson's
13 idea now.

14 **MR. DAVID:** Thank you.

15 **MR. HILL:** Now, I got one more thing to say.

16 **MR. DAVID:** You -- we're gonna have to end your
17 time, so, you gotta hurry up.

18 **MS. GORE:** We don't have anybody else waiting, so
19 let the man ---

20 **MR. DAVID:** Move on, move on.

21 **MS. GORE:** Go ahead.

22 **MR. DAVID:** Go ahead.

23 **MS. GORE:** Go ahead. Nobody else is waiting, go
24 ahead.

25 **MR. HILL:** Well, I'm gonna sit down, but since I



1 have your attention and I like to burn bridges.
2 Other people don't burn 'em. I tell the truth.
3 I was happy to hear you say that your Town
4 Manager -- you're looking for one, advertising.
5 I was president of the property owner's
6 association for ---

7 **MR. DAVID:** Mr. Hill, you're gonna have to hurry up.

8 **MR. HILL:** Okay, you got a conflict of interest ---

9 **MR. DAVID:** Well, again ---

10 **MR. HILL:** I'll sit down ---

11 **MR. DAVID:** --- that's -- that's your ---

12 **MR. HILL:** --- (inaudible) lawyer (inaudible)

13 **MR. HILL:** That's -- that's your point of privilege.

14 Thank you. Have a great night.

15 **MR. HILL:** Have a conflict of interest.

16 **MR. DAVID:** Have a great night.

17 **MS. GORE:** Thank you so much.

18 **MR. DAVID:** Okay.

19 **MS. GORE:** Well posed, well posed.

20 **ADJOURNMENT**

21 **MR. DAVID:** With that we will call for the meeting -
22 - is there a motion to adjourn the meeting?

23 **MS. GORE:** So move.

24 **MR. DAVID:** Is there a second?

25 **MR. CAMPBELL:** Second.



1 **MR. DAVID:** Roll call.

2 **FEMALE SPEAKER:** Councilman Edward Campbell.

3 **MR. CAMPBELL:** Yay.

4 **FEMALE SPEAKER:** Councilwoman Carla Taylor.

5 **MS. TAYLOR:** Yay.

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

7 **MS. GORE:** Yay.

8 **FEMALE SPEAKER:** Mayor Pro Tem John David.

9 **MR. DAVID:** Yes ma'am. Meeting is adjourned at 6:58
10 on the 3rd of March. Thank you.

11 **(The meeting was adjourned at 6:58 p.m.)**



CERTIFICATE

This is to certify the transcript of the Atlantic Beach Town Meeting consists of thirty-nine (39) 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 March 26, 2025.



Amanda J. Creel Godfrey
Court Reporter

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



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