

# **TOWN OF ATLANTIC BEACH BOARD OF ZONING APPEALS MEETING AND PUBLIC HEARING**

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**Monday, December 28, 2023**

**5:00 p.m.**

The Town of Atlantic Beach Board of Zoning Appeals meeting was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 28th day of December, 2023, and transcribed by Amanda Godfrey, Court Reporter and Notary Public in and for the State of South Carolina.



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## APPEARANCES

### **BOARD OF ZONING APPEALS MEMBERS:**

Knowledge Divine, Chair  
Daniel Gore  
Lynda Booker

### **ADMINISTRATION:**

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

### **GUESTS:**

Leigh Kane, Local Planning Services Director  
Waccamaw Regional Council of Governments  
Owen and Angela Metts  
Robin Roberts, Palmetto Architecture, LLC

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1     **CALL TO ORDER:**

2     **CHAIRMAN DIVINE:**   Good evening.

3     **IN UNISON:**    Good evening.

4     **CHAIRMAN DIVINE:**   Would everyone please stand, we're  
5           gonna open up our meeting with a moment of  
6           silence for whatever way you want to have your  
7           relationship with God, ask for our blessings  
8           and then, right behind that, we're gonna do the  
9           Pledge of Allegiance.

10           **(Inaudible background noise.)**

11    **CHAIRMAN DIVINE:**   So, with the call to order, I do  
12           have to recognize that we do have a quorum  
13           today with three out of five of our members  
14           here. So, everyone please stand. And a moment  
15           of silence.

16           **(Moment of Silence.)**

17    **CHAIRMAN DIVINE:**   And now we'll do the Pledge of  
18           Allegiance.

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

20    **CHAIRMAN DIVINE:**   Thank you.

21    **MR. QUATTLEBAUM:**   Mr. Chairman, as a point of order,  
22           I'm gonna suggest do a roll call even though  
23           you verified everybody's here. For the record  
24           ---

25    **CHAIRMAN DIVINE:**   Okay, roll call.



1     **MR. QUATTLEBAUM:**   Yeah.

2     **CLERK:**   Daniel Gore?

3     **MR. GORE:**   Yea.

4     **CLERK:**   Lynda Booker?

5     **MS. BOOKER:**   Here.

6     **CLERK:**   Leon Bailey?   Knowledge Divine?

7     **CHAIRMAN DIVINE:**   Here.

8     **CLERK:**   Wilbert Thomas?

9     **MR. QUATTLEBAUM:**   Mr. Chairman, for the record, Mr.  
10           Bailey indicated that he would not be able to  
11           make the -- attend the meeting, prior conflict.

12    **CHAIRMAN DIVINE:**   Okay.

13    **MR. QUATTLEBAUM:**   For the record.

14    **CHAIRMAN DIVINE:**   Okay.   At this time, we'd like to  
15           take the time for the Board to review the  
16           minutes from last meeting, from the September  
17           '23 meeting and if there are no questions,  
18           comments or revisions or additions, at that  
19           time I'd entertain a motion to adopt those  
20           minutes.

21    **MR. GORE:**   I second your motion to adopt the minutes  
22           from September 28th, 2023.

23    **CHAIRMAN DIVINE:**   Roll call.

24    **CLERK:**   Daniel Gore?

25    **MR. GORE:**   Here.



1     **CLERK:**   Lynda Booker?

2     **MS. BOOKER:**   Here.

3     **CLERK:**   Knowledge Divine?

4     **CHAIRMAN DIVINE:**    Here.     And with that, those  
5         minutes have been approved.   We, at this time,  
6         need to look over the 2024 -- oh, excuse me.

7                 **(Inaudible background discussion.)**

8     **CHAIRMAN DIVINE:**   At this time, the Board, would you  
9         look over your 2024 meeting calendar and if  
10        there are no questions, revisions or additions,  
11        I will entertain a motion to approve the 2024  
12        meeting calendar.

13    **MS. KANE:**   Just wanted to know, after I -- I talked  
14        to Cheryl, and she and I were both looking at  
15        the schedule and realized that two of the dates  
16        are actually holidays so we need to revise the  
17        schedule.   One was scheduled for Thanksgiving  
18        ---

19    **CHAIRMAN DIVINE:**   Okay ---

20    **MS. KANE:**    --- Thanksgiving I think on record.   And  
21        so, what she and I talked about was proposing  
22        that we move those to the Thursday prior so  
23        instead of November 28th, having it on November  
24        21st at 1:00 p.m. instead because that's also  
25        the same day as Planning Commission.



1     **CHAIRMAN DIVINE:**   Okay.

2     **MS. KANE:**   And the same with the 26th, moving it a  
3               week prior and then also at 1:00 p.m. so that  
4               way it doesn't conflict with Planning  
5               Commission.

6     **CHAIRMAN DIVINE:**   Okay.   With that, entertain a  
7               motion to approve those revisions for 2024 ---

8     **MS. BOOKER:**   I make a motion that ---

9     **CHAIRMAN DIVINE:**   Need a second.

10    **MS. BOOKER:**   Yeah ---

11    **MR. GORE:**   Second.

12    **CHAIRMAN DIVINE:**   Okay.   Roll call.

13    **CLERK:**   Daniel Gore?

14    **MR. GORE:**   Here.

15    **CLERK:**   Lynda Booker?

16    **MS. BOOKER:**   Yes.

17    **CLERK:**   Knowledge Divine?

18    **CHAIRMAN DIVINE:**   Yeah.   Now, with that being done,  
19               as the Chair, I would like to quickly go over  
20               the standards that -- and guidelines that are  
21               set for us as a board to grant any variance,  
22               and one is extraordinary conditions and they  
23               are extraordinary conditions pertaining to the  
24               particular piece of property.   Number two,  
25               these conditions do not generally apply to



1 other property in the vicinity. Number three,  
2 because of these conditions, the application of  
3 the ordinance to the particular piece of  
4 property would effectively prohibit or  
5 unreasonably restrict the utilization of the  
6 property. Number four, authorization of a  
7 variance will not be of substantial detriment  
8 to adjacent property or to the public good, and  
9 the character of the district will not be  
10 harmed by granting the variance. And just to  
11 mention, there are a couple things that --  
12 grounds that we do not grant variances. One is  
13 profitability. The fact that the property may  
14 be used more profitably if a variance is  
15 granted may not be considered as grounds for a  
16 variance. Use variance. Generally the Board  
17 may not grant a variance that would allow the  
18 establishment of use not otherwise permitted in  
19 the zoning district, physically extend a non-  
20 conforming use of land or change the zoning  
21 district boundaries shown on the official  
22 zoning map. Thank you.

23 **Public Hearing:**

24 **CHAIRMAN DIVINE:** Okay, now we're gonna open the  
25 meeting for our public -- for the actual case,



1           and we only have the one case today in the  
2           Variance Case 3-2023.

3           **(Inaudible background discussion.)**

4   **CHAIRMAN DIVINE:** With that, I will ask for a motion  
5           to open the meeting up for public hearing.

6   **MR. GORE:** I second the motion for opening the  
7           meeting for public ---

8           **(Inaudible background discussion.)**

9   **MS. BOOKER:** I would like to make a motion that we  
10          open the floor for the public hearing.

11   **MR. GORE:** I second that.

12   **CHAIRMAN DIVINE:** Roll call.

13   **CLERK:** Daniel Gore?

14   **MR. GORE:** Here.

15   **CLERK:** Lynda Booker?

16   **MS. BOOKER:** Yes.

17   **CLERK:** Knowledge Divine?

18   **CHAIRMAN DIVINE:** Yes. And just a point of interest  
19          -- of information, anyone getting up -- I  
20          wouldn't -- to expound on whatever you have to  
21          say, we're gonna ask that you give your name,  
22          address and you'll have to be sworn in.

23   **MS. KANE:** I don't know if you want me to present  
24          and cover the basics of the case before you get  
25          into taking comments?





1     **CHAIRMAN DIVINE:**   Okay, yes.

2     **MS. KANE:**    Okay.   So this particular case is -- so  
3         Palmetto Architecture is representing Owen and  
4         Angela Metts with a request for three variances  
5         for PIN Number 39201010078 which is located off  
6         of 30th Avenue South at the address of 407.  
7         This particular variance request is very  
8         similar to one that we had a couple of months  
9         ago back in September.   However, there is one  
10        less request within their submission.   The  
11        property, you can see, is located in a DAC area  
12        on the zoning map on the 30th Avenue South.  
13        And you can see from this aerial imagery that  
14        there is currently a structure on the property,  
15        and this is the structure here that you can  
16        see.   This project is looking to remove that  
17        structure and develop the site with a five-  
18        story building with eight dwelling units in it  
19        and an office space.   The rendering -- this is  
20        a side rendering of the structure with parking  
21        underneath.   It will have four three bedrooms  
22        and four two bedrooms.   This is a front  
23        elevation from the street side so in case you  
24        wanted to know what the proposal is and what  
25        that would look like.   And in regards to just



1 looking at the site development, this is the  
2 ground floor. You can see from the street  
3 side, which is over here -- this is 30th Avenue  
4 -- you can see that the entrance way into the  
5 parking of the building is -- it's all  
6 underneath. There are six parking spaces that  
7 are being provided, one of those being  
8 handicapped. The office space is a small space  
9 towards the front that's facing the street.  
10 And then there is an elevator shaft that goes  
11 through the building to be able to ensure just  
12 code and access in relationship to the building  
13 height. And there's a pool planned in the  
14 back. All landscape requirements are proposed  
15 to be met. The project is proposing to be able  
16 to put two 30-yard dumpsters underneath the  
17 building, and that's just to make sure that the  
18 dumpsters are not facing the street or on the  
19 street side and can easily be rolled out. If  
20 the variances are approved, one of the staff's  
21 recommendations is to ensure that those  
22 dumpsters are kept underneath the building as  
23 a condition of the variance. And then just to  
24 see the layout, there's two bedrooms on each  
25 floor, the second, third, fourth and fifth



1 floor and, you know, just in relationship to  
2 what the Zoning Ordinance says for this Main  
3 Street District. It's the intent of this  
4 district to provide and encourage a mixture of  
5 uses. Single uses are allowed to promote and  
6 ease infill development, and permitted uses  
7 include neighborhood scale retail and office  
8 uses as well as multifamily and transient  
9 residential uses. When mixed-use development  
10 is utilized in the same building or lot,  
11 residential uses shall be located to the rear  
12 or upper levels. And in regards to what the  
13 Main Street District just kind of -- just some  
14 basic standards, multifamily is allowed and  
15 this particular lot, the minimum lot size for  
16 the zoning district is 7,000 square feet. This  
17 lot is actually a little bit larger than that.  
18 And for multifamily, in order to develop  
19 multifamily, the minimum square footage per lot  
20 required is 2,500 square feet and with this  
21 particular lot as designed, it really could  
22 only currently meet two units, two dwelling  
23 units, with that standard in place. The  
24 building height is 55 feet or no more than five  
25 stories. This project does meet that building



1 height maximum, meaning it stays within that.  
2 In regards to setbacks, for a building of this  
3 height, anything that's over 35 feet tall  
4 requires a 20 foot front setback, a 5 foot side  
5 and a 15 foot rear, and this project is asking  
6 for a 15 foot front. And then in regards to  
7 minimum parking, one-and-a-half unit -- parking  
8 spaces are required per dwelling unit, plus an  
9 additional quarter space, .25 spaces, for each  
10 additional bedroom above one so with this  
11 development, if developed as proposed, would  
12 need 15 parking spaces. So the variances that  
13 are being requested are to reduce the minimum  
14 lot area for multifamily development from 2,500  
15 square feet to 850 square feet so it's a  
16 reduction in that minimum lot area to actually  
17 allow for density on the site. And then the  
18 other one was that setback reduction from 20  
19 feet to 15 feet. And then to reduce the  
20 required parking from 15 spaces to five total  
21 onsite spaces. The difference between this  
22 request and the previous request from the  
23 September meeting is simply that this request  
24 is no longer asking for an impervious surface  
25 maximum reduction. So, they wanted an increase



1 in impervious surface with the previous  
2 request, this is -- they were able to work out  
3 the design that that request is no longer  
4 needed. I wanted to be able to point out how  
5 this project aligns with the Master Plan and  
6 also the Comprehensive Plan. The corridor that  
7 you see here down the middle is the 30th  
8 Avenue, and from just -- this is just from the  
9 graphic stand point, it shows that there will  
10 -- there could be up to four floors. However,  
11 the recommendations within this plan actually  
12 indicate you could go to the five stories or 55  
13 feet, whichever is less, and that's what ended  
14 up getting adopted within the Land Management  
15 Ordinance so it did allow for both -- both the  
16 Master Plan and the Land Management Ordinance  
17 did allow for a development of that scale.  
18 From a street-side view, you can see -- well,  
19 it -- there's actually -- you can -- can't  
20 really see all the lines here but in terms of  
21 scale, if you were on 30th Avenue, that these  
22 were just a -- kind of a street scale of what  
23 the elevations could look like along this  
24 corridor. And again, this is in the Master  
25 Plan, it's also in the Comprehensive Plan. And



1 I wish the lighting was a little bit better but  
2 with the -- Master Plan does show some example  
3 infill development for this particular roadway  
4 and it shows a scale of about three stories  
5 with parking underneath for an individual lot.  
6 If you went up to two lots, it shows that the  
7 parking would actually go to the rear of the  
8 buildings with ingress and egress along the  
9 sides. And if you go up even larger than that,  
10 the parking, again, would still be to the rear  
11 and underneath. So some of this stuff was  
12 looked at when the Master Plan was developed,  
13 but the Master Plan did not really get a lot  
14 into how the parking and density standards  
15 would truly translate into regulation. So I  
16 just wanted to be able to bring that into play,  
17 that was determined when the Land Management  
18 Ordinance was developed, an interpretation of  
19 what scale that the plan was recommending. And  
20 the Land Management Ordinance did incorporate a  
21 little bit of parking recommendations of the  
22 Master Plan so I just wanted to let you know  
23 that those things were addressed when the Land  
24 Management Ordinance was created. In  
25 relationship to the Comprehensive Plan and



1 specifically to the -- to its implementation,  
2 it says in general, implement the vision in  
3 land use recommendations contained within the  
4 Master Plan, and then one of the -- objectives  
5 in here was to coordinate setback, orientation,  
6 design and public improvement standards with  
7 the street design recommendations of the Master  
8 Plan and Transportation Plan. There's also a  
9 lot of other things in here regarding just  
10 revising the Land Management Ordinance over  
11 time to be able to meet the implementation of  
12 this Master Plan. And then also in regards to  
13 density, it says implement density standards  
14 which consider the demands for infrastructure  
15 of public safety, parking and traffic  
16 generation and the need for privacy, nuisance  
17 abatement and the enjoyment of residential  
18 occupancies. So there are some recommendations  
19 in here. Objective (B) indicates provide for  
20 medium and high density to high and high  
21 density residential development in the main  
22 areas along 30th and 31st Avenue should permit  
23 medium to high density development, and then it  
24 says select areas along the oceanfront. So  
25 there's some stuff there related to oceanfront



1 development. So I just wanted to be able to  
2 convey that the Comprehensive Plan does support  
3 the implementation of that 2007 Master Plan.  
4 And so, I don't know if you all want to have  
5 the applicant come and speak ---

6 **CHAIRMAN DIVINE:** Yes.

7 **MS. KANE:** --- on some of this but also just to  
8 ensure that they also get sworn in.

9 **CHAIRMAN DIVINE:** Yes. Would you state your name,  
10 address?

11 **MR. METTS:** My name is Owen Metts, Senior, and I  
12 reside at 2 Gate 2 in Carolina Shores, North  
13 Carolina.

14 **CHAIRMAN DIVINE:** Yes. Would you raise your right  
15 hand? Mr. Metts?

16 **MR. METTS:** Sure.

17 **CHAIRMAN DIVINE:** Do you swear to tell the truth?

18 **MR. METTS:** Sure -- yes. The whole truth and  
19 nothing but the truth, so help me God.

20 **CHAIRMAN DIVINE:** Okay.

21 **MR. METTS:** Okay. Mr. Chairman and to other members  
22 of the Zoning Board and to Mr. Quattlebaum,  
23 good afternoon.

24 **IN UNISON:** Good afternoon.

25 **MR. METTS:** Firstly, I would like to thank you all





1       for taking your valuable holiday time to meet  
2       with us to consider our request for a variance  
3       on this small structure. Before I yield to my  
4       other two team members to speak, I would like  
5       to share with you all that we did talk with Mr.  
6       Robert Cox who is the Building Inspector for  
7       the Town of Atlantic Beach about two years ago  
8       and, of course, this is whenever we started  
9       kind of thinking about this. So, we did do our  
10      due diligence and -- before we began the design  
11      of this beautiful building that is before you.  
12      So, we don't -- we also talked with a  
13      structural engineer about potentially building  
14      on the existing building that's on the lot.  
15      However, after -- after the structure  
16      evaluation, we quickly concluded that the  
17      existing building does not have the capacity or  
18      the foundation to carry the load of the new --  
19      proposed new structure. So at this time, I'm  
20      going to ask Mr. Robin Roberts, who is the  
21      architect that we retained to design this  
22      historic, revolutionary and beautiful building  
23      that's before you, to explain the changes that  
24      he's made and the variance that we are asking  
25      this Board to consider approving here tonight.



1           So after Robin is finished, my partner, better  
2           half, Angela Metts, will share with you some  
3           information and data about the parking variance  
4           that we're also requesting. And after she's  
5           finished, then I will come back and very  
6           briefly talk about some of the financial  
7           benefits to the Town as a residual of your  
8           approval of this project here tonight. So at  
9           this time, I want to ask Robin to come and  
10          proceed accordingly.

11       **MR. ROBERTS:** Brought these for you guys, I know  
12          it's kind of hard to see up there.

13       **CHAIRMAN DIVINE:** At this time, would you state your  
14          name, company.

15       **MR. ROBERTS:** Yep, Robin Roberts and Palmetto  
16          Architecture.

17       **CHAIRMAN DIVINE:** Raise your right hand. You swear  
18          to tell the truth?

19       **MR. ROBERTS:** As far as I know it to be true, yes,  
20          sir.

21       **CHAIRMAN DIVINE:** Okay.

22       **MR. ROBERTS:** So, you -- from -- we were here last  
23          time for the very first meeting that you guys  
24          had and we took your comments to heart and went  
25          back and worked on the plans, and what I have



1 handed you just now, if you look at the gray  
2 areas on the plan, that shows the areas where  
3 we've converted everything to impervious pavers  
4 to -- to get rid of one of the variance  
5 requests that we had previously for lot  
6 coverage so we're in compliance there. We have  
7 jazzed up the landscaping a little bit that you  
8 can kind of see in the rendering. That wasn't  
9 a requirement, but something that the Metts  
10 wanted to do. And we've now provided you with  
11 a full color rendering which was also a request  
12 you had at our last meeting to get -- better  
13 understand what the building was gonna look  
14 like in the Town.

15 **CHAIRMAN DIVINE:** Uh-huh.

16 **MR. ROBERTS:** So, those are the changes we've made  
17 and we're here to answer any other questions  
18 you may have. We still need the other three  
19 requests that were already presented to you  
20 earlier, and that's what we're here for today,  
21 so if you have any questions of the architect,  
22 or me, I'm here.

23 **(Inaudible background discussion.)**

24 **MS. BOOKER:** I do have a question.

25 **MR. ROBERTS:** Yes, ma'am.



1     **MS. BOOKER:**    On the 2,500 square feet and you're  
2                    asking that we reduce that to 850 square feet.

3     **MR. ROBERTS:**   Yes, ma'am.

4     **MS. BOOKER:**    You want to talk to me a little bit  
5                    about that.

6     **MR. ROBERTS:**    Yeah, under the current zoning, it  
7                    doesn't really match the Comprehensive Plan.

8     **MS. BOOKER:**    Uh-huh.

9     **MR. ROBERTS:**    The Comprehensive Plan is asking for  
10                   density and the current zoning is restrictive  
11                   of density. Under your current zoning, this  
12                   lot would only be allowed to have two dwelling  
13                   units.

14    **MS. BOOKER:**    Two what?

15    **MR. ROBERTS:**    Two -- two dwelling units.

16    **MS. BOOKER:**    Two dwellings.

17    **MR. ROBERTS:**    Total.

18    **MS. BOOKER:**    Uh-huh.

19    **MR. ROBERTS:**    In the current zoning, even though the  
20                   Comprehensive Plan is asking for four and five-  
21                   story buildings with higher density.

22    **MS. BOOKER:**    Uh-huh.

23    **MR. ROBERTS:**    So we've asked that the square footage  
24                   per dwelling unit currently of 2,500 square  
25                   feet be reduced to 850 square feet, which will



1 allow us to have the eight dwelling units ---

2 **MS. BOOKER:** Uh-huh, okay.

3 **MR. ROBERTS:** --- for this lot.

4 **MS. BOOKER:** All right. And the only thing that I  
5 have a question about is I know we started off  
6 with 15 -- request for 15 parking spaces so we  
7 -- I think the Town Ordinance is allowing 11,  
8 is that correct?

9 **MR. ROBERTS:** I believe the current zoning would  
10 require 20 parking spaces.

11 **MS. BOOKER:** Did we not reduce that?

12 **MS. KANE:** I can give point of order.

13 **MS. BOOKER:** Okay.

14 **MS. KANE:** So, the current zoning requires 15  
15 parking spaces ---

16 **MR. ROBERTS:** Fifteen spaces.

17 **MS. BOOKER:** Oh, it -- but we didn't change that ---

18 **MS. KANE:** And so they are providing five.

19 **MS. BOOKER:** Okay.

20 **MS. KANE:** Yeah. So that was -- a reduction in  
21 parking was provided within the recent text  
22 amendment, but it was only for non-residential  
23 and non-health (ph) uses.

24 **MS. BOOKER:** Okay.

25 **MS. KANE:** So, if this was a restaurant, they



1           could've gotten a reduction, and the restaurant  
2           (inaudible) parking requirements ---

3   **MS. BOOKER:**   Okay, I knew we talked about reductions  
4           ---

5   **MS. KANE:**    Yeah.

6   **MS. BOOKER:**   --- in something.

7   **MR. ROBERTS:**   Yeah, so we only have space for five.

8   **MS. BOOKER:**   For five?

9   **MR. ROBERTS:**   And we squeezed them in.

10   **MS. BOOKER:**   So where do you want to park the other  
11           cars? I mean, I -- I'm -- I just want to ask  
12           -- I'm just asking?

13   **MR. METTS:**   Actually, Robert, if you don't ---

14   **MR. ROBERTS:**   No. No, go ahead ---

15   **MR. METTS:**   --- if you don't mind, then we'll just  
16           yield to Angela because basically she's gonna  
17           talk more about parking ---

18   **MS. BOOKER:**   Okay.

19   **MR. METTS:**   --- so hopefully that will kind of  
20           answer some of your questions as it relates to  
21           parking.

22   **MS. BOOKER:**   Okay.

23   **MS. METTS:**   My name is Angela Metts. My address is  
24           2 Gate 2, Carolina Shores, North Carolina.

25   **CHAIRMAN DIVINE:**   Raise your right hand. You swear



1 to tell the truth?

2 **MS. METTS:** Yes, sir.

3 **CHAIRMAN DIVINE:** Sworn in.

4 **MS. METTS:** Okay. As you see on the screen, this is  
5 the color rendition, and I'm going to talk  
6 about parking which is what you were asking  
7 about.

8 **MS. BOOKER:** Uh-huh.

9 **MS. METTS:** We need to review the options that we  
10 obviously would have had with Robin, talk about  
11 the permanent paving. Now, we -- the last  
12 meeting, it was mentioned about eliminating an  
13 entire floor but with that particular option,  
14 that would reduce the market value of this  
15 project ---

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

17 **MS. METTS:** --- and ironically, with the number  
18 being at 15, eliminating an entire floor --  
19 thank you -- would not -- we still would need  
20 a variance. Secondly, if we eliminated the  
21 front office, we still would need a variance  
22 because that would not offer us enough parking  
23 spaces and ironically, because it's on 30th  
24 Avenue, a part of the zoning requires  
25 commercial development. If we eliminated a



1 pool -- excuse me -- we also would need a  
2 variance. I swear, I'm sorry.

3 (Inaudible background discussion.)

4 **MS. METTS:** I mean I'll ask for the parking, we're  
5 asking that you consider the on-street parking,  
6 the -- if you look -- if you'll show them  
7 slides. We have photos that I personally took  
8 because even though we reside in North  
9 Carolina, we also spend quite a bit of time  
10 here on Atlantic Beach. We -- do you have  
11 those? The presentation I gave you. Excuse  
12 me. Thank you.

13 **MS. KANE:** What in particular part -- is this what  
14 you're looking for?

15 **MS. METTS:** Yes, that would work ---

16 **MS. KANE:** Okay.

17 **MS. METTS:** The picture that you see on the screen -  
18 --

19 **MS. BOOKER:** Uh-huh.

20 **MS. METTS:** --- was taken from August of this year  
21 through October, and there is plenty of parking  
22 on 30th Avenue.

23 **MS. BOOKER:** Uh-huh.

24 **MS. METTS:** If you'll look on the right, that's also  
25 on 30th Avenue, and that property's actually





1 owned by the City so there's not a problem with  
2 parking on 30th Avenue because there's really  
3 not any development on 30th Avenue, only one  
4 building stands between us and the Atlantic  
5 Ocean so the on-street parking we're asking is  
6 that you consider -- if you'll show the next  
7 one -- because I have lots of documentation  
8 showing that no matter the time of day, no  
9 matter the time of year, parking is readily  
10 available along 30th Avenue because there's  
11 currently not any development. As mentioned,  
12 concerning the Master Plan, in the Master Plan  
13 the streetscape shows on-street parking along  
14 30th Avenue, and that was a reference by Leigh.  
15 The other thing I want to mention is that on  
16 page 83 -- so if you'll go to the next picture  
17 please -- on page 83 of the Master Plan, again,  
18 pedestrian-friendly, on-street parking is shown  
19 throughout the Master Plan. And if you look at  
20 the -- if you look on the right, the larger  
21 photograph is the proposed rendition of 407,  
22 what it will eventually look like, but to the  
23 immediate right is the overview, which Leigh  
24 mentioned earlier, as far as the Atlantic Beach  
25 plan overview. On the bottom left, is also the



1 Atlantic Beach Master Plan that's on page 83  
2 and, on the bottom right, is the Master Plan  
3 for Atlantic Beach. On page 87 of the Atlantic  
4 Beach Master Plan, it clearly states that with  
5 public parking, it's anticipating that will be  
6 a collaborative effort between development and  
7 the Town of Atlantic Beach -- and I'm quoting  
8 -- if successful redevelopment and heightened  
9 level of activity in the Town merits additional  
10 parking, the Master Plan recommends  
11 construction of a centralized surface parking  
12 lot, probably along 30th and 31st Avenues to  
13 better service commercial activities. Page 133  
14 of the Atlantic Beach Master Plan states,  
15 because the Master Plan is focused on creating  
16 a pedestrian-oriented environment and provides  
17 for ample on-street parking, the development of  
18 an excessive parking inventory is discouraged.  
19 Parking requirements should provide for the  
20 potential of shared parking concepts that  
21 account for a mix of uses at different hours of  
22 operation. Page 133 of the Master Plan goes on  
23 to talk about utilizing shared parking and even  
24 gives specific directives on bump outs and how  
25 inner sections should be designed so that



1 pedestrians are safe from leaving vehicles.  
2 The Master Plan is filled with examples of on-  
3 street parking and how that is to be a  
4 collaborative effort between the businesses  
5 along 30th Avenue and the City. I want to  
6 mention that the photographs, again, clearly  
7 show that parking is readily available -- not  
8 only today, but some of those photographs are  
9 many, many years old. Now, I want to mention  
10 that this project is important to us, it really  
11 is. It's important for us to not only develop  
12 the Town but do so in a very reasonable manner,  
13 you know, we don't have any other options as  
14 far as parking. The architect will tell you  
15 we've utilized all of the options that we have  
16 and since parking is readily available, we're  
17 simply asking that in -- consideration just  
18 like stated in the Master Plan that on-street  
19 parking be a part of the decision that is  
20 actually made, and I have individual  
21 photographs which I could show to you that  
22 demonstrate that parking is not a problem along  
23 30th Avenue. I do have a picture on  
24 Thanksgiving, parking was available.  
25 Christmas, parking was available. So whether



1           it's 4:00 o'clock in the morning or 4:00  
2           o'clock in the afternoon, asking that the Board  
3           please consider on-street parking as referenced  
4           in the Master Plan. Thank you.

5           **(Inaudible background discussion.)**

6   **MR. METTS:** Does the Board have any questions for  
7           Angela related to parking?

8   **MS. BOOKER:** I don't. I do not ---

9   **MR. METTS:** Okay. All right, good. If you would  
10          turn the lights back on now because basically  
11          what I'm talking about, you really don't need  
12          to see. All right. So, what I'm gonna talk  
13          about just a little bit is the financial  
14          benefits to the Town and this -- the estimated  
15          cost of the proposed structure likely will be  
16          about 3 million dollars, more or less, and I'm  
17          inclined to say probably more, Mr. Quattlebaum,  
18          than less. And of course, just information  
19          that I'm sharing with you now was obtained from  
20          the Town Manager's office as it relates to the  
21          estimated building costs far as the permit is  
22          concerned, the plan review fee by the Town of  
23          Atlantic Beach officials and, of course, other  
24          Horry County officials is \$8,359. The  
25          estimated cost for the building permit to the



1 Town of Atlantic Beach is \$16,718. So the  
2 total initial fee, you know, just for the Town  
3 which is a little bit more than \$25,000. And  
4 assuming that the estimated tax value of each  
5 one of the eight units has an average tax value  
6 of about \$300,000 then if you do that times the  
7 number of units then that's roughly 2.4 million  
8 dollars and then if you add in probably about  
9 \$600,000 for other land and improvements then  
10 basically that's about 3 million dollars as it  
11 relates to the cost basis, or the tax basis,  
12 for the property. The estimated tax income  
13 from this project will be determined by the  
14 Horry County Tax Assessor's Office for District  
15 590 and will also be based on if the units are  
16 occupied by permanent residents or if they are  
17 occupied or considered as a second home. So in  
18 conclusion, Mr. Chairman and other Board  
19 members, this concludes our presentation and we  
20 respectfully request that you all vote to  
21 approve this beautiful Atlantic Beach landmark  
22 and request the variances that we have asked  
23 this evening. Thank you very kindly.

24 **CHAIRMAN DIVINE:** I have a question for you, Mr.  
25 Metts.



1     **MR. METTS:**   Okay.

2     **CHAIRMAN DIVINE:**   Have you at all entertained what  
3           that, you know, okay, you're going to be 10 --  
4           you need 10 more spots basically to meet the --  
5           to meet the Ordinance. Now, as the development  
6           occurs -- more development occurs along 30th  
7           Avenue, have you thought about how the next  
8           person needing 15 -- or 10 spots, what and how  
9           we might deal with that problem?

10    **MR. METTS:**   Yes, sir.   Quite frankly, I would -- of  
11           course, I think what's needed in the Town is a  
12           parking dock -- a parking deck or a parking  
13           garage or something. We will likely be coming  
14           back before you all again probably sooner  
15           rather than later and part of that proposal  
16           will be to probably lease at least three  
17           properties that the Town has that is close to  
18           where this property is to utilize for parking  
19           in the future. So that's a good question, I'm  
20           glad you asked that question, and we do have a  
21           Plan B for that as well. But I think for right  
22           now, from what I see and, of course, most of  
23           you live here and you can drive down the street  
24           and see all the vacant parking spaces on the  
25           street.     I understand your concern as it



1 relates to the future but, as for right now, I  
2 don't really see parking for this facility to  
3 be a problem as it relates to the available --  
4 spots free right now.

5 **CHAIRMAN DIVINE:** Thank you.

6 **MR. METTS:** Any other questions? Thank you very  
7 much for your time.

8 **CHAIRMAN DIVINE:** You're welcome, sir.

9 **(Inaudible background discussion.)**

10 **CHAIRMAN DIVINE:** At this time, I'd like to open up  
11 the floor for any public comments for or  
12 against this variance. Anyone?

13 **MR. MONTGOMERY:** Come to the mic?

14 **MR. QUATTLEBAUM:** Yes.

15 **MR. MONTGOMERY:** I just have a simple question for  
16 the project. You didn't mention the cost of  
17 tapping into North Myrtle Beach for ---

18 **CHAIRMAN DIVINE:** Oh ---

19 **MR. METTS:** Actually, that's a good question. The  
20 cost to do that is \$7,159 per unit.

21 **CHAIRMAN DIVINE:** What was the -- I didn't hear the  
22 question.

23 **MR. METTS:** He asked about the cost to tap into the  
24 water and the sewer for North Myrtle Beach.

25 **CHAIRMAN DIVINE:** Okay.



1     **MR. METTS:**    So the cost to do that is \$7,159 per  
2                   unit.

3     **CHAIRMAN DIVINE:**   Okay.

4     **MS. FINNEY:**    Elaine Finney, 3106 Seaview Street,  
5                   Atlantic Beach.   And my concern is -- I like  
6                   the building, I like the construction for the  
7                   area, but it didn't show a picture of a Buick  
8                   that is parked outside their unit most days  
9                   which houses -- or is owned by a daughter and  
10                  her handicapped father who at one of the  
11                  previous meetings had talked about having a  
12                  hard time finding a parking space dedicated to  
13                  having handicapped people and having  
14                  accessibility for her father to live in that  
15                  building next door to get ease of going to that  
16                  car.   So my concern is while we are looking at  
17                  -- entertaining having this unit utilize public  
18                  parking, we're not taking care of residents  
19                  that are already here that would require close  
20                  parking because of handicapped issues to be  
21                  able to get to their unit.   So as we consider  
22                  this variance, we should also be considering  
23                  parking for our residents, full-time residents,  
24                  and having handicapped parking on 30th Avenue  
25                  close by because that one car parks there most





1 of the time because of getting ease to her  
2 apartment for her handicapped father. Thank  
3 you.

4 (Inaudible background discussion.)

5 **CHAIRMAN DIVINE:** She stood up first, I saw her.

6 **COUNCILWOMAN GORE:** Hi, my name is Jacqui Gore, a  
7 resident of Atlantic Beach, and I would just  
8 want to chime in on the parking spaces issue.  
9 I'm from here and I've been in Atlantic Beach  
10 whenever there were buildings all up and down  
11 the Town of Atlantic Beach, there was no  
12 parking nowhere but on the streets of Atlantic  
13 Beach. You had a couple of places in here that  
14 may have had parking but for the most, there  
15 wasn't any parking in Atlantic Beach other than  
16 what there is on the streets and stuff and so  
17 therefore, I don't see why there would be a  
18 problem nor an issue with parking whenever  
19 they're saying clearly that they're coming back  
20 to make a proposal to put a parking garage  
21 that's gonna benefit the whole town. Then the  
22 handicapped lady, it said that she's  
23 handicapped and we all feel for the handicapped  
24 but at the same time, this lady is living in a  
25 building that should have parking for their own



1 self if that's the case 'cause that parking is  
2 the same as what you're saying so what makes  
3 them so different than the folks that's already  
4 there that's using the public parking. I don't  
5 see an issue with the parking, and it's not my  
6 decision to make, but I'm just saying that I  
7 don't see why that lady -- and I hear her very  
8 clearly stating that that's where she parks at.  
9 You are handicapped, you can still get around,  
10 just like you made your way from the park to  
11 that spot there, there's a spot behind there  
12 that they can utilize as well so why stop these  
13 people from doing something that our town  
14 needs. We are in desperate need of something  
15 in our town, it don't have to be nothing that  
16 you all came up with or we all came up with,  
17 it's just an idea -- they came up with it, let  
18 these folks do.

19 **CHAIRMAN DIVINE:** Excuse me, Councilwoman Gore?

20 **COUNCILWOMAN GORE:** Yes, sir.

21 **CHAIRMAN DIVINE:** Have a question. Now, with that  
22 being said ---

23 **COUNCILWOMAN GORE:** Uh-huh.

24 **CHAIRMAN DIVINE:** --- you, as a Council person ---

25 **COUNCILWOMAN GORE:** Uh-huh.



1     **CHAIRMAN DIVINE:**     --- would you take it into  
2             consideration far as legislation and ordinances  
3             are concerned, to actually correct that?  
4             Because we're not a govern- -- we're not a  
5             legislative body here ---

6     **COUNCILWOMAN GORE:**   Right.

7     **CHAIRMAN DIVINE:**   --- I'm supposed to protect what's  
8             on that Board, you know that.

9     **COUNCILWOMAN GORE:**   That -- you're right.

10    **CHAIRMAN DIVINE:**   That's my job.

11    **COUNCILWOMAN GORE:**   You're exactly right and I  
12             respect that ---

13    **CHAIRMAN DIVINE:**   So I ---

14    **COUNCILWOMAN GORE:**   --- that needs to be corrected.  
15             You're exactly right ---

16    **CHAIRMAN DIVINE:**   It's something that needs to be  
17             corrected.

18    **COUNCILWOMAN GORE:**   You're -- and you're right. I'm  
19             not saying that you are doing anything wrong.  
20             I'm really not -- I chimed in on what you all  
21             said, what you all (inaudible) but when it  
22             comes down to little things like far as the  
23             lady, the handicapped -- yeah, I understand  
24             that. I feel that. But just as good as she  
25             got there to that spot -- she chose that spot



1           there, you know, there are many more spots he  
2           can put in the building, that car isn't parking  
3           in front of the lady's building that she lives  
4           in.

5   **MALE SPEAKER:**   That's right.

6   **COUNCILWOMAN GORE:**   It's parked in front of their  
7           property and -- so how can that even be an  
8           issue? That's what I'm saying.

9   **MALE SPEAKER:**   Thank you.

10   **MR. ROBERTS:**   If you don't mind, I can address that.

11   **MS. BOOKER:**   And we have another ---

12   **MR. ROBERTS:**   Then please come on up.

13   **FEMALE SPEAKER:**   No.

14   **MR. ROBERTS:**   Uh ---

15   **MS. BOOKER:**   We have another -- she stood up to make  
16           a public -- a comment so she needs to talk.

17   **MR. ROBERTS:**   Sure.

18   **MS. BOOKER:**   Ms. Cheatham ---

19   **MR. ROBERTS:**   Well, I'll be here.

20   **MS. BOOKER:**   You can speak after the public  
21           comments.

22   **MS. CHEATHAM:**   Good evening.

23   **IN UNISON:**   Good evening.

24   **MS. CHEATHAM:**   My name is Linda Cheatham. I live at  
25           512 29th Avenue South. I agree that it's a



1        lovely building. I think it would be an asset  
2        to the community. The reason that I think  
3        there are no cars parked on 30th Avenue is  
4        because they are all parked on someone's  
5        property at the oceanfront, that's where people  
6        park. And I think as Councilwoman said that,  
7        you know, we face a conundrum, and perhaps the  
8        Town needs to begin to buy some property and  
9        take care of the parking issues that are  
10       coming, especially when North Myrtle Beach and  
11       Myrtle Beach charge for parking, and so we're  
12       getting more cars here and I think we need, you  
13       know, to face the elephant in the room that we  
14       want development but with development comes  
15       some headaches and some issues. And I don't  
16       know how to tell you what to do but I think the  
17       reason that I see that there's parking at the  
18       moment is because people are parking on private  
19       property, which is where I park when I go to  
20       the beach, I drive up on somebody's lot like  
21       everybody else when I don't walk. So, I think  
22       it's here now but as we begin to entertain all  
23       the proposals that are being developed, I think  
24       we're gonna have an issue and I think that  
25       needs to be a part of the conversation and a



1           part of the decision. Thank you.

2   **CHAIRMAN DIVINE:** Thank you.

3   **MR. GORE:** Thank you ---

4   **MS. BOOKER:** Thank you, Ms. Cheatham.

5   **MR. ROBERTS:** I just wanted to address two things.

6           One, about the handicapped parking on the  
7           public street. The zoning does require an  
8           apartment project to have a handicapped parking  
9           space, you can see our plan provides one. The  
10          apartment building next door should have one  
11          for a tenant who may be disabled. If not, you  
12          should probably check with them, see if that's  
13          something they could correct. I believe that  
14          particular issue was just more a matter of  
15          convenience, they preferred to park there  
16          because it was easier to get to where they  
17          wanted to go.

18   **FEMALE SPEAKER:** They also said that the parking ---

19   **CHAIRMAN DIVINE:** Hold -- excuse me. All comments  
20          have to be directed towards the Board ---

21   **MR. ROBERTS:** Sure, I was just listening.

22   **CHAIRMAN DIVINE:** Right.

23   **MR. ROBERTS:** Yes. So anyway, that particular  
24          individual request should be addressed with the  
25          neighboring property to see if they can provide



1 a handicapped parking space for their tenant.  
2 And then, of course, in public parking, you  
3 also provide some handicapped parking spaces on  
4 the street as well, that's -- that shouldn't be  
5 a problem either. I don't think the Metts  
6 would have any opposition to any of the on-  
7 street parking spaces, for a couple of those to  
8 be designated for disabled people, that's fine.  
9 I don't think that conflicts with the request  
10 that we're making for a variance in the number  
11 of required parking on the private property  
12 side. The second comment is just in general,  
13 the -- your Zoning Officer is the defender of  
14 the ordinances and the Appeals Board get to  
15 hear those cases that don't fit and decide if  
16 that's a good thing for this -- for the Town or  
17 not so I -- I heard you say you're here to  
18 defend it and I'm -- far be it from me to tell  
19 you how -- what to do, but in my experience as  
20 an architect in 30 years, your -- you guys have  
21 a unique position to be able to hear those  
22 things that the Zoning Officer says doesn't fit  
23 and you can decide if it's good or bad for the  
24 Town for those hedge cases that may or may not  
25 fit the zoning. But ultimately, I believe for



1 the Town of Atlantic Beach, if you want this  
2 Comprehensive Master Plan to move forward, they  
3 will in fact have to change the zoning  
4 ordinances to be more compatible with  
5 development but otherwise, I would imagine  
6 every lot that wants to get developed is gonna  
7 have to come before you to ask for variances  
8 because those two things just don't match up  
9 right now, the ordinances and the Comprehensive  
10 Master Plan still have a little work to do.

11 **CHAIRMAN DIVINE:** Well, we understand that and  
12 that's what I -- that's why I made my comment  
13 to Councilwoman Gore.

14 **MR. ROBERTS:** (Inaudible.)

15 **CHAIRMAN DIVINE:** Because that's where the power  
16 lies for that.

17 **MR. ROBERTS:** Yep, I agree. Thank you.

18 **CHAIRMAN DIVINE:** Uh-huh.

19 **MR. ROBERTS:** Any more questions?

20 **CHAIRMAN DIVINE:** I'm good.

21 **MR. ROBERTS:** All right. Thank you very much.

22 **MS. MULDROW:** Good evening, everyone ---

23 **IN UNISON:** Good evening.

24 **MS. MULDROW:** --- I'm Theresa Val Muldrow (ph) and I  
25 have lot on 32nd. I just happened to be in





1 town today so I came in at the right time. The  
2 only problem I have with the variances is the  
3 request to reduce the parking. I believe that  
4 the setback reduction is fine, I -- but what  
5 they do have to consider is when you grant that  
6 setback reduction to one then is it okay for  
7 the next person to get a reduction in setback,  
8 which is fine, but it should be fair across the  
9 board. But the parking is the biggest issue  
10 because if you have a two bedroom unit, you  
11 have to consider it could be a possibility that  
12 there may be four drivers in the house so --  
13 and if it's three bedroom unit, you have to  
14 consider the possibility that there may be five  
15 or six drivers in the house so the parking is  
16 the only thing that I really feel wouldn't be  
17 a good idea. I believe the parking should not  
18 be reduced to -- what is it, 10?

19 **FEMALE SPEAKER:** Five.

20 **MS. MULDROW:** Five. I don't think it should be  
21 reduced. That's all I have to say.

22 **CHAIRMAN DIVINE:** Thank you.

23 **MR. GORE:** Thank you.

24 **(Inaudible background discussion.)**

25 **COUNCILWOMAN GORE:** And I'm just saying this



1           because, like I said, and I keep saying it  
2           because -- for where we are, we are from here,  
3           he's from here. We know how this works. When  
4           it comes down to the parking, yes, there's a  
5           problem, but we're talking about commercial  
6           property, those lots that was brought in there.  
7           Of course, you see how they were built. Well,  
8           if you wasn't here, you wouldn't really know  
9           how they were built, but those buildings were  
10          built in Atlantic Beach, they weren't just --  
11          you see these lines and -- these older people  
12          here know what I'm talking about, there was no  
13          room for alleys here hardly, you had places  
14          where some of them may have joined together,  
15          there was no (inaudible) around the bank to  
16          park nowhere, there was just parking there, we  
17          understood that. And I understand what you're  
18          saying, you're going by what's on the books is  
19          the -- but that needs to be changed, but far as  
20          the setbacks on commercial streets on a -- the  
21          rest of it up there, if you setback so far,  
22          you'll be on the next street. We really don't  
23          have that, we need to work in where you can  
24          figure -- make the setbacks be 15 instead of  
25          20, or whatever they are. I don't know what



1           they, but whatever they are, they should be  
2           what is gonna be where we can freely develop it  
3           in here. And then you have the concern of  
4           people, which is so great, but the -- it's --  
5           it needs to be done, it really does need to be  
6           ---

7   **CHAIRMAN DIVINE:** I have a question for you in that  
8           line, Councilwoman Gore.

9   **COUNCILWOMAN GORE:** Uh-huh.

10   **CHAIRMAN DIVINE:** How long -- approximately how long  
11           does it -- would it take to legislatively  
12           change those ordinances to meet our needs?

13   **COUNCILWOMAN GORE:** You'd have to check with them  
14           but, yeah, I don't have a clue ---

15   **CHAIRMAN DIVINE:** No, I mean ---

16   **COUNCILWOMAN GORE:** --- but I'm willing to -- I  
17           don't know if there is a part for us. If there  
18           is a part for us to try, you know, to help the  
19           Town, whatever's gonna move it along, we need  
20           to do that. If it takes Council or if it takes  
21           Waccamaw or whomever, I don't know what it  
22           takes but we need to be able to do -- so we can  
23           move it along because I do know how important  
24           it is that folks are paying taxes on this  
25           property and they're wanting to see something



1           done with it, and it's time to move on but if  
2           we keep throwing a wrench in everything with  
3           every wheel that turns, we're never gonna get  
4           nowhere, you know?

5   **CHAIRMAN DIVINE:** Well, listen -- we're not throwing  
6           a wrench.

7   **COUNCILWOMAN GORE:** No, not you. I'm just saying --  
8           -

9   **CHAIRMAN DIVINE:** No, I'm just holding -- let me say  
10          -- because if you -- once you brought that up,  
11          we're not throwing a wrench in anything. We're  
12          here to grant a variance because of a hardship,  
13          okay ---

14   **COUNCILWOMAN GORE:** And I understand. And that's --  
15          -

16   **CHAIRMAN DIVINE:** Now ---

17   **COUNCILWOMAN GORE:** --- you all are doing your all's  
18          job ---

19   **CHAIRMAN DIVINE:** --- legislatively, the Council and  
20          our government, if you see these problems, take  
21          care of them so that we can develop and open it  
22          up. It's not our problem to judge. We're  
23          supposed to be here -- if you make a law, which  
24          is what the Ordinance is.

25   **COUNCILWOMAN GORE:** Uh-huh.



1     **CHAIRMAN DIVINE:**   We're supposed to be upholding it  
2                           and look for exceptions.

3     **COUNCILWOMAN GORE:**   True.   And you have the ability,  
4                           you're like a rubber band.    You have the  
5                           ability to bend, you have that.

6     **CHAIRMAN DIVINE:**   Oh, we understand what we have ---

7     **COUNCILWOMAN GORE:**   Okay.

8     **CHAIRMAN DIVINE:**   --- but you -- you're getting ---

9     **COUNCILWOMAN GORE:**   I'll get (inaudible) ---

10    **CHAIRMAN DIVINE:**    --- so I'm looking for -- I'm  
11                           looking -- I'll be looking forward to that.

12                           **(Inaudible background discussion.)**

13    **MS. ALLEN:**    Good evening.    I'm F. Katherine Allen.  
14                           We have a home at 3104 South Ocean Boulevard.  
15                           Been a member of this community since the 1950s  
16                           when my parents built the original house.    I  
17                           have the privilege of being on the Planning  
18                           Commission.    We have asked multiple times for  
19                           the Planning Commission to review the Master  
20                           Plan so that some of these issues that are  
21                           coming up and the references that are made to  
22                           the Plan can be addressed.    We have not had a  
23                           meeting this year.    After asking multiple times  
24                           -- there is a requirement for the Master Plan  
25                           to be reviewed in five years -- every five



1 years. It has not been reviewed, and I would  
2 ask that as part of the legislation, part of  
3 the how we want our beach to look, to have  
4 building, to have construction on it, that that  
5 is an -- a critical and essential thing that  
6 has to happen is the review of our Master Plan  
7 and to have the changes that need to happen.  
8 That's all I've got to say.

9 **CHAIRMAN DIVINE:** Thank you.

10 **(Inaudible background discussion.)**

11 **MS. BROWN:** My name is Michelle Brown, and my  
12 husband Michael Brown and I, we own a lot at  
13 611 30th Avenue South. We purchased the lot  
14 about two years ago and we've probably spent,  
15 you know, probably \$30,000 trying to find a  
16 plan that will make -- that will fit in the  
17 geography of our lot. As I read the  
18 requirement for a variance, it says are there  
19 extraordinary and exceptional conditions  
20 pertaining to this particular piece of  
21 property? Do the above-stated conditions only  
22 apply to the subject property and do not  
23 generally apply to other properties in the  
24 vicinity? And I say yes to both. I mean if  
25 you Google Atlantic Beach, South Carolina,



1       you'll find hundreds of articles locally and  
2       dozens nationally about what is the strategy  
3       for this town. If we don't let business come  
4       here and have business, the Town will cease to  
5       exist. This is a crisis of leadership, right?  
6       We all know the Ordinance isn't perfect so we  
7       have one option, which is this Commission, to  
8       do the -- which is this Board -- to apply some  
9       subjectivity. The reason you have a variance  
10      committee is because you allow for  
11      subjectivity. It was totally objective, this  
12      team wouldn't need to be here. If you wanted  
13      (inaudible) make some (inaudible) and figure it  
14      out and we could not have this meeting. I just  
15      think it's a crisis of do we as a group agree  
16      the Town needs to exist? What is the special  
17      condition? The condition is there's been no  
18      development for decades and if we don't do  
19      something, this could -- this conversation will  
20      continue for decades. So, I would suggest that  
21      we say the first person who's gonna put  
22      millions of dollars of their own money,  
23      hundreds of hours of their own time over their  
24      families, their jobs, the rest they do to try  
25      to invest in the story of the Town is --



1 deserves some grace from this Commission to use  
2 its authority to be subjective to say the  
3 condition is, number one, exerting leadership,  
4 exerting some love to the Town, understanding  
5 that the -- that all of us are just here to  
6 rebuild the Town, and we can do it. And the  
7 truth is, is 10 parking spaces enough to say  
8 no, right? I live in Charlotte, we drive --  
9 we've driven back and forth for the past two  
10 years probably at least 20 times to --  
11 measuring with a tape measure, trying to figure  
12 out how do you fit 20 apartment spaces in 50  
13 feet. It's an unsolvable problem. So, I just  
14 want to say, I feel like it's a crisis of  
15 leadership, a crisis of bravery, because the  
16 truth is, of course, everybody else is gonna  
17 ask for a variance but if you don't build the  
18 first one, everybody else like me, we're gonna  
19 go away, we're gonna sell our lots, we're not  
20 gonna build, and so continue to be in disrepair  
21 and we're going to fail. So I just ask that  
22 just thinking of the founding of the Town,  
23 thinking of the people who have properties for  
24 decades through all the economic downturns,  
25 through storms, through own personal hardships,





1           have paid their taxes, have made the properties  
2           -- or property, have maintained ownership, they  
3           didn't lose the space and for that, can we give  
4           grace to the first one.     Because after the  
5           first one, there's 20 of us in line ---

6     **FEMALE SPEAKER:**   Thank you.

7     **MS. BROWN:**     --- right?   And we can't get started  
8           until you pass this first one.     I don't  
9           understand the technicalities of ordinances,  
10          variances and all of that stuff, I just know we  
11          did our best, we've invested thousands and  
12          thousands and thousands of dollars to fit a big  
13          pie into a little old piece of pie, and it  
14          doesn't fit.     So I just think it's unfair to  
15          shift the burden of building the Town to one  
16          owner.   The owner needs grace to build, that  
17          will give the Town the inspiration to figure  
18          out what needs to change and then the Town can  
19          change.   But putting the burden on the owner in  
20          the meantime is a lack of leadership, it's a  
21          lack of love for the Town and, to me, it's  
22          almost dereliction of duty at this point  
23          because we can't go to '24 -- go 12 more months  
24          and end 2024 and still have nothing, I think  
25          that's sort of unconscionable.



1     **CHAIRMAN DIVINE:**   Thank you.

2     **FEMALE SPEAKER:**   Thank you so much.

3                               **(Applause.)**

4     **MR. BROWN:**   My name is Michael Brown.   That was my  
5                   wonderful wife, Michelle.  As she said, we live  
6                   in Charlotte.  We own the lot on 30th and we  
7                   have been trying this process for two years.  
8                   I think that this Board is in the unenviable  
9                   position ---

10                           **(Inaudible background discussion.)**

11    **MALE SPEAKER:**   It's not working.   Just speak a  
12                   little louder.

13    **MR. BROWN:**   Okay.  I think this Board is in the  
14                   unenviable position of trying to figure out how  
15                   to get projects moving in Atlantic Beach.  The  
16                   ordinances obviously don't match the Land  
17                   Management -- the overall plan for the Town.  
18                   I would love for some development to begin,  
19                   that would make Atlantic Beach better, that  
20                   would make everyone's lives better, that would  
21                   help revitalize this town.  Is the plan --  
22                   proposed plan perfect?  No, but don't let  
23                   perfect be the enemy of the good.  We should  
24                   move forward with this project, and there is  
25                   just a lack of leadership from the Town to help



1 start projects. Here we are, individual  
2 people, trying to push things forward and there  
3 is no help from the Town, and that puts you in  
4 the unenviable position to try to balance what  
5 your responsibilities are versus what the goals  
6 of the Town are. The Town needs leadership.  
7 The Ordinance needs to be rewritten. They need  
8 to listen to the people who want to help  
9 rebuild this town and understand the vision of  
10 it and want to see it fulfilled, and not  
11 sitting here in a meeting arguing over parking.  
12 This is ridiculous.

13 **CHAIRMAN DIVINE:** Thank you.

14 **MR. GORE:** Thank you, sir. Can I say something?

15 **MS. BOOKER:** Yes ---

16 **CHAIRMAN DIVINE:** Yes.

17 **MR. GORE:** I'm hearing that the Town needs  
18 leadership. I'm on this Board because of the  
19 Town trying to do some leadership, okay?  
20 That's why I'm here. Lived here all my life  
21 and I've seen the parking issues. I was denied  
22 at one point parking -- because of parking to  
23 open a business in this beach -- on this beach  
24 by a previous administration. Here's what I'm  
25 gonna tell you about what I see as the parking.



1 I have a problem, a fundamental problem, taking  
2 public and using it for private. I've got --  
3 I just have a problem with that. It's a  
4 beautiful building, and I agree there's plenty  
5 of parking today. What happens -- here's what  
6 I want to ask -- and I don't have a crystal  
7 ball -- what happens 10, five years down the  
8 road when a lot of buildings are being built  
9 and we need extra parking? Now, the gentleman  
10 said he's looking at doing a parking garage,  
11 and that's commendable. What I would love to  
12 see is the plans for the parking garage then I  
13 can say, hey, let's roll. The ordinances and  
14 the planning say 15, and they have five, and  
15 the only place they can get their other is on  
16 the street. Me, personally, I have a little  
17 bit of a problem with that, and it's not  
18 because I don't love Atlantic Beach, trust --  
19 I'm getting ready to pay some taxes this week  
20 and, if any of all want to come help and show  
21 me that you love more than me, you come on and  
22 help me pay them \$5,000. So, it ain't about  
23 love, it's about what's on the paper and the  
24 book, and us attempting to make things right.  
25 We might get it right, may get it wrong, but



1           that -- that's why I'm here. There's other --  
2           places I could be than sitting here, okay? So,  
3           don't bash the Town because the Town is the one  
4           who got me here to listen. Every town in  
5           America that is a town has planning and zoning  
6           -- Conway, Myrtle Beach, North Myrtle Beach,  
7           all of them -- and there are growing pains, I  
8           understand that. But -- so the comments about  
9           the Town is whatever, that doesn't help none.  
10          If you come with a plan to show me where we're  
11          gonna grow and use your private parking, I'm  
12          more so with that. Again, there's parking from  
13          17 all the way to the beach today. Planning  
14          means to me what are we gonna have tomorrow,  
15          down the road, it's not all about today. So,  
16          that's all I have to say.

17       **FEMALE SPEAKER:** Divine.

18       **MS. DIVINE:** Hi, I'm Jay Divine, we're -- thank you  
19          for giving me the opportunity to have some  
20          comments. You know, part of what I'm hearing  
21          you say, Mr. Gore, and I've heard the architect  
22          say and I've heard several people say, is that  
23          this is a leadership issue and so we are in the  
24          process of trying to reconstruct things in our  
25          town so that they're done properly. This issue



1           about variances I think is unfair to push -- to  
2           kick the can to the Variance Committee, or the  
3           Zoning Board, that is a Planning Commission  
4           issue.       If we're gonna operate like a  
5           municipality and there is a planning  
6           commission, then this leadership failure that  
7           we're talking about is there.       Plans for  
8           revising ordinances are supposed to go to the  
9           Planning Commission.   If we know we have an  
10          out-of-date Master Plan then we sit here with  
11          a consultant showing us all kind of references  
12          to an out-of-date Master Plan that is a  
13          visionary document that doesn't have any merit,  
14          that's silly.   So why would we continue to  
15          point to that as a reference when it doesn't  
16          make sense.   And then you have a beautiful plan  
17          that you want to execute that isn't supported  
18          by the Master Plan because we all know it's out  
19          of date.   So, if we have a planning commission  
20          and there's no meeting scheduled, and they  
21          don't get to review it and revise the Ordinance  
22          so that you can get things done, then you kick  
23          the can to the Zoning Commission who is only  
24          supposed to look at exceptions, we're not  
25          operating like we're supposed to.   It's an



1           unfair place to put our Zoning Commission in,  
2           fix the problem. If it's a hemorrhage, don't  
3           put a Band-Aid on it, like fix the problem at  
4           its source. Let's take our issues to Planning,  
5           let Planning review them, let them create plans  
6           that make sense, let's revise our ordinances  
7           that they're attainable and then let's keep  
8           moving. And as a real estate agent who's come  
9           here with a vision to retire here, I've been  
10          selling the beach since I got here, I've been  
11          encouraging people to go to the 30th Street  
12          corridor because that's really all that was  
13          available for sale. The residential parts will  
14          sell themselves, the commercial parcels, you  
15          could give them away a couple of years ago, but  
16          now people are coming to the 30th Street  
17          corridor because they really want beach houses  
18          but they're willing to put a commercial  
19          something or other on their ground levels to be  
20          here. So then create the ordinances that say  
21          that. If I hear another person tell me about  
22          Market Commons, then create an ordinance that  
23          allows you to get a market commons done. Our  
24          ordinances don't allow it. So, we keep having  
25          these conversations, now we're gonna kick the



1           can -- and I think it's unfair to put the  
2           Zoning Commission in the Planning Commission  
3           role, that's not their responsibility. The  
4           Planning Commission is supposed to review  
5           plans, put things in place. Michelle and I  
6           were sitting here debating, like it takes too  
7           long to get the plan -- but how can you say it  
8           takes too long when you haven't even called a  
9           meeting for the Planning Commission to review  
10          anything? The time spent with two zoning  
11          approvals -- zoning variance requests for the  
12          Zoning Board could have possibly been resolved  
13          -- I don't know -- by the Planning Commission.  
14          Ms. Leigh Kane rewrites the ordinances when the  
15          Planning Commission comes and makes proposals,  
16          rewrite them and make them make sense so that  
17          people can get things done so we can all see  
18          the 30th Street walkable eateries and coffee  
19          shops and all the things that we're all saying  
20          we want to see, make it make sense. That's my  
21          comment.

22       **CHAIRMAN DIVINE:** Thank you.

23       **MR. BOOKER:** I'm William Booker, 29th Avenue, and  
24               I'm gonna be a little bit redundant but I just  
25               want to say that we have a problem. It's not





1 a bad problem, it's a good problem, but it  
2 needs to be addressed. We're not -- we  
3 shouldn't be surprised. I knew back in '09 --  
4 2009 when I was the Town Manager here that we  
5 were going to have this problem, and now we're  
6 here. And it's just gonna get worse. We've  
7 made -- as property owners, we've made several  
8 overtures to the Town, to the Town Manager,  
9 about let's sit down and look at our  
10 Comprehensive Plan, let's look at our Master  
11 Plan, it's out of date, it's not gonna get us  
12 where we need to be. And so we're there now.  
13 And as Ms. Divine just said, the fix isn't to  
14 ask the Zoning Commission to make -- to approve  
15 a variance that's gonna go against the  
16 Ordinance, and then you're gonna get another  
17 developer -- we have another young lady and her  
18 husband who want to develop, they don't have  
19 all the parking they need so you let them go  
20 and next thing you know, we're not 10 short --  
21 parking spaces short, we're 50 parking places  
22 short, then we're 100 parking places short so  
23 the fix is the Ordinance. The Ordinance needed  
24 to -- needs to be addressed to suit the kind of  
25 development that we want to see. And so I just



1       -- I remember at a meeting, one of the property  
2       owners came up talking to the Council and they  
3       said, look, we have a big issue with parking,  
4       and that property owner was told buy another  
5       lot. Well, that's not the right answer. The  
6       right answer is for us to come up with a way to  
7       help people to be able to develop with the  
8       property that they have, and we know that  
9       parking is short but if we don't look at it and  
10      come up with a workable plan, this plan doesn't  
11      work. We're not gonna be able to meet those  
12      requirements of that plan. We may not be able  
13      to come up with one, but we can certainly come  
14      up with one better than this one. So, I  
15      encourage us to go to the source where this  
16      thing needs to be fixed and let's just get it  
17      fixed because it's holding us up, holding these  
18      people up. They've spent a lot of time and  
19      money, the Browns have spent a lot of time and  
20      money, and there are other property owners who  
21      want to move forward, but this Ordinance is a  
22      barrier to that so we need to remove the  
23      barrier and let people do what they need to do  
24      so we can continue to develop the plan. So,  
25      thank you. Don't put these people ---



(Applause.)

**MS. BOOKER:** Can I make a comment?

**CHAIRMAN DIVINE:** Yes.

**MS. BOOKER:** Can I make a comment? It's about ---

**CHAIRMAN DIVINE:** The Chair recognizes Linda Booker.

**MS. BOOKER:** All right. I know, I was gonna -- it was gonna go to him though. Good evening, everybody. The Town has some lots that were given to them by HUD and we can't ever sell those lots, am I correct?

**MR. QUATTLEBAUM:** That's correct.

**MS. BOOKER:** We can never sell them but we have lifetime rights to them. In going down to Market Commons, I took a look at the design of a parking deck, and it's not high, it's -- you know what I'm talking about, it's a low-level parking deck, very attractive. There can be a parking deck constructed on one of those lots and some parking that's -- have commercial building, commercial shops, at the bottom, which will still bring revenue to the Town. I'm not Planning, I'm not on Planning, I'm just throwing out that a parking deck doesn't have to be a big ostentatious building, it can be designed very nicely and fit into what we're



1           trying to do. I'm not on Planning, I'm on  
2           Zoning, but I -- I've seen that and I like that  
3           and I'm thinking since the Town has -- maybe we  
4           can just take one of the lots and we can  
5           resolve some of the parking issues with a  
6           design like that but -- but that's gonna be for  
7           your Planning Board, that's not for me. Just  
8           a suggestion. And I think it's -- and I think  
9           as long as we can blend it in and make it look  
10          like every -- like that building, you can  
11          actually make it look like that building, and  
12          have shops on the -- on the lower level. So I  
13          just wanted to say that there are wonderful  
14          things that we can do. Okay, I'm done. I just  
15          had to say that.

16       **CHAIRMAN DIVINE:** Okay ---

17       **MR. ROBERTS:** Just one thing real quick. Because  
18               you brought up Market Common and how beautiful  
19               it was.

20       **MS. BOOKER:** It is beautiful.

21       **MR. ROBERTS:** That was my Masters thesis project.

22       **MS. BOOKER:** Okay. When, then you -- then you  
23               should've come in here with that idea. Why did  
24               I have to say ---

25               **(Inaudible background discussion.)**



1     **CHAIRMAN DIVINE:** Oh, he did that project?

2     **MS. BOOKER:** He said that was his Master thesis  
3     project.

4     **CHAIRMAN DIVINE:** Okay, okay.

5     **MS. BOOKER:** So ---

6     **CHAIRMAN DIVINE:** We're gonna make this the last  
7     comment.

8     **MS. VAUGHN:** It's actually just a question ---

9     **CHAIRMAN DIVINE:** Oh, okay.

10    **MS. VAUGHN:** --- I'm Erica Vaughn, 2812 South Ocean.  
11       And just understanding that it sounds like from  
12       everything I heard, this Board cannot fix this  
13       issue long term -- I'm sorry, long term, I mean  
14       the long-term issue can't be fixed by this  
15       Board, has to be fixed it sounds like by  
16       Planning. Can somebody explain what the  
17       recourse is, how do we get to that, how do we  
18       get to a solution? And -- in short term  
19       because we have people spending a lot of money  
20       ---

21    **MS. BOOKER:** You need to ask Ms. Kane.

22    **MS. KANE:** I -- there's a lot of different ways that  
23       the Town could go about -- if you -- I cannot  
24       speak for you all, if you think that this is an  
25       appropriate project, you know, then you go



1           through the motions of -- you don't necessarily  
2           need to delay ---

3   **MS. BOOKER:** Oh, no, she's asking -- you're talking  
4           about for future?

5   **MS. VAUGHN:** Long term. So we need a sustainable --  
6           -

7   **MS. KANE:** But -- but you can do two things  
8           simultaneously.

9   **MS. BOOKER:** Uh-huh.

10   **MS. KANE:** If you think this project is appropriate  
11           ---

12   **MS. BOOKER:** Uh-huh.

13   **MS. KANE:** --- and we can get into that during your  
14           discussion once you've determined it but ---

15   **MS. BOOKER:** Uh-huh.

16   **MS. KANE:** --- once you start the voting process,  
17           but you could also request that Planning  
18           Commission amend the parking ordinance for  
19           mainly just, I would assume, the Main Street  
20           corridors and then also looking at setbacks.  
21           So you can make requests that staff work with  
22           Planning Commission to revise ordinances. It  
23           is not atypical for a project to come for a ZBA  
24           that identifies that there may be issues within  
25           an ordinance, that's typically when you see



1           that there's an issue with your ordinance. So,  
2           you know, you could go forward with this and  
3           then also make the request for Planning  
4           Commission to jump into those reviews.

5   **MS. BOOKER:** Uh-huh.

6   **MS. KANE:** And ask that Town Management coordinate  
7           for those revisions to happen. I can't tell  
8           you what step you -- needs to happen first, if  
9           they -- if you think it's appropriate for them  
10          to act simultaneously, that's for you all to  
11          debate, to figure out procedurally, but a text  
12          amendment can easily change -- occur per the  
13          direction of you all, the Planning Commission  
14          or Town Council.

15   **CHAIRMAN DIVINE:** You said text -- a text amendment?

16   **MS. KANE:** A Land Management text amendment, you ---

17   **CHAIRMAN DIVINE:** Okay.

18   **MS. KANE:** --- you can -- I mean, I'm right here so,  
19           you know, your Town Manager is right here, so  
20           that's something that you could make a  
21           recommendation on once you go through this  
22           process. Um ---

23   **MS. VAUGHN:** So then my follow-up question is would  
24           you please consider that recommendation  
25           posthaste.



1     **CHAIRMAN DIVINE:**   Thank you ---

2     **MR. QUATTLEBAUM:**   Mr. Chairman, may I speak?

3     **CHAIRMAN DIVINE:**   Yes.

4     **MR. QUATTLEBAUM:**   And Ms. Kane ---

5     **CHAIRMAN    DIVINE:**         The    Chair    recognizes    Mr.  
6                    Quattlebaum.

7     **MR. QUATTLEBAUM:**   --- stop me if I'm out of order,  
8                    but let me just put some facts on the table.  
9                    I'm speaking as the Town Administrator. I've  
10                   been working to support all of the existing  
11                   proposed requests for development along 30th  
12                   Avenue with all the individuals here. I've  
13                   already directed staff, our Planning Director  
14                   and Building Official, to do and modify what we  
15                   can to make adjustments under the law and under  
16                   the current Ordinance of what we can do to  
17                   assist developers, investors, along 30th Avenue  
18                   to complete their projects within our  
19                   administrative capability to do. That's  
20                   already been done. And there was an amendment  
21                   already for modifications to the parking  
22                   requirement to the extent that we could make  
23                   modifications. In addition, if you recall, I  
24                   talked about -- those of you who were there at  
25                   any of the public meetings -- a recommendation





1 to Council to develop parking on, Ms. Booker,  
2 the Town properties in Atlantic Beach, the  
3 Housing Authority properties ---

4 **MS. BOOKER:** Uh-huh.

5 **MR. QUATTLEBAUM:** --- there and from that -- from an  
6 administrative standpoint, looking at on an  
7 immediate basis doing -- if we don't have -- we  
8 obviously don't have the resources to build a  
9 parking deck at this particular time, but at  
10 the first phase as development proposals are  
11 coming in ---

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

13 **MR. QUATTLEBAUM:** --- looking at assisting developers  
14 in building by -- at least surface parking on  
15 the Housing -- on former Housing Authority  
16 property ---

17 **MS. BOOKER:** Uh-huh ---

18 **MR. QUATTLEBAUM:** --- public property. Okay?  
19 That's an administrative aspect.

20 **MS. BOOKER:** Uh-huh.

21 **MR. QUATTLEBAUM:** It has to be something formally  
22 approved by Council and, as already indicated,  
23 through the Planning Commission. But  
24 administratively, those are the things that I'm  
25 looking at immediately to assist with the



1           current projects on the board and future  
2           projects ---

3   **MS. BOOKER:**   Uh-huh.

4   **MR. QUATTLEBAUM:**   --- of recommending to the Council  
5           to adopt that we can address some of these  
6           parking needs not in the long term, not years  
7           out, but almost in the immediate future.

8   **MS. BOOKER:**   Good.

9   **MR. QUATTLEBAUM:**   Okay?   So ---

10   **CHAIRMAN DIVINE:**   So you're saying that ---

11   **MS. BOOKER:**   That's good.

12   **CHAIRMAN DIVINE:**   --- it's very likely and highly  
13           possible that that project could be completed  
14           by the time Mr. and Mrs. Metts' project is ---

15   **MR. QUATTLEBAUM:**   That's a little tough to speculate  
16           ---

17   **CHAIRMAN DIVINE:**   That's a little -- okay.

18   **MR. QUATTLEBAUM:**       --- because you'll have me  
19           speaking for Council. What I'm saying that ---

20   **CHAIRMAN DIVINE:**   Okay.

21   **MR. QUATTLEBAUM:**       --- administratively, my  
22           recommendation, and I've already mentioned it  
23           at public meeting, would be for the Town to  
24           utilize one of the options utilizing those  
25           public spaces that the Town owns as parking,



1           okay?

2   **CHAIRMAN DIVINE:**   Uh-huh.

3   **MR. QUATTLEBAUM:**   For surface parking ---

4   **MS. BOOKER:**   Uh-huh.

5   **MR. QUATTLEBAUM:**   --- as developing comes online and  
6           then, hopefully ---

7   **CHAIRMAN DIVINE:**   Go up.

8   **MR. QUATTLEBAUM:**   --- build to ---

9   **MS. BOOKER:**   Go up, uh-huh ---

10   **MR. QUATTLEBAUM:**   --- a parking garage for public  
11           parking.

12                           **(Applause.)**

13   **MS. BOOKER:**   A pretty one.   A pretty one, please.

14   **MR. QUATTLEBAUM:**   A facility.   Parking facility.

15   **MS. BOOKER:**   Okay.

16   **MR. QUATTLEBAUM:**   All right?   So I just wanted all  
17           of you to know the information -- that  
18           information   that's   being   considered  
19           administratively ---

20   **MS. BOOKER:**   One more thing I just want to throw out  
21           there.   There was a mention of the young lady  
22           -- someone who parks on 30th Avenue who needs  
23           a special needs.   The towns and big cities  
24           usually put a couple of special needs signs up  
25           in front of where they need to be and maybe we



1           -- they're gonna have one in the garage, so  
2           maybe we can just put one up for that. I don't  
3           assume that because a person doesn't look  
4           handicapped that they're not.

5   **MR. GORE:**   Uh-huh.

6   **MS. BOOKER:**   That doesn't mean they're hurt --  
7           they're not having a problem walking or moving  
8           around so that's the only thing that I would  
9           think ---

10   **MR. QUATTLEBAUM:**   I will get with Planning Director  
11           and see what we can do ---

12   **MS. BOOKER:**   Okay, what we can do about that.

13   **MR. QUATTLEBAUM:**   --- because remember also, another  
14           entity is involved in this, DOT ---

15   **MS. BOOKER:**   Uh-huh.

16   **MR. QUATTLEBAUM:**   --- and they own the road ---

17   **MS. BOOKER:**   I understand.

18   **MR. QUATTLEBAUM:**   --- and all of that so ---

19   **MS. BOOKER:**   I understand.

20   **MR. QUATTLEBAUM:**   --- it -- it's not just saying  
21           make it happen.

22   **MS. BOOKER:**   I -- well, I -- I'm just saying make it  
23           happen. Now, you all do ---

24   **MR. QUATTLEBAUM:**   No -- I hear you. I hear you. I  
25           hear you clearly.



1 MS. BOOKER: Yeah, okay.

2 MR. QUATTLEBAUM: And we will.

3 MS. BOOKER: Okay.

4 MR. QUATTLEBAUM: I'll look into that.

5 MS. BOOKER: All right.

6 CHAIRMAN DIVINE: All right. With that being said,  
7 I'd like to call a motion for discussion ---

8 (Inaudible background discussion.)

9 CHAIRMAN DIVINE: Motion -- excuse me -- make a  
10 motion to close -- entertain a motion to close  
11 the public input.

12 MS. BOOKER: I so move that we make a motion to come  
13 out of public hearing.

14 MR. GORE: I second.

15 CHAIRMAN DIVINE: Roll call.

16 CLERK: Daniel Gore?

17 MR. GORE: Here.

18 CLERK: Lynda Booker?

19 MS. BOOKER: Yes.

20 CLERK: Knowledge Divine?

21 CHAIRMAN DIVINE: Here, yes.

22 MS. KANE: Then to go into discussion, you just need  
23 to make a motion -- whether for or against,  
24 typically it's in favor and then you open up  
25 discussion once the motion -- a motion has been



1           made on it.

2       **CHAIRMAN DIVINE:**   Okay.   And with that advice, I  
3           make a motion to open up discussion.

4       **MS. BOOKER:**   I move that we do such -- we open up  
5           discussion to either vote for or against their  
6           proposal.

7       **MR. GORE:**   I second.

8       **CHAIRMAN DIVINE:**   Roll call.

9       **CLERK:**   Daniel Gore?

10      **MR. GORE:**   Here.

11      **CLERK:**   Lynda Booker?

12      **MS. BOOKER:**   Here.

13      **CLERK:**   Knowledge Divine?

14      **CHAIRMAN DIVINE:**   Here.   Okay.   Now, all this has to  
15           be done in the public, correct?

16      **MS. KANE:**   Yes.

17      **CHAIRMAN DIVINE:**   Our discussion?

18      **MS. KANE:**   It is.

19      **CHAIRMAN DIVINE:**   Okay.

20      **MS. KANE:**   And I will note, if you all do decide to  
21           move forward, please consider staff's  
22           recommendation about ensuring that those  
23           dumpsters end up ---

24      **MS. BOOKER:**   We got it.

25      **MS. KANE:**   --- on the bottom floor.



1     **CHAIRMAN DIVINE:** Yeah, because the dumpsters are no  
2                   longer on the front, they're inside.

3     **MS. KANE:** They're (inaudible) on the street side --  
4                   -

5     **CHAIRMAN DIVINE:** Okay. Now, what about the -- the  
6                   ability for the truck to get in and ---

7     **MS. KANE:** The dumpsters will -- are small enough  
8                   they'll ---

9     **CHAIRMAN DIVINE:** Oh, they're roll-out dumpsters,  
10                  okay ---

11    **MS. KANE:** --- they have to be ---

12    **CHAIRMAN DIVINE:** Okay. Okay. All right, so ...

13    **MS. BOOKER:** I'm in favor.

14    **CHAIRMAN DIVINE:** In favor?

15    **MS. BOOKER:** I'm in favor, we've got to start  
16                  somewhere, I'm in favor. And we've had our  
17                  discussion with Mr. Quattlebaum about future  
18                  parking ---

19    **CHAIRMAN DIVINE:** About future parking, that's --  
20                  that was our ---

21    **MS. BOOKER:** That was the biggest issue.

22    **CHAIRMAN DIVINE:** Right. Okay. I'm -- I've had a  
23                  couple things satisfy me also in the ---

24    **MS. BOOKER:** Uh-huh.

25    **CHAIRMAN DIVINE:** --- with Mr. Quattlebaum saying



1           that he's gonna provide (inaudible) parking ---

2   **MR. QUATTLEBAUM:**   Mr. Chairman, need to speak so  
3           they can -- the public can hear you.

4   **MS. BOOKER:**   Oh?

5   **MR. QUATTLEBAUM:**   Your comments.

6   **MS. KANE:**   It's just gonna have to be on the minutes  
7           ---

8   **MR. QUATTLEBAUM:**   On the minutes.

9   **MS. BOOKER:**   I -- in our discussion, I just said to  
10           the Chair that I -- I am in favor of you moving  
11           forward with the project, particularly after  
12           Mr. Quattlebaum has addressed future parking,  
13           because it's not just about you, it's about the  
14           others out there that want to develop 30th  
15           Avenue and I don't -- they shouldn't have to  
16           keep coming back to us about parking.   If  
17           there's something else they need to come to us  
18           about, that's different, but I want to just get  
19           the parking issue resolved.   So that's where I  
20           am.

21   **MR. GORE:**       I'm favorable now because of Mr.  
22           Quattlebaum's parking solution.   Again, that  
23           was my hangup, to take public and use it for  
24           private.   Again, when the next developer comes,  
25           where he's gonna -- where is his parking gonna





1           exist? And prayerfully, hopefully, we can get  
2           something done in the City by the time yours --  
3           your unit is built ---

4   **MR. METTS:**   Yes.

5   **MR. GORE:**   They don't get built overnight so ---

6   **MR. METTS:**   That's right.

7   **MR. GORE:**   --- hopefully we can get something put in  
8           place.

9   **MR. METTS:**   Yes, sir.

10   **CHAIRMAN DIVINE:**   And likewise -- first, I'd like to  
11           say that parking was the issue, Mr. and Mrs.  
12           Metts, with your project the whole time, it was  
13           never the issue with what you were trying to do  
14           and what we -- and what we need here in  
15           Atlantic Beach and, you know, we were looking  
16           as the Board not only to try to satisfy your  
17           needs but to also protect the needs of  
18           surrounding lot owners also.

19   **MR. METTS:**   Yes, sir.

20   **CHAIRMAN DIVINE:**   So likewise, with Mr. Quattlebaum  
21           stepping forward and saying from an  
22           administrative point and position that there is  
23           plans in the works to take the lots that's  
24           available that the City owns and turn those  
25           into parking lots which would really alleviate



1 the problem that we have right now. And as the  
2 lots -- as these -- 30th Avenue grows,  
3 hopefully with all of the lot owners coming  
4 together and helping the Administration put  
5 together a plan to build a parking lot there,  
6 several parking lots. So that's another issue  
7 where it's gonna draw the Town together, and I  
8 want to see everybody come with that, you know,  
9 so that the next man coming up probably won't  
10 -- shouldn't have to sit before us. And now  
11 that we've been told by our consultant -- is  
12 that the correct response for Ms. Leigh Kane?  
13 That as the Board, we can make those type of  
14 recommendations to our government and Planning  
15 Commission to get this stuff started. And I  
16 want to find out exactly because I'm -- thank  
17 you for bearing with me, this is my second time  
18 doing this.

19 (Applause.)

20 **CHAIRMAN DIVINE:** And, you know, we're learning as  
21 we go, okay? So ...

22 **MR. GORE:** I'd like to say one thing. If it's okay.  
23 First of all, I want to thank you all for  
24 coming. It's a beautiful building.

25 **MS. BOOKER:** It is beautiful.



1     **MR. GORE:**   Is -- does it -- if -- does anyone know  
2                   if Ms. Gore, our Council lady has left?

3     **FEMALE SPEAKER:**   Yes.

4     **MR. GORE:**    Okay ---

5     **FEMALE SPEAKER:**   --- here any more.

6     **MR. GORE:**    --- 'cause see, I want to put it on their  
7                   plate tonight -- is the -- the young kids say  
8                   tonight -- to start the process to get this  
9                   straight tonight so maybe I'm gonna have to  
10                  drag myself from on the other side of the  
11                  waterway and come in on Council meetings to get  
12                  them and push them to what they need to do to  
13                  facilitate what Mr. Quattlebaum's talking  
14                  about. And if you want to seek a non-paved, a  
15                  gravel parking lot that's nice, go down by --  
16                  29th Avenue, just before the big Baywatch  
17                  parking deck, the City has built a parking lot  
18                  right there on right and -- oh, it's paved?  
19                  They had to ---

20    **MS. BOOKER:**   That's right behind my house.

21    **MR. GORE:**    But it is a gravel parking space with a  
22                   lot -- quite a few lots, I mean, parking. So,  
23                   if the Planning wants to see one, they're here.  
24                   That's all I have to say. Thank you. I  
25                   appreciate you all coming too.



1 **MS. KANE:** Ready to make a motion?

2 **CHAIRMAN DIVINE:** Yeah, make -- ready to make a  
3 motion.

4 **MS. KANE:** Motion to approve with conditions for  
5 (inaudible) dumpsters.

6 **CHAIRMAN DIVINE:** Okay. For that, I'll entertain a  
7 motion to approve this variance of having the  
8 -- oh, that's one part?

9 **MS. KANE:** Yeah, so that would just be part of it.

10 **MR. QUATTLEBAUM:** Yeah.

11 **CHAIRMAN DIVINE:** Okay, of having the dumpsters.

12 **MS. KANE:** With conditions the dumpsters be stored  
13 below the building.

14 **CHAIRMAN DIVINE:** Okay, with the conditions that the  
15 dumpsters will be stored below the deck.

16 **MR. METTS:** Yes, sir.

17 **MR. GORE:** I make a motion that the dumpsters be  
18 approved for storage under the deck.

19 **MS. BOOKER:** I second.

20 **CHAIRMAN DIVINE:** Roll call.

21 **CLERK:** Daniel Gore?

22 **MR. GORE:** Here.

23 **CLERK:** Lynda Booker?

24 **MS. BOOKER:** Yea.

25 **CLERK:** Knowledge Divine?



1     **CHAIRMAN DIVINE:**     Yes.     That motion has been  
2                   approved.

3     **MS. BOOKER:**   We have a variance on the 2,500 going  
4                   to the 850.   Is that ...

5     **MS. KANE:**    Yes, that motion I'm assuming you want  
6                   all three conditions.

7     **MS. BOOKER:**   Oh, we did ---

8     **CHAIRMAN DIVINE:**     They satisfied all three  
9                   conditions?

10    **MS. KANE:**     That I -- you tell me if that was  
11                   collectively ---

12    **MS. BOOKER:**   It wasn't. We didn't put that into the  
13                   minutes. So we need to make a motion that the  
14                   2,500 feet.

15    **MS. KANE:**    So it'd be all three of these, all three  
16                   of the requested variances ---

17    **CHAIRMAN DIVINE:**   Okay, we can ---

18    **MS. KANE:**    --- if you're approving all three.

19    **CHAIRMAN DIVINE:**   Okay. I make a motion to ---

20    **MS. BOOKER:**   Adopt all three.

21    **CHAIRMAN DIVINE:**   --- adopt all three on the -- in  
22                   this one motion.

23    **MS. BOOKER:**   I move that we make a -- take a vote to  
24                   adopt all three variances.

25    **MR. GORE:**    I second.



1 MS. KANE: With the conditions.

2 MS. BOOKER: With the conditions.

3 MR. GORE: I second.

4 MS. BOOKER: We're still in training.

5 CHAIRMAN DIVINE: Roll call.

6 CLERK: Daniel Gore?

7 MR. GORE: Yea.

8 CLERK: Lynda Booker?

9 MS. BOOKER: Yea -- yea ---

10 CLERK: Knowledge Divine?

11 CHAIRMAN DIVINE: Yes. Yes.

12 MS. BOOKER: So we're finished?

13 CHAIRMAN DIVINE: Was that ---

14 (Inaudible background discussion.)

15 CHAIRMAN DIVINE: Okay, I make a motion to adjourn.

16 MR. GORE: I make a motion to adjourn this meeting.

17 MS. BOOKER: I second.

18 CHAIRMAN DIVINE: Roll call.

19 CLERK: Daniel Gore?

20 MR. GORE: Yea.

21 CLERK: Lynda Booker?

22 MS. BOOKER: Yea.

23 CLERK: Knowledge Divine?

24 CHAIRMAN DIVINE: Yes.

25 MS. BOOKER: Congratulations.



1       **CHAIRMAN DIVINE:**   Congratulations.

2       **MS. BOOKER:**   Good luck with your project.

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

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### **CERTIFICATE**

This is to certify the transcript of the Atlantic Beach Town Meeting consists of seventy-nine (79) 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 June 28, 2024.



---

Amanda J. Creel Godfrey  
Court Reporter

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



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