

# **TOWN OF ATLANTIC BEACH PLANNING COMMISSION WORKSHOP**

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**Wednesday, August 5, 2020**

**4:00 p.m.**

The Town of Atlantic Beach Planning Commission Workshop was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 5th day of August, 2020, and transcribed by Amanda Godfrey, Court Reporter and Notary Public in and for the State of South Carolina.



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**APPEARANCES**

**COMMISSION MEMBERS:**

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

**ADMINISTRATION:**

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

**GUESTS:**

Mayor Jake Evans  
Councilwoman Jacqueline Gore  
Carol Coleman, Waccamaw Regional Council of  
Governments  
Orton Bellamy, Ex-Chair

**INDEX**

	<b><u>PAGE:</u></b>
Call to Order.. . . . .	3
New Business .. . . . .	3
Public Time . . . . .	31
Certificate.. . . . .	57



1 Call to Order:

2 **VICE-CHAIR STEVENS:** We are calling to order the  
3 meeting of the Town of Atlantic Beach Planning  
4 Commission Workshop. I would like to take roll  
5 call. Derrick Stevens.

6 **MR. VEREEN:** Timothy Vereen.

7 **COMMISSIONER McNEIL:** Poterressia McNeil.

8 **VICE-CHAIR STEVENS:** Roll call.

9 **MR. McFADDEN:** Esco McFadden.

10 **VICE-CHAIR STEVENS:** Okay. Like to welcome  
11 everybody to the meeting for the changes in the  
12 zoning. Let's have a moment of silence.

13 **(Moment of Silence.)**

14 New Business:

15 **VICE-CHAIR STEVENS:** We're on Number 2, New  
16 Business, proposed land use and discussions.  
17 A is a request for outpatient treatment clinic  
18 on U.S. 17. Are we talking about that?

19 **MR. QUATTLEBAUM:** Item 2?

20 **VICE-CHAIR STEVENS:** Item 2, right?

21 **MR. QUATTLEBAUM:** Yeah.

22 **MS. COLEMAN:** The first one.

23 **MR. QUATTLEBAUM:** We're gonna start with Item 2.

24 **VICE-CHAIR STEVENS:** A?

25 **MR. QUATTLEBAUM:** No, just ---



1 VICE-CHAIR STEVENS: B?

2 MR. QUATTLEBAUM: Is that A first?

3 MS. COLEMAN: A -- well, B ... If you want to  
4 explain that, B is just an inquiry. There was  
5 no application taken.

6 MR. QUATTLEBAUM: All right. Under Item A, under  
7 Number 2 ---

8 VICE-CHAIR STEVENS: Okay.

9 MR. QUATTLEBAUM: --- I thought we were gonna  
10 discuss the amendments to the land use  
11 ordinance. We're not doing that first?

12 (Inaudible background noise.)

13 MS. COLEMAN: Before A or ...

14 MR. QUATTLEBAUM: No, no. The amendments and  
15 modifications to the land management plan  
16 (inaudible), that's not under 2?

17 MS. COLEMAN: No, it didn't get on but we can -- you  
18 can add it to the agenda.

19 MR. QUATTLEBAUM: No problem. All right, that's  
20 what I ---

21 MS. COLEMAN: It's a workshop.

22 MR. QUATTLEBAUM: All right.

23 MS. COLEMAN: Okay.

24 MR. QUATTLEBAUM: Okay, I'll go to Item B ---

25 MALE SPEAKER: A ---



1     **MALE SPEAKER:**    B.

2     **MALE SPEAKER:**    Item A.    Item A.

3     **VICE-CHAIR STEVENS:**   Request of what, outpatient  
4                    treatment clinic on U.S. 17?

5     **MR. QUATTLEBAUM:**   Right ---

6     **VICE-CHAIR STEVENS:**   Okay.

7     **MR. QUATTLEBAUM:**   --- let me provide an overview for  
8                    the Commission as well as the public.  The Town  
9                    of Atlantic Beach received a proposal from a  
10                   developer to build a -- what they described as  
11                   a behavioral health treatment center on the  
12                   corner of 31st Avenue and Highway 17.  They  
13                   submitted a proposal.  Under the zoning  
14                   ordinance currently now it is a permissible  
15                   use, and they have submitted an application to  
16                   build the treatment center.  The proposal  
17                   indicates that it will service opioid  
18                   recovering addicts from the proposed hours of  
19                   6:00 a.m. to 1:00 p.m., and will shut down by  
20                   appointment only.  And the developer  
21                   represented that the facility would operate  
22                   under those conditions and only by appointment  
23                   with clients that are recovering and they are  
24                   working individuals.  It was presented to  
25                   Council on June 22nd in Executive Session with



1 legal counsel. The majority of Council  
2 rejected the proposal under advice of counsel  
3 based on the fact that it is a permissible use  
4 under highway zoning for the Town of Atlantic  
5 Beach, that to reject the proposal could mean  
6 potential litigation on the part of the  
7 developer if it's denied because it is  
8 currently now a permissible use under the  
9 zoning regulation. And Ms. Coleman is gonna  
10 walk you through and where identified within  
11 the Land Management Ordinance which was  
12 approved in December of 2019 what they're  
13 representing in terms of zoning areas.

14 **MS. COLEMAN:** And for your information, I've met  
15 some of you before. My name is Carol Coleman.  
16 I'm a planner with the Waccamaw Regional  
17 Council of Governments and I provide technical  
18 assistance for the Town of Atlantic Beach and  
19 a lot of other municipalities in the area. So,  
20 after I spoke with Mr. Quattlebaum, I went  
21 through and did some research on the LMO that's  
22 been passed. I also looked at the previous  
23 zoning ordinance. I've looked at the Master  
24 Plan that was done as well as the Comprehensive  
25 Plan that's currently serving the Town. So, I



1 apologize in advance. I made copies of a  
2 PowerPoint that we wanted to present but we  
3 were having some issues with the computer so  
4 the copies are one-sided, and so I made copies  
5 when I got here of the other page. So I'm  
6 gonna hold -- you see the cover page. The  
7 first page I'm gonna reference is the current  
8 zoning ordinance. If it doesn't -- I'm showing  
9 you because it's probably not going to be in  
10 order. So, under the current zoning ordinance,  
11 under schedule of uses, under use  
12 classifications, public, civic and  
13 institutional use, you see one that refers to  
14 hospitals and clinics. And I put an arrow next  
15 to that so you can see that. And then if you  
16 go across in a red circle you see a P under  
17 highway. So that's the ordinance that tells  
18 you that it's a permitted use. To the right of  
19 the table I included the section that explains  
20 what use is permitted by right, R, which means  
21 if there's a P there then staff cannot turn it  
22 down without having a really good reason  
23 because it is listed as a permitted by right  
24 use. I also put at the bottom of the page the  
25 definition of clinic and the definition of by



1 right. So the point in doing that was to show  
2 that when the applicant opened the inquiries  
3 (ph) made on this use, there's not a reason in  
4 place for a municipality or planning department  
5 or anyone to turn it down because it's listed  
6 in the planning -- or the planning ordinance,  
7 zoning ordinance as being permitted by right.  
8 I added that. I've got a number of maps that  
9 I put in -- if I can get one. The current  
10 zoning map is labeled current zoning map, and  
11 there are a lot of maps in here. And it's on  
12 one page, labeled across the bottom, the  
13 current zoning map. And you can see all the  
14 districts there and you see that basically now  
15 everything along Highway 17 is zoned highway or  
16 highway commercial. On the other side -- this  
17 will sum up when we have further discussion --  
18 is a draft amendment for the map changes that  
19 we would put through that shows the change that  
20 happened down closer to the ocean. So looking  
21 at the current map, you can see that there's --  
22 that they are in fact zoned highway commercial  
23 or highway. Hospitals and clinics are a  
24 permitted by right use so they're two for two  
25 right now. I also included the Master Plan



1 recommendation. Master Plan shows that entire  
2 area as highway or highway commercial, and the  
3 Master Plan shows down the side here. The  
4 Comprehensive Plan also indicates that that is  
5 highway or highway commercial for land use.  
6 And then also from the Comprehensive Plan, I've  
7 got two tables and two arrows that look like  
8 this. And I included those because you can see  
9 in the land use element, one of the objectives  
10 of land use elements for the Comprehensive Plan  
11 says to prohibit heavy industrial and other  
12 nuisance laden uses and restrict the placement  
13 of uses that generate detrimental secondary  
14 effects. See also the Housing Element. Work  
15 with area jurisdictions to identify appropriate  
16 locations for siting the uses. Now, the reason  
17 I put that in there is because they didn't  
18 specifically identify the land use element that  
19 that was one of the things that they would  
20 identify as a nuisance use. Under the Housing  
21 Element, mitigate nuisances to residential  
22 uses. Nuisances to residential enjoyment  
23 include but are not limited to excessive  
24 lighting; litter, junk, overgrown lots, and  
25 dilapidated structures; excessive traffic;



1 noxious odors, dust, smoke, fumes, and other  
2 pollutants; inadequate drainage; loud noises  
3 and vibrations; overcrowding; and loss of  
4 privacy. Again -- so those are the two  
5 sections that I would identify as being where  
6 you would put something that you wanted to stop  
7 such a use from coming into the zoning  
8 ordinance, that would be the Land Management  
9 Ordinance. So -- and then I've got a couple of  
10 the maps that go along with the Comprehensive  
11 Plan and some of the others and, again, they  
12 all match up. So future land use maps go along  
13 with that as well. There's the Master Plan  
14 recommendation. Let's see, got that, got that.  
15 The Horry County ordinance. I pulled this out  
16 of Horry County. I worked for Horry County on  
17 and off for 13 years. They do identify this as  
18 a different type of use. It is a special  
19 exception under their ordinance. And if you  
20 refer back to our section from the current  
21 zoning ordinance in the table on the right, you  
22 can see permitted uses by right, conditional  
23 uses and special exceptions. So special  
24 exception in Horry County means that the Board  
25 of Zoning Appeals has to approve that use and



1 they can put conditions on it as they see fit.  
2 I also included their definition for outpatient  
3 treatment clinic for alcoholism and drug  
4 addiction 'cause it can be a whole gamut of  
5 different things that they're looking for  
6 specifically. But that's what you would expect  
7 to see in an ordinance if you wanted to control  
8 any type of use was -- is something along those  
9 lines. Again, it's not in there. And just to  
10 go back and do a little bit more historical  
11 research, I pulled out the previous use table  
12 from the zoning ordinance that was in place  
13 prior to the adoption of the Land Management  
14 Ordinance. And it's identified as such,  
15 labeled at the top. And if you look down the  
16 table, you'll see that familiar arrow pointed  
17 to clinics and, again, it's a permitted use in  
18 that commercial district. So the long and the  
19 short of it is this use, while some may  
20 interpret it as being a nuisance, was never  
21 identified as such in the zoning ordinance  
22 here. Going forward, if you wanted to make an  
23 amendment you could, but it would only apply to  
24 something that comes in after you hit second  
25 reading and it's codified. Right now, there's



1 nothing in the ordinance that gives any teeth  
2 to saying no to that as a use. And if you've  
3 got any specific questions, I'll be glad to  
4 address them. But again, I went through all  
5 the documents that you currently operate under.  
6 So we've got the existing Land Management  
7 Ordinance, the existing Comprehensive Plan that  
8 was adopted 2017-2027 -- 10-year plan -- oh,  
9 the Master Plan and the Comprehensive Plan. So  
10 everything that we're working under for the  
11 Town of Atlantic Beach does not prohibit that  
12 as a use.

13 **MR. QUATTLEBAUM:** Mr. Chairman, let me further add  
14 on (inaudible). Just to recap for the public  
15 and assist the Commission members, just to give  
16 a timeline so everybody understands what you  
17 have gone through to get to this point of --  
18 and the approval of the Land Management  
19 Ordinance. When I came to the Town of Atlantic  
20 Beach, it was identified that the Comprehensive  
21 Plan and our land management ordinances had not  
22 been updated for over 10 or 15 years. And it  
23 was out of date. If you recall, we went  
24 through a process ... We went through a  
25 process of first updating the Comprehensive



1 Plan. And the Comprehensive Plan was basically  
2 developed in 2005 -- I think I was told 2005,  
3 adopted in 2005, paid -- by a consultant, to  
4 put together a comprehensive plan or a road map  
5 or vision for how the Town wanted to be  
6 redeveloped and revitalized. That's my -- that  
7 was the plan which was paid for and adopted at  
8 that time. The -- in 2018, we updated the  
9 Comprehensive Plan, it was approved. But  
10 taking basically the central elements from the  
11 Comprehensive Plan that was done in 2005, no  
12 major changes, and if you go outside and they  
13 can -- on the board here, it has a picture of  
14 -- concept of what the development of the Town  
15 was proposed to look like. But that was a  
16 total -- those two activities, and the reason  
17 -- the primary reason we focused on getting  
18 those two plans approved, one is for a guiding  
19 document for planning purposes of  
20 revitalization, but also to be eligible for a  
21 number of federal, state grants, and we had to  
22 have our Comprehensive Plan updated which  
23 allowed us, if you recall, to apply for CDBG  
24 funding which we were granted \$150,000 for the  
25 revitalization of the park right across from



1 here. So those -- that's the genesis behind  
2 getting both those plans updated. We went  
3 through a year-long process with the assistance  
4 of the Waccamaw Regional COG, Mr. Tom Britton,  
5 as you all know, led us through month by month,  
6 and all the time you all spent going chapter  
7 and verse under the Land Management Ordinance  
8 to make sure that it complies and is now  
9 adapted to what currently you would like to  
10 see. As you recall, there were two major  
11 issues that came up during the process -- and  
12 if there were more, please correct me. But the  
13 two major issues and objections were the  
14 building of condominiums on the waterfront, if  
15 you recall, and also the exclusion of adult --  
16 any additional adult entertainment centers in  
17 the Town. We had the two.

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

19 **MR. QUATTLEBAUM:** We subsequently went beyond and  
20 asked for legal advice and a legal opinion on  
21 the building of condominiums on the waterfront.  
22 We paid an additional 12 to \$16,000 for the  
23 attorney and his decision came back was the  
24 Town could not preclude condominium  
25 developments on the waterfront. Are you all



1           aware?

2       **MALE SPEAKER:** Right.

3       **MR. QUATTLEBAUM:** Council, right?

4       **MALE SPEAKER:** Right.

5       **MR. QUATTLEBAUM:** Okay. So, with that, we adopted  
6           the Comprehensive Plan in December of -- I mean  
7           the LMO in 2019. At the first reading of the  
8           Comprehensive Plan, it was brought up what  
9           amendment and modification to the Plan. And  
10          that was along street -- 29th Avenue where at  
11          the end of it, if you look at the Plan,  
12          Residential R-2 was extended all the way down  
13          to Ocean Boulevard. Okay? That was the  
14          amendment brought from the public who raised a  
15          question about the zoning being changed from  
16          R-2, and it was subsequently amended and  
17          changed back to R-2. Everybody recall?

18       **MALE SPEAKER:** Uh-huh.

19       **MR. QUATTLEBAUM:** All right. Those were the only  
20          modifications to the Plan. As we were told in  
21          the planning process and the adoption of the  
22          Land Management Ordinance, once the management  
23          ordinance is adopted, then the Planning  
24          Commission could go back, based on pertinent  
25          circumstances and situations that came or will



1           come up after the adoption of the Plan to make  
2           amendments to the land management ordinance and  
3           zoning, okay? So Council has indicated to me  
4           that they would like to recommend some  
5           modifications to the zoning and permissible  
6           uses within the zoning requirements in the Town  
7           of Atlantic Beach. And that's what I would  
8           like to allow and present. First, I'll go back  
9           in terms of the treatment center. Under the  
10          current -- as Ms. Coleman said -- under the  
11          current approved permissible uses, a clinic  
12          could be anything, like he said, alcohol. It  
13          could be abuse -- a women's abuse clinic. It  
14          could be military veterans who are recovering  
15          drug addicts. So there are a lot of clinics  
16          that could be proposed for usage under that  
17          designation of a clinic. So in terms of that,  
18          that is the dilemma that the Town faces and  
19          residents that are concerned about having an  
20          opioid drug treatment facility in the Town of  
21          Atlantic Beach, and that is the concern. And  
22          my advice to Council, as well as legal counsel,  
23          advise Council as well as -- well, Council,  
24          that if we were to permit the use, we could be  
25          open for potential liability. So that's where



1 we stand today. There's no action on that  
2 matter that has to be decided by the Commission  
3 and is a Council issue in terms of the facility  
4 going forward. Now, for the record to date,  
5 although Council objected to the facility --  
6 the treatment facility being built on Highway  
7 17, the developer submitted his application for  
8 a permit to the Town of Atlantic Beach two days  
9 I think after the Council meeting in June --  
10 no, I'm sorry, July. The July 23rd meeting.  
11 Two days after, his legal counsel submitted an  
12 application for permit to start building that  
13 treatment center, okay? We reviewed, along  
14 with my building official, the initial  
15 application did not meet Town code and South  
16 Carolina building standards and requirements,  
17 and I denied the application. As of today, the  
18 developer has not submitted a reapplication  
19 amending or changing his proposal to the Town  
20 of Atlantic Beach. So as we stand now, the  
21 proposal to build the facility has been denied.  
22 Okay? Don't know if that's gonna change, but  
23 that's for the record where we are today. This  
24 issue in terms of modification and amendments  
25 to the zoning ordinance, I'll (ph) determine --



1 I -- if you have the details, Council's here,  
2 they can add some additional to it, but a  
3 discussion around that, Ms. Coleman will tell  
4 you if there are any amendments, what the  
5 process will have to be and the timeline for  
6 getting those amendments done. So at this  
7 time, Mr. Chairman, if no objection, if you  
8 want to discuss those issues and  
9 recommendations and modifications, we can do  
10 so.

11 **(Inaudible background noise.)**

12 **MS. COLEMAN:** And before you start, I think it is  
13 important to consider -- Mr. Quattlebaum is --  
14 right. Those processes that are used for  
15 making these changes to create the new zoning  
16 document, the Master Plan, which was done by a  
17 consultant mainly, but also the Comprehensive  
18 Plan were completely done within the public  
19 purview. So meetings were open, public input  
20 was requested and encouraged, and the adoption  
21 of these documents was based on it being done  
22 in the public eye.

23 **(Inaudible background noise.)**

24 **VICE-CHAIR STEVENS:** We'll want to make changes on  
25 -- recommend make changes on 32nd and 29th



1 where it is WF2, right?

2 **MALE SPEAKER:** So you want to change it to R-2?  
3 WF2, right now?

4 **VICE-CHAIR STEVENS:** Right. It's WF2 now. We're  
5 gonna change to R-2 on 32nd.

6 **MS. COLEMAN:** Is that all the way from where it's  
7 R-2 currently to the ocean?

8 **VICE-CHAIR STEVENS:** Oh, to the -- right, to the  
9 ocean. Stop right there, stop the ocean ---

10 **MALE SPEAKER:** Seaview ---

11 **VICE-CHAIR STEVENS:** Ocean Boulevard. Stop at Ocean  
12 Boulevard.

13 **MS. COLEMAN:** To Ocean Boulevard?

14 **VICE-CHAIR STEVENS:** To Ocean Boulevard.

15 **MS. COLEMAN:** So that's one, two, three, four, five  
16 parcels ---

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

18 **MS. COLEMAN:** Okay.

19 **VICE-CHAIR STEVENS:** And on 29th, to Ocean Boulevard  
20 would be ...

21 **MALE SPEAKER:** Three.

22 **VICE-CHAIR STEVENS:** It's R-2.

23 **MALE SPEAKER:** Right.

24 **VICE-CHAIR STEVENS:** Those three.

25 **MS. COLEMAN:** Okay.



1 **MALE SPEAKER:** Want to do those three?

2 **VICE-CHAIR STEVENS:** And then the three on 29th.  
3 Two that face 29th and the one that faces  
4 Seaview should be R-2.

5 **MALE SPEAKER:** That's MS2 right now?

6 **VICE-CHAIR STEVENS:** No, just the ---

7 **(Inaudible background noise.)**

8 **VICE-CHAIR STEVENS:** Right, changing those to R-2.

9 **MR. QUATTLEBAUM:** So, Ms. Coleman, what would be the  
10 process for the Commission to adopt those  
11 amendments, changes and timeline and procedures  
12 in order to do this?

13 **(Inaudible background noise.)**

14 **MR. QUATTLEBAUM:** Well, go ahead (inaudible).

15 **MS. COLEMAN:** Well, the first thing is I would  
16 recommend this is the initial workshop. I  
17 would recommend that I come back -- that staff  
18 brings you back a report and shows you on the  
19 maps and everything the considerations and  
20 what's happening. We'll do a little bit more  
21 analysis for -- right now, it looks like if  
22 you're keeping a zoning district that is  
23 adjacent to it then it's not such a worry for  
24 something called spot zoning. State law  
25 prohibits spot zoning but it doesn't clearly



1 identify and define what that is. And the idea  
2 behind that is you don't want to just take a  
3 piece of property and change the zoning so that  
4 it's not in converse with everything that  
5 surrounds it. What's been -- being proposed  
6 looks like it's consistent with something  
7 that's adjacent to it. Doesn't necessarily  
8 mean that it will happen, but it's appropriate  
9 to make an application. Again, we would have  
10 a public hearing at the Planning Commission  
11 level so we would have to have time to  
12 advertise. So between the meeting where we  
13 bring you the report and the meeting where you  
14 have a public hearing, would be a month or so.  
15 And then it would go on to Town Council and  
16 you'd have to have two readings there. So  
17 realistically, I would say anywhere from best  
18 case scenario 60 days, but maybe 90 to 120 days  
19 tops.

20 **MR. QUATTLEBAUM:** What action does the Commission  
21 have to take tonight to give you the direction  
22 ---

23 **MS. COLEMAN:** Just to give me direction, if you want  
24 to take, you know -- give me direction to go  
25 ahead and research this ---



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

2 **MS. COLEMAN:** --- I know the idea behind the plan  
3 that was created was to keep it in place, but  
4 there's nothing in here that says that you  
5 can't -- like state law allows you to make  
6 changes to zoning maps and zoning ordinances  
7 all the time, you just have to do that, again,  
8 with the public purview. So it's not something  
9 that's done behind closed doors. It's  
10 something that's totally out for everyone to  
11 take part in.

12 **MR. QUATTLEBAUM:** And Ms. Coleman, also for the  
13 record, any modification in those zoning  
14 requirements, is there any legal exposure that  
15 the Town has for individuals -- property owners  
16 who have purchased those properties previously  
17 under the ---

18 **MS. COLEMAN:** Previous zoning?

19 **MR. QUATTLEBAUM:** --- previous zoning? Is there any  
20 exposure and what do we need to do to mitigate  
21 that if it's adopted?

22 **MS. COLEMAN:** Well, the key is that you're not  
23 changing the zoning of their property without  
24 their consent. That's -- that would be  
25 something that I wouldn't recommend. But if



1           you're proposing a change just like any other  
2           change that you make, the property owners will  
3           be notified. And looking at this, at least one  
4           of the changes is actually lessening the  
5           intensity of what can go there. So in some  
6           cases, you would expect that people wouldn't be  
7           as upset if they had an option to have a 55  
8           foot building across the street from them that  
9           had condos and now it's just gonna be a single  
10          family home, that might be more -- something  
11          they're more interested in seeing. So it  
12          really depends on what the adjacent -- or what  
13          the other property owners have, you know, what  
14          their interest is and what's being proposed to  
15          go there.

16       **MR. QUATTLEBAUM:** Well, let me go one step further.  
17                Under the previous zoning requirement it was  
18                C-1 Commercial.

19       **MS. COLEMAN:** Uh-huh.

20       **MR. QUATTLEBAUM:** All right? Under the LMO it'd be  
21                similar to a change to WF2.

22       **MS. COLEMAN:** Uh-huh.

23       **MR. QUATTLEBAUM:** It still allows for commercial.  
24                So my question becomes if there's a commercial  
25                developer that had purchased that commercial



1 property with the intent to build a commercial  
2 project, is there any exposure if the  
3 Commission and the Council adopt a change in  
4 that zoning department, do we have any legal  
5 liability or exposure?

6 **MS. COLEMAN:** I think you do. I don't think that --  
7 I wouldn't say necessarily that they have a  
8 vested right, but they could argue that they  
9 bought it with the intent to use the property  
10 for what it was currently zoned for. And if  
11 the zoning were to change, then they would have  
12 the right to go forward with legal action.

13 **MR. QUATTLEBAUM:** I just wanted Commissioners to be  
14 fully aware of the ramifications.

15 **MS. COLEMAN:** But again, any time any change to a  
16 zoning map or a zoning ordinance is made -- or  
17 a zoning map especially, adjacent property  
18 owners are notified. So we would send out  
19 notifications to everyone who is directly  
20 affected by it. We also post the property so  
21 people can see it, and then you advertise in a  
22 paper or general circulation. So you don't --  
23 you want to make sure that anyone who has an  
24 interest has the opportunity to give input.

25 **(Inaudible background noise.)**



1     **MS. COLEMAN:**     And again, I've always taken the  
2                    stance that people have a right to request a  
3                    change to the zoning. It doesn't mean they'll  
4                    get it. They don't have the right to change  
5                    it, they have the right to apply for a change.  
6                    And so the same thing happens if it comes from  
7                    the Planning Commission, if the Planning  
8                    Commission wants to make a recommendation,  
9                    doesn't necessarily mean the decision makers  
10                   will go with it, but it's always within your  
11                   purview to request it.

12     **VICE-CHAIR STEVENS:**   I'm gonna let Orton Bellamy,  
13                    the Ex-Chairman -- you want to talk, say  
14                    something, Orton? He's the Ex-Chairman. He  
15                    helped us with the Land Management Ordinance.

16     **MR. BELLAMY:**     Good afternoon.     How's everybody  
17                    doing? I have to make a disclosure. I'm Orton  
18                    Bellamy. I'm also an elected official on the  
19                    Horry County Council. And under advisement of  
20                    Attorney Arrigo Carotti is that I'm here today  
21                    as Orton Bellamy as a consultant/advisory to  
22                    the Atlantic Beach Planning Commission. I did  
23                    serve as the Chairman of the Planning  
24                    Commission. And what happened was that our  
25                    plans was initially when we went through it to



1 rezone 29th and 32nd, and if this was an  
2 oversight on my behalf when we were -- we had  
3 delay -- we had two -- I think three delays in  
4 meetings (ph) and that process we were moving  
5 forward and our objective was to move the  
6 planning -- zone -- the LMO as quickly as  
7 possible. That way, as Mr. Quattlebaum stated,  
8 the \$150,000 for -- from -- the federal  
9 funding, and we didn't want to delay that  
10 process either. So it was just an oversight on  
11 my behalf. And from the input from the -- from  
12 my understanding and also from the  
13 Commissioners' input from the landowners, that  
14 they wouldn't have any objections to it as we  
15 -- the notification process which when we do  
16 that, adhere to that. So what we're doing is  
17 for future development of Atlantic Beach and  
18 adding consistency with the property, and we  
19 don't want to get into a situation like stated  
20 earlier for spot zoning, we want to move  
21 Atlantic Beach forward and be consistent with  
22 the Grand Strand (inaudible) Myrtle Beach in  
23 that aspect. But that was the rationale behind  
24 it and that's the reason why we had requested  
25 for reconsideration for the amendment. Anyone



1           have any questions in regards to that?

2   **MS. COLEMAN:**   If I could clarify one thing that you  
3           said.    I mean I'm not correcting you or  
4           anything, but I want you to understand that the  
5           Town of Atlantic Beach owns these documents.  
6           I mean these are for the guidance for the  
7           future development of Atlantic Beach so it's  
8           completely normal that you might see things  
9           change over time ---

10   **MR. BELLAMY:**   Right.

11   **MS. COLEMAN:**   --- and you might want to make changes  
12           and amendments to it because what was in place  
13           at the time of adoption may not be what's going  
14           on in the future.    So there are a lot of  
15           different reasons why you can take a change  
16           like that -- I would not, as a planner, take  
17           ownership of any of these plans myself.  I can  
18           see where people would want to defend them  
19           because they work hard to put them in place  
20           but, again, these are for the Town of Atlantic  
21           Beach and the people of Atlantic Beach so you  
22           are very well within your rights to make any  
23           changes that you would like to see then.

24   **MR. BELLAMY:**   Right.    As you say then maybe --  
25           you're probably gonna -- it's a fluid document.



1 Is -- 'cause you're gonna go through the  
2 changes as Atlantic Beach grows, say four or  
3 five years from now, go back and review it.  
4 It's gonna continue to change. And as Atlantic  
5 Beach develops. Okay. Any questions? Thank  
6 you.

7 **VICE-CHAIR STEVENS:** I think we wanted to make one  
8 more change on 17 with the hospitality (sp) --  
9 what, and clinics? What, to special  
10 exemptions? We want to adopt the same thing  
11 that Horry County's got ---

12 **MS. COLEMAN:** Add similar language that Horry County  
13 has?

14 **VICE-CHAIR STEVENS:** Yeah, just ...

15 **MS. COLEMAN:** That's something that we can do. The  
16 current zoning ordinance -- the paper I gave  
17 you that had the current zoning ordinance ...

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

19 **MS. COLEMAN:** What that would do would be to change  
20 that -- where it says P right now, it would  
21 have an S.

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

23 **MS. COLEMAN:** And we would also have to approve to  
24 refine the definition. Right now, the  
25 definition for clinic is an establishment where



1 patients are not lodged overnight but are  
2 admitted for examination and treatment by a  
3 group of physicians or dentists practicing  
4 medicine. So a clinic is exactly what you  
5 would expect it to be defined as. So, we can  
6 further refine that so you don't just -- you  
7 can specify different types of clinics ---

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

9 **MS. COLEMAN:** --- and that's why I included that  
10 language because I thought that was about the  
11 clearest explanation I could give you for  
12 showing the difference so that would be a  
13 change to that entire district.

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

15 **MS. COLEMAN:** It may not change the current  
16 application if they bring it back and it meets  
17 the building code and the design code, but  
18 anything else going forward would have to  
19 operate once it's codified.

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

21 **MR. QUATTLEBAUM:** Mr. Chairman, on another point,  
22 does the Commission want to identify more  
23 specifically the type of clinics that you want  
24 to amend or leave it as what she has in the  
25 County definition of ---



1 **VICE-CHAIR STEVENS:** Specify ---

2 **MR. QUATTLEBAUM:** --- nuisance there?

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

4 **MR. QUATTLEBAUM:** And I threw out some of the  
5 examples of them in terms of that, but I don't  
6 know if you want to go further ---

7 **VICE-CHAIR STEVENS:** Want to go further ---

8 **MR. QUATTLEBAUM:** --- case in point, if they want to  
9 be clinics for abused women, battered women,  
10 okay? Is that a permissible -- or one you want  
11 -- don't want to allow? Children that --  
12 children -- kids who are -- children that are  
13 the product of drug addiction, crack addicts,  
14 babies, help rehabilitations, military,  
15 service, whether military veterans who are  
16 recovering addicts, drugs and alcohol, I -- all  
17 of that -- I don't know how specific you want  
18 to be in the definition of what you want to  
19 exclude in that process. The more it's defined  
20 helps us administratively ---

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

22 **MR. QUATTLEBAUM:** --- in applications coming in so  
23 we know the pleasure of the Commission, the  
24 Council and the public for what they don't want  
25 to see in the town. You with me?



1 **VICE-CHAIR STEVENS:** Yes, sir.

2 **MALE SPEAKER:** We are, sir. What do you think?

3 **MALE SPEAKER:** Are we gonna get public input?

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

5 **MALE SPEAKER:** Okay ---

6 **Public Time:**

7 **VICE-CHAIR STEVENS:** Public time.

8 **COUNCILWOMAN GORE:** General (ph) Board, City Council  
9 meeting. Mr. Q, like he was just saying,  
10 telling (inaudible) so (inaudible) here, we  
11 don't want any kind of clinics. We have four  
12 blocks here. We have four blocks. Why  
13 wouldn't we have some of the better stuff. Why  
14 do we have to have a clinic here? Somewhere  
15 for kids. And it's not (inaudible). What is  
16 this up here, an outpatient treatment? It is  
17 a methadone clinic. It would take effect -- 50  
18 years to put a methadone clinic into a baby  
19 (ph). We don't want mothers like that ---

20 **(Inaudible background noise -- applause.)**

21 **COUNCILWOMAN GORE:** --- we don't want that here.  
22 (Inaudible) a little comfort. They won't want  
23 to have to get up in the morning time  
24 (inaudible) crackheads or heroine users, you  
25 know? This is crazy. They have in place 25



1 years ago of methadone -- people have been hurt  
2 right in the middle of (inaudible). We don't  
3 have no problems in Atlantic Beach right now  
4 with those, am I correct? We don't need it  
5 here. We don't want it here. They can take it  
6 where they need it. You can go to (inaudible)  
7 beach. We're right there. You go right to the  
8 ER down there, two minutes away. Two minutes  
9 away go to an ER.

10 **MR. QUATTLEBAUM:** Councilwoman, you misunderstood my  
11 question. My question was I need the  
12 Commission to identify in addition to drug  
13 treatment places any other type clinic they  
14 want to ban from the Town.

15 **COUNCILWOMAN GORE:** All right.

16 **MR. QUATTLEBAUM:** I'm not promoting any.

17 **VICE-CHAIR STEVENS:** You've got permission ---

18 **COUNCILWOMAN GORE:** I'm sure the Town wants all of  
19 the clinics banned ---

20 **VICE-CHAIR STEVENS:** You have permission ---

21 **MR. QUATTLEBAUM:** All right.

22 **COUNCILWOMAN GORE:** Yes, that's what we want for the  
23 Town.

24 **VICE-CHAIR STEVENS:** You have permission.

25 **COUNCILWOMAN GORE:** But I'm not -- I can't speak for







1 else that anybody else don't want -- don't have  
2 in their town. Now, I heard all of the  
3 comments -- the good comments and things of  
4 that nature here, but what I -- I've never  
5 heard anybody say what kind of revenue that we  
6 expect this to bring. We know -- anybody that  
7 lives here in Atlantic Beach knows that we are  
8 very, very in bad need of revenue. We need  
9 something that's gonna attract people, not turn  
10 people away. And may I remind you, I know a  
11 lot of you all have expertise up there, but  
12 it's no government, no law -- and laws, all the  
13 same things, it's as things come (ph) you need  
14 to make an amendment and you need a  
15 (inaudible). You can't -- you just can't go  
16 back 50 years ago and apply the same  
17 (inaudible) to simply do that. And I want to  
18 thank you all for this.

19 **VICE-CHAIR STEVENS:** Thank you.

20 **MS. HILL:** Is this public time to speak?

21 **VICE-CHAIR STEVENS:** Yes, ma'am.

22 **(Inaudible background noise.)**

23 **MS. HILL:** I'm Dianne Hill and I speak for myself.  
24 My husband (inaudible). I've never seen  
25 (inaudible) ...



1     **IN UNISON:**   Speak up.

2     **MS. HILL:**    I'm so sorry (inaudible) and I live at  
3                   609 30th Avenue South.    I am now a resident  
4                   here.   I used to be a summer resident.   Now I'm  
5                   a full-time resident.   (Inaudible) best place  
6                   possible for them.   I am also here as proxy --  
7                   proxy appointment for four additional residents  
8                   of Atlantic Beach for Monday's Town meeting,  
9                   but that meeting not in person (ph) so I'm  
10                  speaking now.   And I'm speaking towards what  
11                  (inaudible) -- Gore, what Ms. Gore -- I knew  
12                  that -- of what Ms. Gore spoke to and what  
13                  everyone else spoke to, and I thought that you  
14                  would permit me -- I would just like to read  
15                  one of the statements from one of the persons  
16                  who asked me to be their proxy, may I do that?  
17                  Just one.   I have four but I'm gonna read one.  
18                  This is from Kathryn Allen who lives -- whose  
19                  house is at 3104 South Ocean Boulevard, okay?  
20                  And Kathryn says Atlantic Beach is on the move.  
21                  A recent influx of new homeowners, as well as  
22                  renewed and (inaudible) interest among current  
23                  residents has caused a sense of excitement and  
24                  forward movement of the Town.       It is  
25                  optimistic.   We have a long way to go.   We're



1 excited to be on the journey going there. I'm  
2 concerned that the Town would be taking a  
3 damaging and irreparable step backwards by  
4 giving consent to locate a methadone clinic in  
5 the town. Notwithstanding the services that  
6 many throughout the (inaudible) people need,  
7 Atlantic Beach needs to continue to put the  
8 oxygen (ph) back on its own face before it can  
9 help anyone else. The path towards success for  
10 this town is to expand the tax base by  
11 cultivating an environment to attract more  
12 taxpaying residents as we are doing. We are  
13 getting more taxpaying residents. Appropriate  
14 (ph) businesses -- not (inaudible) -- tourists  
15 and others who would spend their dollars here.  
16 A methadone clinic, no matter how well intended  
17 or how well managed, would only serve to  
18 hamper, deter and discourage people from moving  
19 here or to invest their dollars ---

20 **VICE-CHAIR STEVENS:** That's true.

21 **MS. HILL:** --- in living here.

22 **VICE-CHAIR STEVENS:** That's true.

23 **MS. HILL:** Some will undoubtedly argue that the  
24 individuals seeking treatment are on their way  
25 to recovery. Yes, they are. That may very



1 well be and I sincerely hope so. But studies  
2 have shown that practical observations  
3 (inaudible) often these individuals who suffer  
4 from substance abuse also have a coexistent or  
5 dual diagnosis of alcoholism, multi-faceted  
6 health issues and so forth. Even if methadone  
7 treatments proves successful, Atlantic Beach  
8 will still be hosting a population of highly  
9 susceptible people to covet (ph) potential  
10 alcoholism and other challenges that may face  
11 them and deter business, tourists and residents  
12 from coming here. Please for the sake of more  
13 economic development for Atlantic Beach, reject  
14 any proposal to locate a treatment facility in  
15 the town. That's for Kathy. I'm not going to  
16 read any of the others. I'm just going to  
17 speak for myself. Like to say that strangely  
18 enough in my several generations, as a career  
19 choice, I'm a drug abuse counselor. I'm not a  
20 practicing drug abuse counselor but I am a  
21 trained drug abuse counselor. And I did intern  
22 here in Myrtle Beach. And I had a choice as I  
23 was looking for places to intern. I went to  
24 several places and I ended up at a place that  
25 is the treatment practice for the professional



1 arm of South Carolina. Our clients were  
2 doctors, lawyers, judges, dentists, nurses and  
3 a few stragglng teachers who were drug  
4 abusers. And these were people who either lost  
5 their licenses or were in jeopardy of losing  
6 their licenses. But our treatment was talk  
7 only -- talk therapy, no drugs, no methadone  
8 and, as a matter of fact, one of the place that  
9 I interviewed at was a methadone treatment in  
10 Myrtle Beach. And when I got to my practice,  
11 the supervisor asked me where I had been and I  
12 told him. He said, oh, (inaudible) you want to  
13 go to a place with classic (ph) cares, toddlers  
14 on the floor, noisy people and somebody starts  
15 to throw up on your feet, or do you want come  
16 here? And of course, that practice was hard  
17 pine floors, Persian rugs on the floor, antique  
18 furniture, soft music and no one there because  
19 their clients came in one at a time. But they  
20 were a drug-free practice. They only used talk  
21 therapy. And I was a talk therapist, that's  
22 what I did. And as I said, they were the  
23 professional arm for the State of South  
24 Carolina. And I realize as a therapist that we  
25 aspire to -- the disease (inaudible) I believe



1 substance abuse is a disease. But this is not  
2 the place to come to get treatment for that  
3 disease. We're too small. We have less than  
4 300 permanent residents in this town. Less  
5 than 300 permanent residents. What would any  
6 future addicted persons do for us, in what way  
7 would it uplift us, help us, push us forward.  
8 And I can so relate. In the past three to five  
9 years, I've see at least three to five new  
10 developments in -- residential development  
11 here, and I (inaudible) who wants to come here  
12 and put a million dollar house up if you've got  
13 a drug clinic on the corner?

14 **MALE SPEAKER:** Nobody.

15 **MS. HILL:** Who wants to put a million dollar house  
16 up if addicts are coming and going on a limited  
17 basis. So that's it. Matter of fact, I had a  
18 question in that respect. I thought I heard  
19 that a further refinement of the clinic could  
20 be defined, that the definition could be  
21 further defined. My question would be if that  
22 were the case, if it were further defined,  
23 would it be applicable to the application that  
24 is already pending?

25 **MS. COLEMAN:** That's questionable. I mean I would



1 say not because if they've already made an  
2 application, even though they were turned down  
3 for building code reasons ---

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

5 **MS. COLEMAN:** --- they still made an application  
6 under existing ordinance so if something hasn't  
7 been codified, even if you were to invoke  
8 pending ordinance at some time, you'd run the  
9 risk of being liable. It doesn't mean  
10 necessarily that they would go forward with  
11 trying to fight it in court. They may just  
12 pick up and try to find another place to go.

13 **MS. HILL:** That would be wonderful, just pick up and  
14 try to find another place. I know we say that.  
15 Just more or less concerned that we really need  
16 to further refine the definition then ---

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

18 **MS. HILL:** --- of what a clinic is. We could do  
19 that.

20 **MS. COLEMAN:** Absolutely.

21 **MS. HILL:** And are there any guidelines on what that  
22 definition could be ---

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

24 **MS. HILL:** --- could it be for five year olds (ph)  
25 and under ---



1 **MS. COLEMAN:** Well ---

2 **MS. HILL:** --- be for five year olds and what --  
3 people who are, as Mr. Quattlebaum says, who  
4 have -- puts up with PTSD only?

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

6 **MS. HILL:** Could we refine it?

7 **MS. COLEMAN:** Absolutely.

8 **MS. HILL:** As we so see fit? Okay, thank you so  
9 much. (Inaudible.)

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

11 **MS. ANDREWS:** My name is Kathy Andrews. I live at  
12 307 32nd Avenue South. And I asked Mr.  
13 Quattlebaum about the methadone clinic, I had  
14 told him yesterday -- and we still have drugs  
15 here in Atlantic City -- I mean Atlantic Beach.  
16 In fact, I was walking and some man asked me  
17 for a nickel. I'm so (inaudible) I'm like  
18 (inaudible) have a nickel, you know,  
19 (inaudible). And there was a lady and she said  
20 he's so crazy, Kat, he's asking you for a  
21 nickel bag of marijuana. He's not asking you  
22 for a nickel. He wants a nickel bag. And  
23 before I built my house, there was a man in  
24 front of my house who said I like the lot.  
25 I've had it for sale. He said but some man



1 just stopped and wanted some drugs. So there's  
2 still drugs in Atlantic Beach, and the lot next  
3 to mine, people go into that wooded lot and  
4 they do all kinds of things. I've found carpet  
5 in there. They have like sex, they're doing  
6 whatever they want to do. So this spot zoning,  
7 I don't know whether that's -- you want to put  
8 hotel there or what, but I really don't want a  
9 hotel next to my house. And I surely don't  
10 want a drug facility of any kind because I know  
11 people linger around these drug facilities. I  
12 know it's not -- gonna be from 10:00 to 1:00 or  
13 whatever, but people still linger around. And  
14 when people are doing drugs, they will do  
15 anything. They will kill you. And Atlantic  
16 Beach has such a bad image already, I had  
17 someone show me a big spread that was in the  
18 Sun News several months ago about a rape in a  
19 hotel. And so, we've got rapes. We've got  
20 shootings. We've got -- we still have drugs.  
21 And you want to create more of a horrible image  
22 of Atlantic Beach with a clinic? To me, that  
23 is mind blowing. That should not even happen  
24 -- that should not even be in the picture. I  
25 mean most drug facilities are out in Conway,



1 (inaudible) clinic, you know, out. And you  
2 cannot control people who are on drugs. They  
3 will do anything to get drugs. It's in the  
4 opioid (ph) -- okay. What else did they tell  
5 me? So, I'm totally against it. And this spot  
6 zoning, I want to know what the spot zoning is.  
7 I don't want a hotel next to my house. As it  
8 is, these people from Windy Hill make all these  
9 -- this noise from just renting houses. So  
10 we've already got a terrible image in Atlantic  
11 Beach as people are building homes, nice homes,  
12 do we want to just go down more? Or you do --  
13 what are we gonna do? And this strip joint,  
14 I'm glad it's closed. Find some type of tax  
15 base that is positive. Would you put a  
16 methadone clinic in Grand Dunes? Would you put  
17 it in Briar Cliff? Would you put it in Windy  
18 Hill? I think they would fight it.

19 **MS. COLEMAN:** If I could clarify one thing with that  
20 question, I understand where you're coming  
21 from. I do want to say that on behalf of the  
22 Town, that the Town did not solicit this. This  
23 is an application that was made. So what we're  
24 trying to do here today is decide if we should  
25 make amendments to the zoning ordinance so if



1           someone else comes in and makes the same type  
2           of application, we have a means by which we can  
3           say no.

4   **MS. ANDREWS:**   Right.   Okay.

5   **MS. COLEMAN:**   Grand Dunes ---

6   **VICE-CHAIR STEVENS:**   Let's move on.

7   **MS. COLEMAN:**   --- they will not have one because  
8           it's not listed as a use in their planned unit  
9           development ---

10   **MS. ANDREWS:**   Right.   It should not be a use in  
11           Atlantic Beach ---

12   **VICE-CHAIR STEVENS:**   Move on ---

13   **MS. COLEMAN:**   And Windy Hill is part of North Myrtle  
14           Beach so they probably have the same ---

15   **MS. ANDREWS:**   Right.

16   **MS. COLEMAN:**   --- special exceptions.

17   **MS. ANDREWS:**   Those people would go crazy.

18   **MS. COLEMAN:**   But what I would recommend to everyone  
19           here and anyone that has an interest, if you  
20           would look in your zoning ordinance and look at  
21           that list of uses, don't assume that just  
22           because something has never been here before it  
23           won't try to come here one day.

24   **MS. ANDREWS:**   Right.

25   **MS. COLEMAN:**   So be aware of what these things are,



1 and when we write these -- as a professional,  
2 when I write these, I try to be as detailed as  
3 I can so that we have the ability to say that's  
4 not quite what we have in the ordinance. If  
5 you'd like to apply for an amendment to it, if  
6 it's a legitimate use -- and the reason I bring  
7 that up is we have people all the time that  
8 come in and we have some -- it's similar to  
9 something in the ordinance, but it may be brand  
10 new. My favorite one in the last couple of  
11 years was axe throwing. Who dreamed 10 years  
12 ago that people would want to -- for  
13 entertainment purposes -- throw an axe. So  
14 that is fluid, that is ever changing. We can't  
15 possible come up with the number of uses that  
16 are gonna be out there. What we try to do is  
17 create a framework by which people can work and  
18 make application. If it's not strictly in  
19 here, we can say no.

20 **MS. ANDREWS:** Now, what about the housing  
21 development, is this a -- assisted living  
22 nursing home, or is it assisted living?

23 **MS. COLEMAN:** Well, those are defined by the State  
24 so if it's assisted ---

25 **MS. ANDREWS:** What kind of assisted living is this



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**MS. COLEMAN:** Assisted living is very different from a nursing home. It means they don't have nursing facilities ---

**MS. ANDREWS:** Is this like low income housing?

**MR. QUATTLEBAUM:** No, ma'am.

**MS. COLEMAN:** No, and I would say that ---

**MR. QUATTLEBAUM:** Let me just speak here real quick ---

**MS. COLEMAN:** Yeah.

**MR. QUATTLEBAUM:** At this point, it is just a concept ---

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

**MR. QUATTLEBAUM:** --- that's being proposed.

**MS. ANDREWS:** Okay.

**MR. QUATTLEBAUM:** There's no formal presentation or development proposal for it. It was just a discussion about a particular development project.

**MS. ANDREWS:** Okay.

**MR. QUATTLEBAUM:** So -- but in answer to your question, as I understand it, it is an assisted and memory care for people with Alzheimer's, and assisted living. They would reserve, based on what was told to me, a certain number of the



1 units for residents of the Town who are  
2 economically disadvantaged (inaudible). But it  
3 -- at this point, it is not a formal ---

4 **MS. ANDREWS:** Okay.

5 **MR. QUATTLEBAUM:** --- just needed to alert ---

6 **MS. ANDREWS:** Right.

7 **MR. QUATTLEBAUM:** --- the Commission that at some  
8 point there may be an application coming down  
9 the pipe.

10 **MS. ANDREWS:** Okay.

11 **MS. COLEMAN:** They were trying to find out if the  
12 zoning was compatible with it.

13 **MS. ANDREWS:** Okay. Okay, well, that's my thing.  
14 We already have a bad image that needs to be --  
15 we need a positive image now so that people  
16 will come and build. We don't need anything to  
17 bring us down. And a drug facility would bring  
18 us down. So that's my opinion about it. And  
19 I would love to know about this spot zoning  
20 because ---

21 **MS. COLEMAN:** Well, spot zoning is -- the definition  
22 of that is to change a zoning district where it  
23 doesn't necessarily belong ---

24 **MS. ANDREWS:** Right.

25 **MS. COLEMAN:** --- and it's almost as if it looks



1           like an area or a municipality or a county ---

2   **MS. ANDREWS:** Right.

3   **MS. COLEMAN:** --- just did a favor for somebody by  
4           changing zoning in a very small area that's ---

5   **MS. ANDREWS:** Right.

6   **MS. COLEMAN:** --- do something there that wouldn't  
7           have been allowed there before.

8   **MS. ANDREWS:** Okay ---

9   **MS. COLEMAN:** So that's what I was trying to push  
10          away from. We don't want to create spot zoning  
11          situations ---

12   **MS. ANDREWS:** Right.

13   **MS. COLEMAN:** --- we want something that's  
14          continuous, that's already established.

15   **MS. ANDREWS:** Yeah, I've got to call you ---

16   **MR. QUATTLEBAUM (PH):** Okay.

17   **MS. ANDREWS:** --- 'cause a lot and just (inaudible).  
18          Do you think I could rent the place  
19          (inaudible)? I realize that they were -- they  
20          want to put a hotel there, and I really don't  
21          want a hotel on this residential street but,  
22          you know, we need to find some other way of  
23          money -- making money, you know, our, you know,  
24          (inaudible) be taken way because we pay more  
25          taxes than any other county in -- I mean any



1 other area in Myrtle Beach from what I  
2 understand. I was talking to a lady there.  
3 She pays \$500. I pay like \$2,700 a year. So  
4 we need to do something. And I understand that  
5 Council gave themselves a raise. How do you  
6 give yourself a raise when you're worried about  
7 money and your tax base, you know? And -- you  
8 know, so the public, the residents need to know  
9 what's going on. We need to know things like,  
10 for example, I have a (inaudible), they're  
11 getting ready (inaudible). They offered me  
12 \$300 and gave the city officials \$10,000.  
13 Okay? And (inaudible). So, we need to know  
14 what's going on with these facilities, if  
15 there's any dirty work going on, we need to  
16 know it, okay? And we need to know why people  
17 give themselves a raise, all right? Decrease  
18 -- giving yourself a raise, decrease my taxes.  
19 That's all I got to say.

20 **VICE-CHAIR STEVENS:** Thank you.

21 **MS. ANDREWS:** And put something positive in Atlantic  
22 Beach so if I ---

23 **VICE-CHAIR STEVENS:** Thank you.

24 **MS. ANDREWS:** My property -- so my property values  
25 can go up instead of down.



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

2 **MS. ANDREWS:** And I would have to say -- or when --  
3 where do you live? I'd have to say, well, I  
4 live near Windy Hill 'cause I'm embarrassed to  
5 say I live in Atlantic Beach.

6 **VICE-CHAIR STEVENS:** Thank you.

7 **MS. ANDREWS:** So that's all I have.

8 **VICE-CHAIR STEVENS:** Thank you. Thank you. Jake?

9 **COUNCILWOMAN GORE:** I just need one second. I sit  
10 on this Council Board, Ms. Andrews, (inaudible)  
11 your opinion you're from (ph). I would like to  
12 -- even though I know this is a Planning  
13 meeting, I want to say that the Council people  
14 got a raise, they did, but we was running at  
15 the time. We wasn't sure if we were gonna win  
16 or not when we got that raise. It was for  
17 whomever (inaudible) won so that's how the  
18 raise came about. Because it was still at \$200  
19 a month whenever every other county around is  
20 either about \$1,000 so I don't think that was  
21 so bad just giving myself a \$200 raise  
22 (inaudible). But at the same time, I want to  
23 say (inaudible) I have traveled to many beaches  
24 up and down the coast of New York and different  
25 places. I'm gonna tell you, this is the safest



1 place I feel right now, Atlantic Beach. There  
2 is nowhere in the world that I would rather be  
3 than Atlantic Beach. And as far as the nickel  
4 bag, they stop selling nickel bags about 20  
5 years, and I'm gonna tell you, I'm not an  
6 (inaudible) but I was an (inaudible), okay? So  
7 therefore, that's how come I can tell you this  
8 this right here about Atlantic Beach. Atlantic  
9 Beach has had some problems. We have the best  
10 beach in the world right here right now ---

11 **MS. ANDREWS:** Well, I ---

12 (Inaudible background noise.)

13 **COUNCILWOMAN GORE:** --- and I'm proud to be a person  
14 of Atlantic Beach. That's all I've got to say.  
15 As far as (inaudible) our image, we have the  
16 best image right now, comparison to what it has  
17 been, okay? So, thank you, ma'am, and thank  
18 you, all.

19 **VICE-CHAIR STEVENS:** All right, Mr. Booker, come on.

20 **MR. BOOKER:** Good evening. My name is William  
21 Booker. I live on 29th Avenue. And I  
22 understand that the ordinance clearly permits  
23 the applicant to bring their facility here, and  
24 I try to be open minded about most things. I  
25 know people need help with drug issues and such



1 as that. But I've talked to quite a few  
2 citizens and property owners, residents of the  
3 Town, and honestly this is one issue that I  
4 can't find one person who supports it. I  
5 thought maybe there was some who might would  
6 support it, but I honestly can't find not one  
7 individual. And this town, you all know, I've  
8 been here about -- 12 to 14 years. I've not  
9 found one issue that everybody in the town  
10 agreed with, even now -- even the Council is  
11 one place and the citizens are another, or half  
12 of the citizens on one place and the other half  
13 are somewhere else. This is one issue that  
14 nobody supports. And so, I know that there  
15 isn't nothing we can do in terms of the  
16 ordinance to stop this, but I'm sure we're not  
17 the only town that's had something in the  
18 ordinance that someone wanted to bring into  
19 town and the citizens rose up and prevented  
20 them from being able to do that. And I think  
21 we're probably at that point right now. So if  
22 you -- seems you like have a lot of experience,  
23 or you the Planning Commission or you the Town  
24 Hall, if you know of something that we the  
25 citizens can do or should be doing now to let





1 of us together and supporting us with not  
2 wanting this here, I believe truly that it can  
3 be accomplished. It was brought to us as well.  
4 Didn't give the actual number, but it was  
5 presented to us like this was -- this would be  
6 financially beneficial to the Town. But we  
7 don't care if they come in here and say hey, if  
8 you all let us build this clinic, we'll give  
9 the Town 20 billion dollars ---

10 (Inaudible background noise.)

11 **MAYOR EVANS:** So I'm glad that we heard every --  
12 what everybody's got to say here today. Like  
13 I said, I've been getting calls along the same  
14 lines, and I've assured everybody I've talked  
15 to that we're in this fight together and we're  
16 gonna do all we can to prevent this from coming  
17 to our town. Thanks.

18 (Applause.)

19 **VICE-CHAIR STEVENS:** Anybody else? What's next?  
20 Commissioner questions and comments.

21 (Inaudible background noise.)

22 **VICE-CHAIR STEVENS:** Meeting is adjourned. Roll  
23 call. Motion to adjourn the meeting.

24 **MALE SPEAKER:** Motion to adjourn.

25 **MALE SPEAKER:** I second.



1 **VICE-CHAIR STEVENS:** Motion is ... Roll call.  
2 Derrick Stevens.

3 **MR. VEREEN:** Timothy Vereen.

4 **MS. McNEIL:** Poterressia McNeil.

5 **MR. McFADDEN:** Esco McFadden (ph).

6 **VICE-CHAIR STEVENS:** Adjourned. 5:15.

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

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