



TOWN OF
Atlantic Beach
"The Black Pearl" south carolina

Planning Commission

April 3, 2025

at 1:00 PM

Atlantic Beach Community Center
1010 32nd Avenue South, Atlantic Beach, SC 29582

Planning Commission

Commission Members

Name	Term
Kathyrn Allen	11/08/24-5/20/26
Stephen Fera	11/08/24-5/20/27
Michele Brown	2/03/25-2/03/29
Timothy L Vereen	2/01/21-2/01/26
Titus Stedman Leaks	11/08/24-5/20/28



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Planning Commission Meeting Schedule 2025

Pursuant to the Provision Act Number 593 of 1978 approved by Governor James B. Edwards on July 18, 1978, commonly called the “Freedom of Information Act”. Notice of meetings.

- (A) All Public Bodies shall give written Public Notice of their regular Meetings at the beginning of each calendar year.
- (B) The Notice shall include the dates, time and place of such meeting; Subsection (c) of section of 9 Provides.
- (C) Written Public Notice shall include but not limited to posting a copy of the Notice at the principle office of the body holding the meeting or, if no office exists, at the building in which the meeting is to be held.

The following shall apply to the Town of Atlantic Beach, South Carolina:

Thursday, January 16, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, February 20, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, March 20, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, April 17, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, May 15, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, June 19, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, July 17, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, August 21, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, September 18, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, October 16, 2025	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, November 20, 2025	@	1:00 p.m.	Atlantic Beach Community Center	(Note: Week before Thanksgiving)
Thursday, December 18, 2025	@	1:00 p.m.	Atlantic Beach Community Center	(Note: Week before Christmas)

The Atlantic Beach Community Center is located at 1010 32nd Avenue South, Atlantic Beach, SC 29582

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**TOWN OF ATLANTIC BEACH
PLANNING COMMISSION SPECIAL MEETING
AGENDA**

April 3, 2025 at 1 pm

Atlantic Beach Community Center

1010 32nd Avenue South, Atlantic Beach, SC 29582

Meeting can be viewed at: <https://boxcast.tv/channel/hriov7yurwsygzabggzi>

- I. Call to Order
- II. Roll Call
- III. Moment of Silence and Pledge of Allegiance
- IV. Old Business
 - A. Rezoning Case 01-2025 and Public Hearing (*Action Item*).....**page 1**
Request by the Town of Atlantic Beach to amend the official zoning map for the Town of Atlantic Beach, South Carolina, so as to amend the zoning for PINS 39201040001; 39201040002; 39201040003; 39201040004; 39201040005; 39201040006; 39201010144; 39201010145; 39201010146; 39201010147; 39201010148; and 39201040071 from Waterfront District 1 (WF1) to Residential (R2) and to amend the zoning for PINS 39201010149; 39201010150; 39201010151; 39201010152; 39201010153; 39201010154; 39201010155; 39201010156; 39201010157; 39201010158; 39201010159; 39201010161; 39201010162; 39201010163; 39201010164; 39201010165; 39201010166; 39201020696; 39201020697; and 39201020698 from Waterfront District 2 (WF2) to Residential (R2).
 - B. Approval of July 25, 2024 Minutes (*Action Item*)**pages 7-136**
- V. New Business
 - A. Approval of January 16, 2025 Minutes (*Action Item*)**pages 137-178**
- VI. Public Input, non-agenda items (Time Limit: 3 Minutes Per Person)
- VII. Adjournment

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TOWN OF ATLANTIC BEACH
PLANNING COMMISSION DECISION MEMORANDUM
RE: Beachfront Rezoning Request
Date: January 16, 2025

ISSUE

Does the Planning Commission recommend approval of the rezoning request of the 1st and 2nd rows of beachfront properties from Waterfront 1 (WF1) and Waterfront 2 (WF2) to Residential (R2)?

RECOMMENDATION

The Planning Commission will hold a public hearing and, then make a recommendation to Town Council. Per the Land Management Ordinance, the Planning Commission shall consider the following factors in their recommendation:

1. Whether or not the requested amendment is consistent with the Town's Comprehensive Plan or is justified by an error in the original text;
2. The precedents, and effect of such precedents, which might result from approval or denial of the application;
3. For zoning amendments, whether the uses permitted by the proposed change would be appropriate in the area concerned; and
4. The capacity of the Town or other governmental agencies to provide additional services, facilities, or infrastructure that might be required if the application was approved.

BACKGROUND

The Town of Atlantic Beach has initiated a zoning map amendment for the following parcels:

- **Waterfront 1 (WF1) district to Residential (R2) district:**
PINS 39201040001; 39201040002; 39201040003; 39201040004; 39201040005;
39201040006; 39201010144; 39201010145; 39201010146; 39201010147; 39201010148;
and 39201040071.
- **Waterfront 2 (WF2) district to Residential (R2) district:**
PINS 39201010149; 39201010150; 39201010151; 39201010152; 39201010153;
39201010154; 39201010155; 39201010156; 39201010157; 39201010158; 39201010159;
39201010161; 39201010162; 39201010163; 39201010164; 39201010165; 39201010166;
39201020696; 39201020697; and 39201020698.

The current zoning designations for these waterfront properties were intended to support the Comprehensive Plan's goal to implement the master plan. That goal was dependent on the opening of Ocean Boulevard to vehicular traffic, which has not occurred. Rezoning these parcels to Residential (R2) ensures future development is consistent with the Comprehensive Plan's recommendation for low to medium density residential use and the vision of a quiet, residential beachfront community.

ANALYSIS

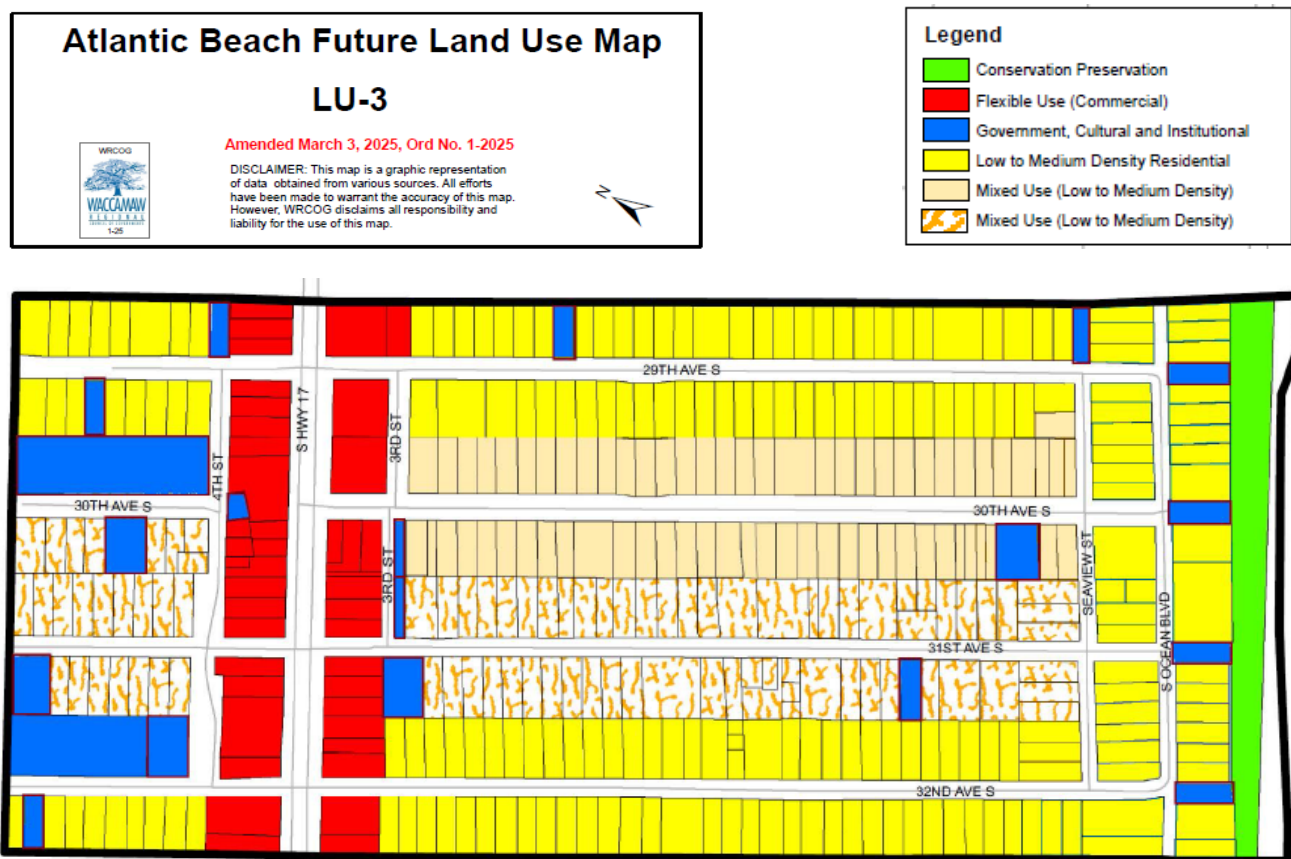
The current zoning of the 1st and 2nd rows of beachfront properties is inconsistent with the Comprehensive Plan. The Comprehensive Plan states:

"Ocean Boulevard is to remain closed; therefore, the primary focus for future land use actions should be to encourage infill residential development and to foster a quiet, residential beachfront community with commercial activity concentrated primarily on US 17 and 30th Avenue."

(Source: Town of Atlantic Beach Comprehensive Plan 2017-2027, pg. 81)

The current Waterfront 1 (WF1) zoning only allows single-family residential development with a Special Exception from the Board of Zoning Appeals, and Waterfront 2 (WF2) does not allow any single-family residential development. Rezoning these parcels to Residential (R2) would better align with the Comprehensive Plan, particularly if Ocean Boulevard remains closed.

It is also important to note that many of these parcels are believed to have deed restrictions that limit their use to single-family residential only. The R2 district permits single-family residential use by right, making it compatible with the deed restrictions and consistent with the Comprehensive Plan.



STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
TOWN OF ATLANTIC BEACH)

AN ORDINANCE TO AMEND THE ZONING FOR NUMEROUS PARCELS TO RESIDENTIAL 2 (R-2) DISTRICT.

WHEREAS, The Town of Atlantic Beach is empowered to amend its Zoning Map to be consistent with the Comprehensive Plan and the changing needs of the Town, in its best interests, after review by the Town Planning Commission, public notice, and public hearing; and

WHEREAS, South Carolina Code § 6-29-310 empowers an appointed municipal planning commission to hear and make recommendations on zoning ordinance changes; and,

WHEREAS, the Comprehensive Plan indicates that if South Ocean Boulevard does not connect to North Myrtle Beach to the north and south that development near the beach should consist of low to medium density residential; and,

WHEREAS, there are numerous properties that are restricted to only having one residential structure per lot; and,

WHEREAS, current zoning may inhibit the development of many Waterfront 1 (WF1) and Waterfront 2 (WF2) lots; and,

WHEREAS, the Residential (R2) district is a more appropriate zoning district for these first and second row beachfront lots.

NOW, THEREFORE, be it enacted and ordained by the Town Council of the Town of Atlantic Beach by the power and authority granted by the State of South Carolina that the Town of Atlantic Beach Land Official Zoning Map is hereby amended as follows:

- 1) **Amendment to the Town of Atlantic Beach Official Zoning Map.** The following parcels are hereby rezoned from Waterfront 1 (WF1) district to Residential (R2) district, as shown in Map A: PINS 39201040001; 39201040002; 39201040003; 39201040004; 39201040005; 39201040006; 39201010144; 39201010145; 39201010146; 39201010147; 39201010148; and 39201040071.
- 2) **Amendment to the Town of Atlantic Beach Official Zoning Map.** The following parcels are hereby rezoned from Waterfront 2 (WF2) district to Residential (R2) district, as shown in Map B: PINS 39201010149; 39201010150; 39201010151; 39201010152; 39201010153; 39201010154; 39201010155; 39201010156; 39201010157; 39201010158; 39201010159; 39201010161; 39201010162; 39201010163; 39201010164; 39201010165; 39201010166; 39201020696; 39201020697; and 39201020698.

Map A - Rezoning from Waterfront 1 (WF1) to Residential (R2)



Map B - Rezoning from Waterfront 2 (WF2) to Residential (R2)



SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this ordinance, which can be given effect without the invalid provision or application, and any such provisions are declared to be severable. All ordinances or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

EFFECTIVE DATE. The Town Council hereby invokes the pending ordinance doctrine recognized under South Carolina law. This ordinance shall be effective immediately upon first reading approval.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Atlantic Beach, South Carolina, in assembly and by the authority thereof, this _____ day _____ of _____, 2025.

Atlantic Beach Town Council

Jake Evans, Mayor

John David, Jr., Mayor Protem

Edward Campbell, Councilmember

Jacqueline Gore, Councilmember

Carla Y. Taylor, Councilmember

Attest:

Town Clerk

Town Manager

TOWN OF ATLANTIC BEACH PLANNING COMMISSION MEETING AND PUBLIC HEARING

Thursday, July 25, 2024

1:00 p.m.

The Town of Atlantic Beach Board of Planning Commission meeting was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 25th day of July 2024, and transcribed by Cortney N. Glover, RR, Certified Court Reporter and Notary Public in and for the State of South Carolina.



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APPEARANCES

PLANNING COMMISSION MEMBERS:

Angela Metts, Chair
Titus Leakes
Poterressia McNeil
Levant Woods

ADMINISTRATION:

Orton Bellamy, Interim Town Manager
Dwayne Green, Town Attorney

GUESTS:

Leigh Kane, Local Planning Services Director
Waccamaw Regional Council of Governments

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CALL TO ORDER:

MR. BELLAMY: Good evening, how is everyone doing?
Good afternoon. Okay. Call to order. Town of
Atlantic Beach Planning Commission Meeting.
Agenda, July 25th, 2024, at 1:00 p.m.
Roll call, please?

ROLL CALL:

UNIDENTIFIED SPEAKER: Timothy Vereen?
Angela Metts?

(Inaudible.)

UNIDENTIFIED SPEAKER: Levant Woods?
(Inaudible.)

MR. BELLAMY: Would you speak a little louder,
please?

UNIDENTIFIED SPEAKER: Titus Leakes?

MR. LEAKES: Present.

UNIDENTIFIED SPEAKER: And Poterressia McNeil?

MS. McNEIL: Present.

MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE:

MR. BELLAMY: Okay. Everyone please stand. A
moment of silence.

(Moment of silence commences.)

MR. BELLAMY: Please face the flag.

(Pledge of allegiance commences.)

ELECTION OF CHAIRMAN AND VICE CHAIRMAN:

1 **MR. BELLAMY:** We'll now move to new business,
2 election of chairman and vice chair. And the
3 floor is open for nominees.

4 **MS. McNEIL:** I can't hear you.

5 **MR. BELLAMY:** You can't hear me?

6 Okay. We will move to new business for
7 chairman and vice chair. My understanding is
8 you don't have a chairperson -- is that
9 correct? -- at this present time?

10 **MS. McNEIL:** Are you asking if we should assign ---

11 **MR. BELLAMY:** No, no. I'm saying you currently you
12 don't -- I think your chairperson -- you had a
13 chairperson, I think, who's no longer with the
14 committee; is that correct? The chairman?

15 **MS. KANE:** It's -- I can clarify.

16 **MR. BELLAMY:** Okay.

17 **MS. KANE:** Each year a new chairperson and vice
18 chair have to be nominated and appointed.

19 **MR. BELLAMY:** Okay.

20 **MS. KANE:** It's just a typical procedure.

21 **MR. BELLAMY:** It's an annual one-year?

22 **MS. KANE:** It is an annual procedure.

23 **MR. BELLAMY:** Okay.

24 **MS. KANE:** And we are in the month of that
25 occurring.



1 **MR. BELLAMY:** Okay. You only serve one year; is
2 that correct?

3 **MS. KANE:** That's correct.

4 **MR. BELLAMY:** One year, okay.

5 **MS. McNEIL:** I'd like to serve as chair.

6 **MR. BELLAMY:** Okay. And you two gentlemen, you'd
7 like to submit a nominee for chairperson? Or
8 you'd like to concur with Ms. McNeil?

9 **(Inaudible.)**

10 **MR. BELLAMY:** You concur? Okay. All right. For a
11 voice vote then? Okay. All those in favor of
12 Ms. McNeil as chairperson, say aye.

13 **(Ayes heard.)**

14 **MR. BELLAMY:** Aye, you? Let's record your name,
15 please, and say aye.

16 **MS. McNEIL:** Poterressia McNeil.

17 **MR. BELLAMY:** Sir? You're name, sir?

18 **MR. WOODS:** Levant Woods.

19 **MR. BELLAMY:** Aye? Okay.

20 Sir?

21 **MR. LEAKES:** And Titus Leakes.

22 **MR. BELLAMY:** All right. Okay. It has been
23 confirmed. Unanimous vote for Ms. McNeil to
24 serve as chairman. You'll be serving at one
25 year; is that -- that is correct. One year.



1 **MS. KANE:** That's right.

2 **MS. McNEIL:** Would you be kind enough to mute your
3 mic, please, because there's a vibration back
4 here.

5 **MR. BELLAMY:** Okay. Can you hear me now?

6 **MS. McNEIL:** Yes.

7 **MR. BELLAMY:** Okay. One, you'll be serving as
8 chairperson at -- for one year.

9 **MS. McNEIL:** Okay.

10 **MR. BELLAMY:** Okay. Now ---

11 (Applause.)

12 **MR. BELLAMY:** Nominees for vice chair. Anyone would
13 like to submit their names for nominees for
14 vice chair?

15 **MR. LEAKES:** I would like to nominate myself for
16 vice chair, Titus Leakes.

17 **MR. BELLAMY:** Okay. And, sir, do you concur?

18 **MR. WOODS:** I concur.

19 **MR. BELLAMY:** Ma'am, you concur?

20 **MS. McNEIL:** Yes.

21 **MR. BELLAMY:** All right. Voice for it, please,
22 starting with you, Mr. Leakes.

23 **MR. LEAKES:** Titus Leakes. Aye.

24 **MR. BELLAMY:** Mr. Woods?

25 **MR. WOODS:** Levant Woods. Aye.



1 **MR. BELLAMY:** Ms. McNeil?

2 **MS. McNEIL:** Poterressia McNeil.

3 **MR. BELLAMY:** Okay. We got -- by unanimous vote,
4 Mr. Leakes is now the vice chair. Give him a
5 round of applause, please.

6 **(Applause.)**

7 **MR. BELLAMY:** Okay. All right there.

8 Okay. Madam Chair, you will be presiding
9 from this point on. Approval of the 2024
10 calender and as the program outlined.

11 **MS. McNEIL:** I'm so sorry.

12 **MR. BELLAMY:** You can't hear me? Okay, okay.

13 **MS. McNEIL:** Yes. Please could you speak into the
14 mic.]

15 **MR. BELLAMY:** Okay. Yes. Approval of -- you'll be
16 presiding from this point on now.

17 **MS. McNEIL:** Okay.

18 **MR. BELLAMY:** Okay, ma'am. And you'll go to Bullet
19 B, Approval of 2024 Calendar of Meetings. And
20 you can proceed from there.

21 **APPROVAL OF 2024 CALENDAR OF MEETINGS:**

22 **MS. McNEIL:** Okay.

23 **MR. BELLAMY:** Yes, ma'am. Thank you.

24 (Commissioner Metts enters the meeting.)

25 **MS. McNEIL:** At the time are we -- we are approving



1 now of the 2024 calendar? Is that --

2 **MR. BELLAMY:** That is correct, yes.

3 **(Inaudible.)**

4 **MR. BELLAMY:** We can't hear you. Could you speak
5 into the mic? Okay. You want me go move your
6 mic for you? Okay. You okay? Okay. All
7 right.

8 **MS. McNEIL:** No. I was just asking at this point
9 we're going to be approving the calendar for
10 the 2024 ---

11 **MR. BELLAMY:** That is correct, yes, ma'am.

12 **MR. LEAKES:** Okay.

13 **MR. BELLAMY:** That is correct.

14 **MR. D. GREEN:** You should call for a motion.

15 **MR. BELLAMY:** Call for a motion for the approval.

16 **MS. METTS:** So moved.

17 **MR. WOODS:** So moved.

18 **MR. BELLAMY:** Okay, man.

19 **MR. LEAKES:** So moved.

20 **MR. BELLAMY:** Need a second.

21 **MR. LEAKES:** I second the motion.

22 **MS. McNEIL:** I second. I third.

23 **MR. BELLAMY:** Okay. Yes.

24 **MS. McNEIL:** It's just so hard to hear what's going
25 on. You have no idea how hard it is to hear.



1 **MR. BELLAMY:** Okay.

2 **MS. McNEIL:** Because you're not speaking into the
3 mic.

4 **MR. BELLAMY:** All right then. I will. Okay.

5 You need to call for a vote now, voice
6 vote.

7 **MS. METTS:** Yes.

8 **MS. McNEIL:** Yes.

9 **MR. BELLAMY:** State your name and yes.

10 **MS. METTS:** Angela Metts. Yes.

11 **MS. McNEIL:** Poterressia McNeil. Yes.

12 **MR. WOODS:** Levant Woods. Yes.

13 **MR. LEAKES:** Titus Leakes. Yes.

14 **MR. BELLAMY:** Okay. You need to vote, ma'am. State
15 your name and vote.

16 **MR. D. GREEN:** Everyone's already voted.

17 **MR. BELLAMY:** Everyone already voted. Okay. You
18 can proceed forward now.

19 **(Inaudible background discussion.)**

20 **MS. McNEIL:** We can't hear.

21 **MR. LEAKES:** Okay. You can't hear me?

22 **UNIDENTIFIED SPEAKER:** [inaudible] use their
23 microphone, please?

24 **MR. LEAKES:** Use your mic -- okay. You can hear me
25 now; right?



1 **MS. METTS:** Yes.

2 **MR. BELLAMY:** Can everyone hear me?

3 **MS. METTS:** Yes.

4 **MR. BELLAMY:** Okay.

5 **MS. McNEIL:** As long as you're speaking into the
6 mic, we can hear you.

7 **MR. BELLAMY:** All right then. Okay. No problem.
8 I'll speak directly into the mic.

9 **MS. McNEIL:** The moment that you don't speak into
10 the mic, we can't hear you.

11 **MR. BELLAMY:** Yes, ma'am, okay. Okay.

12 From this point on, you'll be conducting
13 the meeting. I'll stand back, okay, ma'am?
14 Thank you.

15 **MS. McNEIL:** Yes.

16 **MR. BELLAMY:** Yeah. We've already did the approval
17 of the calendar. Okay.

18 (Inaudible background discussion.)

19 **APPROVAL OF FEBRUARY 16, 2023, MINUTES:**

20 **MS. McNEIL:** I approve of the -- yes. We make a
21 motion to approve.

22 (Inaudible background discussion.)

23 **MS. McNEIL:** I approve of the -- Yes.

24 Will you make a motion to approve?
25 Thanks.



1 (Inaudible background discussion.)

2 **MS. McNEIL:** I approve of the ---

3 **MR. BELLAMY:** Motion?

4 **MS. McNEIL:** Yes. And I make a motion.

5 **MR. BELLAMY:** Okay.

6 **MS. KANE:** Second.

7 **MR. BELLAMY:** A second?

8 Mr. Woods?

9 **MR. WOODS:** Second?

10 **MR. BELLAMY:** Do a second, okay?

11 **MS. McNEIL:** I make a motion of the approval of the
12 planning commission's rules of procedure. Did
13 you [inaudible]?

14 **MR. BELLAMY:** Yes, ma'am.

15 **MR. LEAKES:** I second the motion.

16 **MS. KANE:** We're not to rules of procedure yet.
17 We're still on minutes.

18 **MR. BELLAMY:** We're still on minutes.

19 **MR. WOODS:** Still on minutes.

20 **MS. KANE:** Yeah. We need a vote on minutes. Just
21 like any other normal voting action.

22 **MR. BELLAMY:** Yes, minutes. We need a vote on the
23 minutes.

24 **MS. KANE:** Someone need to make a motion and then
25 someone needs to make a second to be able to



1 call a full vote.

2 **MR. LEAKES:** I make a motion to vote on the approval
3 of the February 16, 2023, minutes.

4 **MS. METTS:** I second.

5 **MR. BELLAMY:** Okay. Roll call?

6 **UNIDENTIFIED SPEAKER:** Timothy Vereen?

7 **MR. BELLAMY:** No. I'm talking about for the vote.

8 **MS. METTS:** Angela Metts. Yes.

9 She needs to hear your name, your vote.

10 **MS. McNEIL:** Poterressia McNeil.

11 **MS. METTS:** Yes, ma'am? And yes, if you're saying
12 yes.

13 **MS. McNEIL:** Yes.

14 **MR. LEAKES:** Titus Leakes. Yes.

15 **MR. WOODS:** Levant Woods. Yes.

16 **MR. BELLAMY:** Thank you. Okay.

17 **(Inaudible background discussion.)**

18 **UNIDENTIFIED SPEAKER:** I don't want to be rude, but
19 no one could hear anything that you've said
20 back here. Do you have mics? Please let's
21 don't start off like this. This is a very
22 important meeting, and we need to hear
23 everything. We don't hear the chairman or any
24 of the members up there. So we might
25 [inaudible] I know it's [inaudible] but the



1 lighting [inaudible] dark as well. I don't
2 know if [inaudible].

3 **APPROVAL OF PLANNING COMMISSION RULES OF PROCEDURE:**

4 **MS. METTS:** I make a motion for the approval of
5 planning commission rules of procedure.

6 **MR. LEAKES:** I second the motion.

7 **MS. KANE:** Roll call. Unless they want discussion.

8 **MS. McNEIL:** I'd like to call for a vote on that.

9 Can you hear me? Is this mic on
10 [inaudible]?

11 **UNIDENTIFIED SPEAKER:** No. We can't hear you at
12 all.

13 **(Inaudible background discussion.)**

14 **MR. LEAKES:** Testing, testing.

15 **MR. BELLAMY:** We're switching out.

16 **MS. METTS:** It's working. It's working.

17 **MR. BELLAMY:** Okay. It is working. Okay.

18 **MS. METTS:** Madam Chair, did you call for a vote?

19 **MS. McNEIL:** I did. I called for the vote.

20 **MS. METTS:** Madam chair called for a vote for
21 approval of planning commission rules of
22 procedure.

23 Angela Metts. Yes.

24 **MS. McNEIL:** Poterressia McNeil. Yes.

25 **MR. LEAKES:** Titus Leakes. Yes.



1 MR. WOODS: Levant Woods. Yes.

2 LMO TEXT AMENDMENT (PARKING AND LOADING
3 REQUIREMENTS):

4 MS. McNEIL: We're now at land management ordinance
5 text amendment. And, yes, we are going to
6 approve of that.

7 MR. BELLAMY: Discussion?

8 MS. METTS: I think we need to make a motion for
9 that.

10 MS. McNEIL: Yes.

11 MS. KANE: Just as a point of order, if the planning
12 commission would like just a quick description
13 about any of these items during discussion, you
14 can have me. I'm Leigh Kane. I am technical
15 assistance for the town regarding your land
16 management ordinance, specifically on the
17 zoning aspects of your land management
18 ordinance. So I would be happy to be able to
19 just go through what some of those changes are,
20 if you would like. But you would have to call
21 on me to be able to do that.

22 MR. LEAKES: Yes. We would like you to discuss
23 the ---

24 MS. KANE: Thank you.

25 MR. LEAKES: --- land management ordinance.



1 **(Inaudible background discussion.)**

2 **MS. KANE:** This is the only slide that we have.

3 **MR. BELLAMY:** Okay. All right.

4 **MS. KANE:** So if you go to your packet looking on
5 page 118, this will detail the aspects of the
6 land management ordinance that are being
7 proposed to be changed with this particular
8 ordinance.

9 This ordinance change was actually
10 requested by the Zoning Board of Appeals in
11 regards to parking along -- within the MS1 and
12 MS2 zoning districts. That's for your Main
13 Street corridor, which includes Atlantic
14 Street, 30th, for those of you that -- it's a
15 double-name.

16 So this actually -- the Main Street
17 corridor is within your comprehensive plan
18 really intended to become more like a downtown.
19 And in order to help facilitate that, parking
20 has been a challenge for a number of people
21 that are really interested in being able to
22 pursue development because of the narrow lot
23 widths that you have. It really creates a
24 challenge to be able to fit a building and a
25 parking lot all On the same property.



1 It was requested by the Zoning Board of
2 Appeals primarily too because this is one
3 street within the town that has on-street
4 parking. Back in, I believe it was, the year
5 prior the planning commission recommended
6 actually a text amendment to council, and
7 council approved it to reduce the amount of
8 parking that would be required. But that did
9 not reduce the parking that would be required
10 for accommodation-type uses or for multifamily
11 uses. With this it would eliminate the minimum
12 number of off-street parking requirements that
13 a property owner would have to provide.

14 However, if a property owner did provide,
15 they would still have to meet things such as
16 the dimensional standards for a typical parking
17 spot, drive aisle widths, all for safety
18 purposes just to really meet a standard parking
19 requirement. They would also still have to
20 meet the handicap for parking requirements if
21 they provided any on-site parking.

22 This ordinance also goes into
23 standardizing the parking space dimensions to
24 be more consistent with other jurisdictions in
25 our region. Right now your parking widths are



1 actually a little bit wider than what are
2 required in other jurisdictions. And the depth
3 is actually less than it is in other
4 communities. So standardizing it to a 9-by-19
5 parking space, which is really typical of most
6 communities across the country. And so that's
7 one of the changes in there. And then also the
8 ordinance clarifies what the handicap parking
9 standards are. The ordinance already, you
10 know, requires handicap parking per ADA to meet
11 those requirements, but this really just
12 specifies what those are. And somebody looking
13 to develop doesn't have to go look in different
14 documents for that type of information. So
15 it's really more clear to an applicant about
16 what it is they have to provide if they are
17 going to provide it. So those are the changes
18 that are within that ordinance.

19 You can see starting on page 120 of your
20 packet. It goes through those ordinance
21 changes. Anything that is stricken through
22 would be removed. Anything that is bold and
23 underlined would be added. And really for the
24 most part, this is for simplification for
25 somebody to be able to understand the parking



1 standards and then also to support the
2 comprehensive plan in regards to type of
3 development desiring within the Main Street 1
4 and Main Street 2 Zoning Districts. And I am
5 here for your questions.

6 And for clarification purposes, with a
7 text amendment, the public hearing on those
8 occurs at town council. And what we would need
9 today is a recommendation, yea or nay to send
10 this to council with a recommendation for
11 approval or disapproval. That's what your vote
12 would be on today.

13 **MS. McNEIL:** I recommend nay or yea on this
14 particular amendment.

15 **MS. METTS:** Madam Chair, I make a motion that we
16 approve the LMO text amendment and ordinance to
17 amend the land management ordinance as it
18 pertains to parking and loading requirements
19 and is shown in pages 118 to 128 in our packet.

20 **MR. LEAKES:** I second the motion.

21 **MS. McNEIL:** I disagree.

22 **MR. D. GREEN:** Call for a vote.

23 **MS. KANE:** Roll call. Ready for a full vote now.

24 **MS. METTS:** Roll call.

25 Angela Metts. Yes.



1 **MS. McNEIL:** Poterressia McNeil. No.

2 **MR. LEAKES:** Titus Leakes. Yes.

3 **MR. WOODS:** Levant Woods. Yes.

4 **MS. KANE:** Motion.

5 **MR. BELLAMY:** The motion passes 3 to 1.

6 **(Inaudible background discussion.)**

7 **MR. D. GREEN:** The next item on the agenda is Item
8 F.

9 **RECONSIDERATION FOR CHAIRPERSON:**

10 **MS. METTS:** Attorney, the -- there is an issue.
11 Madam Chair has requested a vote on the chair.

12 **MR. D. GREEN:** I'm sorry. There is Dwayne Green,
13 attorney. Is there a question?

14 **MS. METTS:** Yes, sir. Madam Chair has requested
15 another vote on the chairpersonship.

16 **MR. LEAKES:** Yeah. She decide that she doesn't want
17 to be to chair ---

18 **MS. McNEIL:** No, I don't want to be the chair at
19 this point because I can see which way the vote
20 is going.

21 **MR. D. GREEN:** Okay. There was a vote taken at the
22 beginning of this meeting. Not all members
23 here were present. I understand that the
24 acting chair wants to call for a re-vote and no
25 longer wishes to serve as chair; is that



1 correct?

2 **MS. METTS:** That's correct. That's what she just
3 said.

4 **MR. D. GREEN:** Is there a new nomination for a
5 chair?

6 **MR. LEAKES:** Yeah, I nominate Ms. Metts as chair.

7 **MR. D. GREEN:** A motion. There's a motion to
8 reconsider the appointment of chair. Someone
9 want to second that motion?

10 **MR. WOODS:** I second.

11 **MR. LEAKES:** I second.

12 **MS. METTS:** I second that motion.

13 **MR. BELLAMY:** Okay.

14 **MR. D. GREEN:** Roll call?

15 **MS. METTS:** Angela Metts. Yes.

16 **MS. McNEIL:** Poterressia McNeil. Yes.

17 **MR. LEAKES:** Titus Leakes. Yes.

18 **MR. WOODS:** Levant Woods. Yes.

19 **MR. D. GREEN:** Okay. There's been a motion that's
20 been seconded and approved for reconsideration
21 of the vote for chair. Now the floor is open
22 if there's another nomination for chair of the
23 planning commission.

24 **MR. LEAKES:** I nominate Ms. Metts as chairman of the
25 planning commission.



1 **MR. D. GREEN:** Is there a second?

2 **MR. WOODS:** I second that.

3 **MR. D. GREEN:** The motion's been properly moved and
4 second to have Ms. Metts serve as chair of --
5 as the chair for the planning commission. Roll
6 call.

7 **MS. METTS:** Angela Metts. Yes.

8 **MS. McNEIL:** Poterressia McNeil. Yes.

9 **MR. LEAKES:** Titus Leakes. Yes.

10 **MR. WOODS:** Levant Woods. Yes.

11 **MR. D. GREEN:** It's been moved and properly second.
12 It's unanimous. And so we'll proceed with the
13 meeting with Ms. Metts serving as chairperson.
14 And we're on Item F, which is the second
15 LMO text amendment.

16 **LMO TEXT AMENDMENT (TO REQUIRE ONLY ONE FRONT SETBACK**
17 **PER PROPERTY):**

18 **CHAIRMAN METTS:** I thank you.

19 **MR. D. GREEN:** Thank you.

20 **CHAIRMAN METTS:** Is there additional information from
21 the staff concerning Item F?

22 (No audible response.)

23 **CHAIRMAN METTS:** We're at F, LMO text amendment, an
24 ordnance to amend the land management ordinance
25 to require only one front setback per property.



1 And that's pages 130 to 137 in your packet.

2 **MS. KANE:** Thank you. Again, Leigh Kane. I'm
3 presenting an ordinance that was recommended by
4 administration to be able to pursue. In
5 reviewing the land management ordinance, it
6 became very clear that there is what I --
7 professionally I would consider an -- some
8 egregious guidelines related to the number of
9 front setbacks that are required for properties
10 that abut multiple roadways estate or the
11 oceanfront. So for -- if you want to look on
12 page 131 of your packet. There's a map in
13 there that indicates all the properties that
14 already require at least a double setback, a
15 double-front setback. Some of them even
16 require a triple-front setback. And in a lot
17 of cases what that does is it makes the
18 property almost undevelopable. And that will
19 result in a lot of cases coming before the
20 Board of Zoning Appeals. So -- and all
21 actuality of the 443 lots in the town, 80 of
22 them have multiple frontages.

23 And typically those frontages range from
24 at least 20 feet. So your lots that are
25 typically only 50 feet wide and in some cases



1 as shallow as 143 feet up to 150 feet, you
2 would end up having a front -- an affront. And
3 some of your lots, especially those -- a number
4 of them that are kind of by Seaview and Ocean
5 Boulevards, some of those actually have triple
6 fronts. And so that just really makes the
7 development area on those properties a
8 significant challenge.

9 So this is being brought before you in
10 order to reduce some of those challenges and
11 reduce the number of anticipated variance
12 requests that are gonna be coming to the Board
13 of Zoning Appeals. What this will do is
14 require that the front setback for the
15 property, it would be determined based off of
16 the roadway it is addressed off of. So that
17 way it would be conforming with all of the
18 other front setbacks of everybody else on that
19 same Primary Street.

20 So that's what that change is. And I am
21 here again for your questions. If you look
22 through, again, on -- starting on page 132,
23 you'll see that same stance that if there's
24 anything being removed, you'll see a strike
25 through. If there is anything being added, it



1 will be bolded and underlined. Please let me
2 know if you have any questions.

3 **CHAIRMAN METTS:** Any questions?

4 The questions are only for the board,
5 according to the attorney.

6 **MS. KANE:** That's right. And, again, this doesn't
7 require a public hearing at this stage. It
8 really just requires a recommendation from the
9 planning commission to town council. And then
10 town council will hold a public hearing.

11 **CHAIRMAN METTS:** We need a motion and a second
12 concerning Item F on the agenda.

13 **MS. McNEIL:** Well, first of all, I would like to
14 recuse myself from this meeting basically
15 because in February our planning board met and
16 we had decide that we would no longer do spot
17 zoning. That's number one. And this whole
18 meeting here is about spot zoning for the
19 Morant Group. So being that I am not in favor
20 of rezoning any area -- we -- first of all, we
21 had decided that there would be a comprehensive
22 plan and study. Quattlebaum put money aside
23 for us to do a study for a new comprehensive
24 plan.

25 **CHAIRMAN METTS:** Madam member, madam member, you are



1 out of order. You are out of order.

2 **MS. McNEIL:** And in that case, I'm going to recuse
3 myself from this. Because we are not suppose
4 to be ---

5 **CHAIRMAN METTS:** Madam member, you are out of order.
6 You are out of order.

7 **MS. McNEIL:** I am not out of order.
8 (Commissioner McNeil exits panel table.)

9 **CHAIRMAN METTS:** Again, a motion or a second for
10 Item F on the agenda.

11 **MR. LEAKES:** I make a motion to approve the
12 ordinance to amend the land management
13 ordinance to require only one foot setback --
14 only one front setback per property.

15 **CHAIRMAN METTS:** Is there a second?

16 **MR. WOODS:** I second it.

17 **CHAIRMAN METTS:** Roll call.

18 Angela Metts. Yes.

19 **MR. LEAKES:** Titus Leakes. Yes.

20 **MR. WOODS:** Levant Woods. Yes.

21 **CHAIRMAN METTS:** Let the record reflect that item F,
22 LMO text amendment and ordinance to amend the
23 land management ordinance to require only one
24 front setback per property, Items 130 to 137 in
25 our packet has been approved.



1 We're now to Item G, Rezoning Case 1-2024.

2 Is there a presentation for Item G?

3 **REZONING CASE 1-2024:**

4 **MS. KANE:** There is. And I'll go ahead and review.

5 So typically -- and you'll see within your
6 rules of procedure the processes that staff --
7 and I serve as the staff technical assistance
8 in this role -- just to be able to review what
9 the rezoning process is, what the application
10 was. And then the applicant will be given the
11 opportunity to be able to present any
12 additional information. At that point in time,
13 you will then open up the public hearing, and
14 then that will occur. And this is so everybody
15 knows kind of up front before we get into that
16 portion what the project entails.

17 The property under consideration -- and I will
18 recommend that you go ahead and refer to
19 starting on page 140 of your packet.

20 **UNIDENTIFIED SPEAKER:** Do you mind turning the light
21 off above the screen so that maybe we can see
22 the ---

23 **MR. BELLAMY:** Oh, okay.

24 **MS. KANE:** And this, this isn't related to the
25 rezoning of the property referred to PIN Number



1 392-01-01-0167. The request is to rezone the
2 property from Waterfront 2 to the Black Pearl
3 of the Atlantic Waterfront 2 Flexible Design
4 District.

5 And so just to be able to cover briefly
6 what is a flexible design district to make sure
7 that all the planning commissioners are aware,
8 the underlying zoning allows for things like
9 mixed-use development. That's really what the
10 intent was within the comprehensive plan and
11 within the underlying zoning. It does really
12 require that if you have a multifamily
13 component that you have to have a downstairs
14 commercial component for the first two floors
15 and while the upper portions are typically
16 going to be either multifamily or like
17 accommodation-type uses.

18 And they are intended to be really
19 pedestrian-oriented, walkable, more higher
20 density than the rest of the community is what
21 that zoning allows for.

22 Now, with a flexible design district, the
23 underlying uses remain the same as to what's
24 allowable, so there's not any additional uses
25 that the applicant would receive out of this.



1 But what it does allow for is it will allow for
2 higher intensity and a higher height building
3 than what the underlying zoning already allows
4 for. But that's in exchange for public
5 amenities being provided back to the town.
6 Those public amenities have to equal in this
7 case a minimum of 3 percent of the development
8 cost of the project. And I'll go into that a
9 little built further here.

10 The amenities to be provided have been to
11 be consistent with the town's comprehensive
12 plan in terms of the types of public
13 infrastructure that's desired. And also
14 another option is if there's any other types of
15 amenities that are recommended within a 2007
16 master plan, which is really kind of
17 dove-tailed into the comprehensive plan. What
18 it does allow for -- and you'll see here -- is
19 the greater height floor area, ratio, density,
20 and the amount of lot coverage that a building
21 could have on a particular site.

22 And so you can see in your packet that
23 this particular application, if you're looking
24 at page 141, that the minimum area required is
25 20,000 square feet. Your minimum lot width is



1 150 feet. The underlying -- the FDD would
2 allow for up to 200 feet -- and I'll talk about
3 that a little bit further because we worked
4 through a lot of things related to the FAA and
5 the proximity to the airport. The zoning would
6 allow for up to 70 percent maximum building
7 coverage, up to 80 percent impervious surface.
8 It would require 15 percent of the lot to be
9 open space. And it would also allow for the
10 floor area ratio to go up to 4.

11 There is a cap on density of being one
12 dwelling unit per 375 square feet of lot area.
13 So that would be the cap that would reflect
14 for -- if multifamily ended -- ends up being
15 developed on this lot.

16 So our office has worked with the town for
17 at least two years on this project to review it
18 to make sure that what the applicant submitted
19 meets the minimum requirements of the land
20 management ordinance to be able to apply. So
21 that was our role in this and just making sure
22 that what was submitted met those standards.

23 And so you'll see within your packet --
24 and I'll go into it a little bit further -- and
25 the rest of the portion of your packet goes



1 through and identifies whatever -- what those
2 minimum requirements are and if the application
3 met those requirements. If in all aspects the
4 application met those minimum requirements is
5 which is why we're before you today.

6 The application is requesting for a
7 combination of multifamily, short-term rentals,
8 and hotel units. The -- what was submitted,
9 the cap was for 108 total units and that
10 includes multifamily -- a combination of
11 multifamily, short-term, and hotel units.
12 That -- what they are proposing though is
13 really no more than 90, but there's some
14 flexibility built in there in case the
15 architectural designs slightly changes. And
16 what you'll see is there's a maximum number of
17 multifamily units that could be put in here.
18 Any kind of combination is really what the
19 applicant was looking for. And part of that
20 goes back to the fact that if multifamily,
21 like, traditional full-time residents are gonna
22 be owning the properties -- we're not talking
23 timeshares or short-term rentals -- but if
24 they're gonna be full-time ownership, they
25 actually would have to go before the Board of



1 Zoning Appeals in order to get that approved.
2 So there's still like a whole nother step that
3 this applicant would have to go forward if they
4 wanted to do, say, just multifamily in any
5 aspect. And that's a requirement of the land
6 management ordinance. So I just wanted to be
7 able to clarify that.

8 That could mean that, say, if the Board of
9 Zoning Appeals didn't approve for them to have
10 the multifamily that they could still have
11 those accommodation uses and still have that
12 mixture as basically being a hotel.

13 Other types of uses that the applicant is
14 including in their design includes things like
15 restaurants, spa, community meeting space, the
16 conference center space. So they've talked
17 some about the possibility for the town to be
18 able to use some of the conference space there.
19 And so those would be things that the town
20 would have to be able to work out with the
21 developer.

22 In terms of just kind of seeing that
23 crosswalk of what I talked about earlier, the
24 underlying zoning, what it is right now, this
25 is what it allows for, things like the



1 minimum -- the maximum height could go up to
2 125 feet and no more than 12 stories today.
3 And they wouldn't have to come before the
4 planning commission at all.

5 So what they have actually requested is
6 providing 3 percent of public amenities back to
7 the town in exchange for a higher height. Now,
8 they could have gone as high as 200 feet, but
9 the applicant also has to meet federal
10 standards with FAA and with the airport. And
11 so in order to comply with that, the applicant
12 brought the height of the structure down to a
13 maximum of 169 feet and no more than 18
14 stories. And that includes anything, say,
15 you've got a elevator shaft that goes up, it --
16 those can't even exceed that height limit. And
17 that's just to be concurrent with the FAA.

18 And that is actually kind of a similar
19 applicable thing throughout the town. So if we
20 have any more type of development, even if it
21 doesn't require rezoning, it still needs to
22 have to meet the FAA standards. And it varies
23 throughout the town based off of elevation.
24 And so that's something to just be aware.
25 That's not just for this particular property.



1 The maximum building coverage, like I
2 said, could go up to 70 percent. The maximum
3 impervious surface, which would include the
4 building coverage and any kind of patio-type
5 areas or driveways, would go up to 80 percent.
6 The applicant has indicated that if they are
7 going to be any other hard-type surfaces that
8 exceed 80 percent that they would then use
9 things like permeable pavers, green roofs,
10 things like that to be able to accommodate for
11 that additional impervious area to allow for
12 infiltration of storm water. They're gonna
13 have to meet all of those requirements here as
14 well. So technically the maximum number of
15 multifamily units, this project is going to be
16 allowed for is 54 units. So that is the cap
17 that the zoning will allow for at all. So just
18 wanted to be able to bring that to your
19 attention. That's not accommodation uses.
20 That is purely just multifamily.

21 Just for orientation purposes, this is
22 Ocean Boulevard. The ocean is this way. And
23 then we have got -- I think this is 31st here.
24 Yes, 31st. And then we have a parcel here and
25 then you've got 30th Atlantic here. So just to



1 be able to provide some orientation. What you
2 see here, this is referred to as a site plan,
3 and this is what's required per the application
4 that the applicant submit a site plan that
5 would be able to show that it meets those
6 requirements that we just talked about. And so
7 this is what the town and myself and the
8 applicant have been working through to make
9 sure that the site plan meets all of those
10 requirements.

11 And so what you'll see is this is just the
12 footprint of the building. This doesn't show
13 if they were gonna have pools or patios. Those
14 types of things will come later with the
15 building plans. But, again, they still
16 couldn't exceed all those other standards.

17 The applicant is proposing to provide a
18 number of public amenities, which I'll go
19 through and explain what all of those are. But
20 you can see here one of those is providing an
21 improved beach access. So the town currently
22 owns this area here. The applicant is
23 proposing to provide an easement to the town to
24 expand to make sure that they can provide a
25 larger parking area. And as part of that



1 you'll see that they'll have up to, I think,
2 it's 25 parking spaces. And so that is part of
3 that design. You'll see that it meets the ADA
4 requirements as well. And then they are
5 planning to improve the beach access out here
6 where the boardwalk, showers. And then they
7 also are planning to provide a boardwalk ,beach
8 access, and showers as well on this side.

9 They are also proposing sidewalks along
10 Ocean Boulevard, obviously only in the area
11 that they have the ability to be able to
12 provide them, whether that's on their property
13 or in coordination with South Carolina
14 Department of Transportation. They cannot
15 provide those types of things on other people's
16 properties. I know that has been a question
17 that's been brought up and I just wanted to
18 make sure that that was clarified. They do
19 want to make improvements for crosswalks to
20 improve the safety through those areas. And it
21 is quite possible that when they do this
22 development that they may be able to have to
23 provide curb and gutter with storm water
24 improvements and all of that. And I'll let the
25 applicant be able to speak to that aspect.



1 The application requires that there be,
2 you know, renderings to be able to show what
3 the building would look like. The applicant
4 provided these just with, you know, different
5 perspectives, north, south, east, west and then
6 just some visuals. And they'll provide some
7 additional visualization of the project as
8 well.

9 As part of the application, there are a
10 couple of things that the applicant provided
11 that are unique to this site and that vary from
12 the typical land management ordinance
13 standards. That is allowed per the land
14 management ordinance, but they have to be
15 explicitly written into the ordinance to grant
16 that. And so one of those was that they wanted
17 to veer slightly from the signage standards.
18 And so they provided a parking -- not
19 parking -- a signage plan that you'll see as
20 part of the application and the ordinance where
21 they defined a couple of different types of
22 signs that the land management ordinance
23 doesn't address, all the way down to things
24 like if they wanted to put a mural on the
25 building. The land management ordinance



1 actually doesn't have that as an option. And
2 so they have written those types of things in.

3 That also includes the possibility for
4 what we refer to as wayfinding signage. So if
5 they work with South Carolina Department of
6 Transportation and the town, that they could
7 have directional signage to their project from
8 some other roadways like 17. So those are
9 things that the applicant submit as part of
10 their package.

11 Other things that they provided that
12 were -- that varied a little bit were the
13 parking standards. The reason -- and this is
14 actually something that I think will make for
15 the technical review when they submit the
16 building plans -- to be more cohesive is the
17 land management ordinance, if you do
18 multifamily, the number of parking requirements
19 is different than if you to a hotel than if you
20 do a short-term rental. And so for
21 consistency's sake, this application included
22 that each unit, regardless of whether it's
23 multifamily, short-term rental, or hotel, would
24 be required to have one and a half parking
25 spaces. That's just to make it an easier



1 calculation to be able to determine how many
2 parking spaces are necessary.

3 For other uses like the restaurant and the
4 community space and conference space
5 downstairs, it's four spaces per 1,000 heated
6 square feet. So those are things that are
7 written into this ordinance that is being
8 proposed. So that way when the review process
9 happens when they come in for construction
10 plans, that there's the ability to review this
11 just like any other aspect of the land
12 management ordinance.

13 Other variation includes the setbacks for
14 the property. Let me see if I can pull up what
15 the slight variation is there. So if you look
16 on page 142 of your packet, for a building of
17 this height -- so anything that is greater than
18 45 feet -- the front setback would be 10; the
19 side setbacks would be 10; but the ocean front
20 setback would be 60. The applicant is
21 proposing to have a front setback of 15 aside
22 of 10. And where it varies is that ocean front
23 setback making it 20. And that is to be
24 consistent spacing-wise also with the
25 shore-protection standards of the land



1 management ordinance.

2 And then the last and final variation they
3 requested is that within the shore protection
4 area, basically that ocean front setback,
5 they've asked to allow for things like pools
6 and patios, which otherwise would not will
7 allowable within that shore protection area.
8 So that's just for, you know, full transparency
9 about what those variations are that were
10 submitted.

11 In regards to the public amenities that
12 are proposed to be provided, just like we were
13 talking about -- this is actually a better
14 visualization, I think, about that new public
15 parking, some of the improvements with
16 crosswalks, the beach access, the application
17 required pedestrian and beach access plan. And
18 so that was submitted as part of the
19 application.

20 In addition, a traffic study was
21 submitted. And so that is included in your
22 packet. Per that review and also the review of
23 South Carolina Department of Transportation
24 that there would be no additional necessary
25 changes to the roadway system that the



1 applicant would have to provide. Or even the
2 traffic lights. There really was no change in
3 traffic volume based off of this project.

4 In regards to the public amenities that
5 the applicant is proposing, that includes
6 streetscape and beautification specifically
7 along Ocean Boulevard. Improvements for the
8 beach accesses and the walkovers, again, 19 to
9 25 improved beach access public parking spaces.
10 And so that's not just a gravel parking lot.
11 It likely will be some kind of paved surface or
12 permeable surface. They'll provide beach
13 access, showers, and sidewalks and crosswalks.
14 They have also proposed -- and we've gotten
15 feedback from SCDOT -- that if -- as part of
16 this that they are going to resurface some of
17 the roads within the town because of the
18 potential impacts. And so those things would
19 be coordinated with SCDOT as part of this
20 project.

21 Within the ordinance all of these
22 amenities that are proposed, which is a minimum
23 of \$1.867 million to be provided back to the
24 town what have to be provided before the
25 building could be allowed for occupancy. So



1 this is to ensure that the developer provides
2 those and, you know, isn't able to operate
3 business effectively until these are provided
4 back to the town. And that's just the
5 assurance to the community that these benefits
6 will be provided.

7 I encourage you to kind of walk through
8 the crosswalk. This is, again, in your packet
9 as to what the zoning allows for versus what
10 was submitted. And you'll see here in regards
11 to does it meet the requirements of the land
12 management ordinance and all aspects what was
13 submitted is approvable for your consideration.

14 And I wanted to refer back. So a
15 number -- gosh, this was quite a while ago
16 actually -- the -- this project had to go
17 through a pre-application process with the
18 planning commission. And so that dates back to
19 the last planning commission meeting where the
20 project was reviewed. And at that time the
21 project was proposing -- let's see if I can
22 find it -- was proposing a 21-story tower with
23 168 hotel rooms, 36 short-term rentals, and 24
24 condo units. They were also proposing on a
25 separate piece of property an 11-story parking



1 garage across the street. So they have now --
2 no longer have a separate parking garage. The
3 parking structure is actually internal to the
4 building. So I've heard some questions in
5 regards to that. So all of that still has to
6 be provided onsite. And so the applicant
7 probably can go through, but I believing it's
8 Floors 3 through 8 are all just purely parking
9 area for the project.

10 Everything that then planning commission
11 gave as marching orders back to the applicant
12 to correct before they submitted their final
13 submission for the rezoning, they have all been
14 addressed. That goes down to including review
15 from the Horry County Fire Rescue to ensure
16 that they have the capability to serve and
17 talking to the South Carolina Department of
18 Transportation and the review from the FAA --
19 and, again, those items are actually within
20 your packet as supplemental Uh-huh (affirmative
21 response).information. So that way you can see
22 that those things have been met.

23 And that really is the conclusion of what
24 I have to present on the project. I will say
25 that, you know, I'll kind of chime in. The



1 planning commission's role here is to review
2 whether the requested amendment is consistent
3 with the comprehensive plan, whether it sets
4 precedent and the effects of such precedence
5 and what might result if the approval or denial
6 the application and whether the uses permitted
7 in the proposed change would be appropriate in
8 the area concerns, and whether the town has the
9 capacity to provide additional services,
10 facilities, and infrastructure that might be
11 necessary. So those are your rubric in order
12 to make your decision based off of. And it
13 might help guide any kind of types of some
14 questions that you have for myself and the
15 applicant.

16 And I'm going to switch out so the
17 applicant has the opportunity to present their
18 information.

19 **CHAIRMAN METTS:** Thank you, Leigh.

20 **MS. KANE:** I just want to make sure it actually
21 shows up on the screen.

22 **CHAIRMAN METTS:** Yeah. Will they need a microphone?

23 **MS. KANE:** They will. Thank you.

24 (Inaudible background discussion.)

25 **MS. KANE:** I'm not exactly sure screen-wise. You



1 may have to do a [inaudible].

2 **MR. DANCY:** Can you guys hear me?

3 **UNIDENTIFIED SPEAKER:** Yes.

4 **MR. DANCY:** We just wanted to -- Leigh, thank you so
5 much for cogently explaining the project. We
6 have a video that we're going to show that we
7 think properly explains everything. And we'll
8 answer any questions at the end if there are
9 any.

10 [Inaudible.]

11 **UNIDENTIFIED SPEAKER:** We can't hear that.

12 **MR. DANCY:** The question was someone asked me to
13 state my name. My name is Dwayne Dancy. I am
14 a licensed architect. I'm with the Morant
15 Properties team. I am a licensed architect.
16 Aye been doing architecture for over 20 years.
17 I have two post-professional degrees, one from
18 Howard University and one from Columbia
19 University. I have ties to this area and
20 Atlantic Beach and the state as a whole. And
21 I'm also a college professor. And thank you
22 all for having us.

23 **(Video playing.)**

24 **MR. DANCY:** Can y'all hear that?

25 **MS. KANE:** We'll start it over.



1 (Video playing.)

2 MR. DANCY: This concludes the video. We'll take
3 any questions or hear any comment.

4 MR. BELLAMY: No, not this ---

5 MR. DANCY: Sorry.

6 MR. BELLAMY: No questions. Sorry. No questions.

7 MR. DANCY: This concludes your presentation.

8 (Applause.)

9 CHAIRMAN METTS: At this time is there additional
10 information from the staff with the
11 presentation?

12 MS. KANE: Just as a quick follow-up, this
13 particular project, because it is a flexible
14 design district, it would be adopted. All of
15 these requirements and standards particular for
16 this individual property are all one package.
17 And so it would be adopted as an appendix to
18 the land management ordinance. This doesn't
19 change any other aspect of the land management
20 ordinance, only related to this particular
21 property. It's a flexible design district,
22 which is basically an incentive-based zoning,
23 which is allowed per South Carolina State law
24 because of the amenities that it's providing
25 back to the community. And I just wanted to be



1 able to clarify that. I do believe that there
2 may be a public input sign-in list for -- that
3 would need to be provided to you.

4 **CHAIRMAN METTS:** Yes.

5 **MS. KANE:** And I will let you cover what the kind of
6 the standards are in terms of time limits and
7 all of that with the public.

8 **CHAIRMAN METTS:** Thank you. According to Article 3,
9 which is page 106 of your packet, I think the
10 following items are applicable:

11 Members of the public shall be required to
12 sign up with the town clerk prior to the
13 meeting to be called upon by the commission to
14 provide public comment. Any additional members
15 of the public that did not sign up in advance
16 but wish to speak may only be called upon at
17 the discretion of the chairperson. Members of
18 the public will be allowed to speak for or
19 against the request. Repetition is
20 discouraged.

21 Public comment shall be no more than three
22 minutes per person unless there is consent from
23 the commission. All questions and inquiries
24 from the public during the meeting shall be
25 posed to the commission and not the applicant



1 or members of the public. Commission members
2 shall refrain from making comments, asking
3 questions until the public comment session is
4 closed.

5 **(Inaudible background discussion.)**

6 **MS. KANE:** The general public input sign-in sheet is
7 actually for the end of the meeting. The one
8 that's specific to the rezoning, I believe,
9 what has rezoning at the top.

10 **CHAIRMAN METTS:** Thank you. That's what I was
11 asking.

12 First on the list, Cheryl McIver [ph].
13 And if I mispronounce your name, I'm very
14 sorry. First on the list, Cheryl McIver.

15 **MS. KANE:** And just for the record, they be able to
16 state name.

17 **CHAIRMAN METTS:** Yes. Please state your name in
18 case I ---

19 **MS. McIVER:** No worries. I apologize. When we
20 first walked in, we were told that we did not
21 need to sign up. But then I hear that we do
22 and then if we didn't, it's at the discretion
23 of the commission if they will allow other
24 people to speak.

25 My husband just happened to put my name on



1 the list. So for those that not the same
2 messages, just bringing it out there for the
3 public to hear.

4 **CHAIRMAN METTS:** Please state your name and then ---

5 **MS. McIVER:** It's Cheryl McIver.

6 **CHAIRMAN METTS:** Thank you.

7 **MS. McIVER:** Is that all you guys need?

8 **CHAIRMAN METTS:** Yes.

9 **MS. McIVER:** Okay. Glad to be here. I'm glad this
10 is finally coming to where, you know, it's not
11 continuously cancelled. We're able to have
12 some order. I think for me just seeing how
13 unorganized the panel and the session opened,
14 it just -- it's clear to me that we don't have
15 very experienced members making decisions
16 that's sitting here. With that being said, you
17 do have a job to do. I don't agree with what's
18 happening. I think for me every time I've
19 dealt with a developer there's always been a
20 table conversation with the community, not just
21 with town members and not just with city
22 council members. It's always been a public
23 open conversation to really talk about how we
24 can agree to things together and not just
25 pushing forward agendas. I am new so I feel



1 like I don't really have enough to speak
2 because I did just purchase land recently. But
3 I have been following. And so my question is
4 to one of the members here. Do you know what
5 a collector street is? I'm sorry. I can't
6 remember your name.

7 **UNIDENTIFIED SPEAKER:** I don't want answer any
8 questions ---

9 **MS. McIVER:** You don't want to answer any questions?
10 Okay.

11 Covenant, easement, setback,
12 non-conforming use, permitting use, definitions
13 of the words "zoning." If you don't know those
14 definitions, then it's hard pressed for you
15 guys to be able to make decision on what's
16 gonna happen with this town in zoning and
17 ordinance. Thank you.

18 **(Applause.)**

19 Second person, Rhonda Smith.

20 **MR. SMITH:** Good afternoon. I'm Rhonda Smith. I'm
21 one of the newest property owners in the area.
22 My questions to the commission are -- I'm
23 sorry. My questions to the commission are, was
24 there a big process for the project in which
25 multiple developers were permitted to bid for



1 an opportunity for the business, to your
2 knowledge?

3 **(Inaudible.)**

4 **MR. SMITH:** I'm just curious. I don't know. I'm
5 just asking.

6 **(Inaudible.)**

7 **MR. SMITH:** All right. Thank you.

8 Is there a representative client list that
9 the developer has provided that could speak to
10 the work that they've done and the quality of
11 the work that they've performed?

12 **MR. BELLAMY:** Ma'am, this is a rezoning. The only
13 thing [inaudible] management. This
14 commission -- can everybody hear me?

15 **UNIDENTIFIED SPEAKER:** No.

16 **MR. BELLAMY:** This is a planning commission. The
17 only thing that the planning commission is
18 doing is responding to a rezoning request. The
19 only thing they're charged with is making a
20 recommendation. Then it goes to council for a
21 reading. And then the council will make a
22 decision. They're only making a
23 recommendation.

24 **MR. SMITH:** That is understood.

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



1 **MR. SMITH:** Okay.

2 **(Inaudible.)**

3 **MR. SMITH:** All right. You had -- in the
4 presentation there were projected revenues.
5 Were those revenues for gross or net of income?

6 **CHAIRMAN METTS:** I don't know.

7 **UNIDENTIFIED SPEAKER:** Again, ma'am. [Inaudible.]

8 **MR. SMITH:** I mean, you gave a presentation, sir.
9 And I'm just trying to understand the
10 presentation.

11 **MR. BELLAMY:** Financial information this board is
12 not charged with defining or verifying
13 financial information. The only thing it's
14 charged with is rezoning.

15 **MR. SMITH:** No, no. I understand that. But you had
16 projections. And I needed to understand if the
17 projections that were stated in the
18 presentation were gross or net of fees.

19 **(Inaudible.)**

20 **UNIDENTIFIED SPEAKER:** Gross.

21 **MR. SMITH:** Thank you.

22 **MR. BELLAMY:** Next, Steven Farrah [ph].

23 **MR. FARRAH:** Good afternoon. My name's Steve
24 Farrah. My question is -- or are how this
25 change to this zoning applies to the



1 comprehensive plan for this commission of how
2 it will improve the city. So this looks like
3 this is a spot-change for a particular area of
4 the town. But how does this compare to the
5 rest of the plan for the town? Are we rolling
6 all our dice on this one project, or is there
7 more to it than what is happening here?

8 And as relates to the project and the
9 information that was presented here, you all
10 have packets. Nobody in the public knows what
11 that packet is or what that information is. So
12 it's hard to know what it is that you have to
13 decide. I heard some numbers and some figures
14 thrown out here. The height of the building is
15 169 feet. If there's 18 stories, that makes it
16 about 9 feet of -- for each story counting
17 space in between. Is it gonna be low ceilings?
18 Or what is this?

19 And then the other thing, the occupancy
20 and the income that would be generated -- we're
21 a tourist town. We're gonna be at full
22 capacity maybe three months out of the year.
23 So that's -- we didn't hear a 25 percent
24 estimate from that.

25 As far as amenities to the town, it looked



1 like from the building that was up there that
2 that parking lot is gonna be the loading dock
3 or how things get into the building. So how
4 much of that amenity is used for the new
5 property versus used for the town?

6 I think those are things that you need to
7 look at from your recommendation and be able to
8 explain to the town what those benefits are.
9 Because there's nothing special about that
10 particular building that you can't see anywhere
11 up and down the Grand Strand. So what makes
12 that one building different as was pointed out
13 than, say, Baywatch or anything else that you
14 see in the area?

15 I don't see anything but ---

16 **(Timer signals.)**

17 **CHAIRMAN METTS:** Your time is up. I'm sorry.

18 **MR. FARRAH:** Thank you.

19 **CHAIRMAN METTS:** Thank you.

20 **(Applause.)**

21 **CHAIRMAN METTS:** Next on the list, I think it's
22 Intisar Hamedullah [ph]. I'm sorry if I've
23 mispronounced it.

24 **MS. HAMEDULLAH:** Hi. I am Intisar Hamedullah.
25 Thank you. I just have a couple of questions.



1 Can someone explain how this isn't spot zoning
2 since the project is named, like, specifically
3 for this project?

4 **(Applause.)**

5 **MS. HAMEDULLAH:** Does anybody answer questions? Or
6 am I just gonna ...

7 **(Inaudible.)**

8 **MS. HAMEDULLAH:** Okay. And then I have another
9 question. My next question is in the
10 presentation that was shared I guess I was
11 wondering how many of those projects were,
12 like, authentic projects for the Morant Group
13 versus pictures or projects that were just
14 pulled off of Google.

15 **(Inaudible.)**

16 **MS. HAMEDULLAH:** Okay. And then my next question is
17 the presentation said that it was -- like, they
18 would give a \$1.86 million back to the town for
19 beautification, beach access, parking, and
20 other public amenities. But it said that they
21 would do this before people occupy. And I
22 guess I'm wondering what happens if the company
23 runs out of money.

24 **(Inaudible.)**

25 **MS. HAMEDULLAH:** Okay. Thank you.



1 **CHAIRMAN METTS:** All right. Thank you.

2 **MS. KANE:** And, planning commission, I'm writing
3 down a list of these questions so that way if
4 you want to call on me after -- you know, once
5 we get through and I can respond to some of
6 them. The same with the applicant.

7 I think the intent is the chairperson has
8 to make those judgment calls.

9 **CHAIRMAN METTS:** Leigh Kane just stated that she's
10 writing these questions down. Of course, this
11 is being recorded. So the questions ---

12 **MR. BELLAMY:** We've got response to your questions.

13 **CHAIRMAN METTS:** The responses to the question
14 that -- okay. Both of us can't talk at the
15 same time. The responses to the question. If
16 staff has the answers to those questions, then
17 obviously those responses will be given. And
18 if not, staff obviously can research that
19 information. And I can't promise that, you
20 know, will happen in a particular time frame.

21 Next on the list, John David.

22 **MR. DAVID:** John David. I think it's an injustice
23 that the questions are not being answered and
24 you're all about to make a decision on a
25 \$55 million project and nobody's getting any



1 answers. I would at least expect for the
2 Morant to be able to offer an answer for the
3 questions or someone at this table. So I hope
4 we get some responses. Because otherwise, this
5 thing is fruitless and not useful.

6 The first thing I would a question about,
7 if we're getting 3 percent of \$55 million, why
8 is everything geared and centered around the
9 hotel project? Why is it not through the
10 entire town? And why didn't town members get
11 to interact and say what they want for their
12 3 percent, perks not just give it back to the
13 hotel? Can you give me an answer?

14 **CHAIRMAN METTS:** Okay. The questions are directed
15 towards the commission as per use ---

16 **MR. DAVID:** David can you give me an answer?

17 **CHAIRMAN METTS:** The questions are being listed by
18 staff.

19 **MR. DAVID:** But, again, you all are about to vote
20 and make a decision on something that is
21 invital to all of us and you're gonna sit here
22 and not give us an answer to the questions.
23 And you're having a -- it's a public hearing.
24 This is not going back and forth.

25 **CHAIRMAN METTS:** I answered your question.



1 **(Inaudible.)**

2 **MR. DAVID:** Second. Per page 160 Mr. Morant writes
3 that there is no deed restrictions. I'm quite
4 sure he's aware that there are deed
5 restrictions and it is in court right now. Why
6 would you answer no to deed restrictions if
7 there are deed restrictions and you are aware
8 of that?

9 The next thing, the parking amenity that
10 is called an amenity for 31st Street is
11 basically a loading dock for the hotel. And
12 you're telling us that we're getting 25 parking
13 spaces and we're getting a bathroom. But it's
14 the access to your condo-tel. So if you don't
15 use our road or our access, you don't have an
16 access. So I think -- and I'll ask this to
17 Leigh Kane.

18 When you build a structure, you're
19 supposed to have accessible parking from your
20 site. So they are using parking from the town.
21 Is that legal?

22 **MS. KANE:** I'll respond to all the questions. I'm
23 writing them down. I mean, that's part of the
24 rezoning request to you as council member get
25 to make that decision.



1 **MR. DAVID:** But, again, and I would hope that when
2 this comes before council that all these
3 answers are provided to the public before
4 council has to make a decision. Because,
5 again, if we're making a decision for our
6 voters and we don't have the information, we're
7 doing an injustice.

8 And, again, the last question that I have
9 is: How many variations/ordinance changes are
10 being requested today for one spot zone for the
11 Black Pearl project? 'Cause nobody else's lot
12 is named the Black Pearl project except for
13 this lot right here. So how many specific
14 ordinance or variations are they requesting
15 with this hearing today that, you know -- three
16 votes got make a decision on and we don't know
17 how many exact ordinance or variation that we
18 have. I mean, we are just spot zoning
19 [inaudible]?

20 **CHAIRMAN METTS:** Thank you. Trapper Fowler [ph]?

21 **MR. FOWLER:** Thank you, commissioners, for allowing
22 me to speak today. My name's Trapper Fowler.
23 I'm here with the Coastal Conservation League.
24 We're an environmental nonprofit and we seek to
25 strike a balance between development and



1 protection of our natural resources.

2 Your oceanfront here in Atlantic Beach is
3 a very valuable natural resource to us all.
4 Atlantic Beach has been on our radar since the
5 high-rise was initially proposed. This
6 proposal is concerning given Atlantic Beach's
7 unique undeveloped stretch of shoreline. We
8 are not anti-development, but we suggest extra
9 care given in planning for this stretch of
10 coastline and such a special place like
11 Atlantic Beach. Atlantic Beach is visibly
12 different from the surrounding North
13 Myrtle Beach in a good way. Atlantic Beach's,
14 culture, resilience, and small-town charm will
15 forever be changed by the addition of the
16 high-rise. You know this is likely the first
17 of more to come if this is approved.

18 Y'all have an opportunity to have a major
19 hand in the way this town is developed and
20 enjoyed moving forward in the future. I urge
21 you to not allow Atlantic Beach, the true black
22 pearl, to become indistinguishable from the
23 surrounding North Myrtle Beach. A high-rise
24 and a parking garage will introduce a ton of
25 impervious surfaces and light pollution.



1 No doubt, the alternative of residential
2 beach homes, if developed at all, would be less
3 severe and respect the vision of Tyson's
4 restriction of deeds. I get that the town is
5 in need of development and searching out for
6 opportunities of economic boosters. I do think
7 this could be done without a high-rise. Great
8 things come with patience and end in-depth
9 planning. Atlantic Beach can be developed with
10 more of a residential feel, revitalize our Main
11 Street to achieve its goals. The town stands
12 a better chance of preserving its history and
13 character without a high-rise.

14 And as a final note, one of the town's
15 greatest amenities is your shoreline
16 protection. This applicant is asking to --
17 it's very misleading the way it was stated --
18 and it would be great to have some clarity.
19 They are proposing 60 feet on the oceanfront.
20 Yet in turn, they're also proposing to put
21 pools and patios and walkways in that zone. So
22 will they have to have a variance for that?
23 And just to remind you, your shoreline
24 protection only allows for without a variance,
25 sand fences, dune crossings and walkways,



1 vegetation, emergency erosion control, which is
2 temporary, trash receptacles, light poles, et
3 cetera. Thank you.

4 **(Alarm signals.)**

5 **CHAIRMAN METTS:** Thank you. Next, Monica Whalen.

6 **MS. WHALEN:** Hi. My name is Monica Whalen. I'm a
7 staff attorney with the South Carolina
8 Environmental Law Project. Thank you for the
9 opportunity to speak. My comments are informed
10 by community members.

11 Section 5.3.3 of the land management
12 ordinance outlines the specific purposes and
13 objectives of the ordinance. Two of the intend
14 purposes are -- and I quote -- one, to prevent
15 the overcrowding of land, to avoid undue
16 concentration of population, and to lessen
17 congestion in the streets; and, two, to protect
18 and preserve scenic, historic, and ecologically
19 sensitive areas. A high-rise clearly goes
20 against these purposes. You must take this
21 into consideration.

22 I also want to bring up some points made
23 by Queen Quet in a letter that she sent before
24 y'all joined the planning commission. She
25 highlighted the importance of focusing on



1 resilience. Building a high-rise on the
2 shoreline contradicts principles of resiliency
3 and sustainability which are critical in the
4 face of rising sea levels and climate change.

5 Coastal areas are highly vulnerable to
6 climate impacts, and intense development on the
7 shoreline can damage essential ecosystems like
8 dunes, which provide storm protection, water
9 filtration, and wildlife habitat. Especially
10 considering the fact that the parcel has been
11 untouched since the 1950s and vegetation has
12 had an opportunity to thrive, development here
13 should prioritize resilient and adaptive land
14 use practices to reduce risk and promote
15 sustainability.

16 For these reasons, I am asking to you
17 recommend a denial to the rezoning request.
18 Alternatively, the planning commission should,
19 at the very least, recommend that the town
20 council defer their decision because a lis
21 pendens is filed with the property. A lis
22 pendens, meaning suit pending, is a formal
23 notice that the property is involved in ongoing
24 litigation which may affect its status and
25 permissible uses. Specifically this lis



pendens seeks to enforce existing restrictions on the property, preventing its use for hotels and other non-residential purposes. The existence of this lis pendens indicates significant legal uncertainty.

Proceeding with the rezoning request now will lead to complications of the court's decision, changes the property's allowable uses. The planning commission should base its recommendation on clear facts and legal conclusions. Having the town council postpone their decision ensures that the commission and then later the council avoids making a potentially irrelevant and inappropriate decision that could result in unnecessary administrative burdens and legal challenges.

Then may I approach to give them a copy of Queen Quet's letter?

CHAIRMAN METTS: Yes.

And as she's doing that, I will remind -- thank you -- the members in the audience to please adhere to the meeting rules as stated by the State of South Carolina, and that being only one conversation. So, you know, let's please be respectful of that.



1 Next Herbert Williams?

2 **MR. WILLIAMS:** No questions at this time.

3 **CHAIRMAN METTS:** Thank you.

4 Monica P. Crawford?

5 **MS. CRAWFORD:** No questions because what I was gonna
6 raise was just raised.

7 **CHAIRMAN METTS:** Thank you.

8 Maria P. Ford?

9 **MS. PIERCE-FORD:** Good afternoon. My name's Maria
10 Pierce-Ford. I have property on oceanfront,
11 3001 Ocean Boulevard. I just have a question.
12 You are qualified to be on this planning
13 commission, am I correct?

14 Can you provide to us at some point your
15 qualifications that you met to be on this
16 board? Because you're not answering any
17 questions. And this young man stated first --
18 for the first speaker he wouldn't answer any
19 questions. If this is a public hearing and a
20 public input that we're seeking answers to and
21 no one can answer questions, what is the
22 purpose of us being here today? I just don't
23 get the fact that you don't want to tell us
24 anything because you don't know anything. So
25 we would like some answers, but we can't get



1 anything. And if you're gon' make a decision
2 on property in front of our homes and affecting
3 the town, you should be able to at least say
4 one or two quick answers to at least one of the
5 questions out of the 17 that have been asked of
6 you here today.

7 **CHAIRMAN METTS:** Let me, again, repeat. Leah Kane
8 is writing down all questions. And at the
9 appropriate time staff will answer those
10 particular questions.

11 Next, Helen Pierce. Helen Pierce?

12 Okay. I didn't see you. Sorry.

13 **MS. PIERCE:** Good afternoon, everybody.

14 **CHAIRMAN METTS:** Good afternoon.

15 **MS. PIERCE:** I find that this meeting is very
16 important to all of the property owners here at
17 Atlantic Beach.

18 **CHAIRMAN METTS:** Please state your name for the
19 record.

20 **MS. PIERCE:** I am Helen Pierce, and I own property
21 on the waterfront. I am concerned about how
22 we're here to ask questions and we're not
23 getting answers. We don't even know what's
24 going on. We are not getting it clear. So my
25 question to you is: When are you going to make



1 it possible that all property owners here in
2 Atlantic Beech are clear what's going on before
3 you all vote on something that's gonna affect
4 our homes? Thank you.

5 **CHAIRMAN METTS:** Thank you.

6 Valda Bates [ph]?

7 **MS. GIBSON-BATES:** Good afternoon. I'm Valda
8 Gibson-Bates, and I own property on South Ocean
9 Boulevard as well. And the two questions that
10 I have, one, is that it was stated in the
11 presentation that this would be no impact on
12 traffic. And I would just like to understand
13 how that conclusion came about in that there
14 would be many more residents. So the traffic
15 impact will be great in the area of South Ocean
16 Boulevard.

17 And then second, I just wanted to
18 emphasize what was brought about about the
19 environmental impact on the oceanfront given
20 that the property have been undisturbed for
21 quite some time. And I wanted to make sure
22 that that was being taken into consideration.

23 **CHAIRMAN METTS:** Thank you.

24 Next, F. Denise. I'm not sure of the last
25 name.



1 **MS. GIBSON-BAILEY:** Gibson.

2 **CHAIRMAN METTS:** Okay. Thank you.

3 **MS. GIBSON-BAILEY:** I'm F. Denise Gibson-Bailey, 3009
4 South Ocean Boulevard directly adjacent to the
5 property you're discussing today. I have one
6 quick question. My first question was
7 environmental. And I thank Monica for her
8 conversation about that. But my second
9 question is I would like to have clarity around
10 how the project directly impacts the population
11 of Atlantic Beach. There were several
12 iterations given with regard to whether it's
13 hotel, short-term, or condominium. And it
14 wasn't clear to me exactly what the ultimate
15 design is around who would -- how many permit
16 resident departments would be added, how many
17 short-term, and then what would be the impact
18 on the population of Atlantic Beach as we move
19 forward. Does it change the residential makeup
20 of the town?

21 **CHAIRMAN METTS:** Okay. Thank you.

22 Jessie F. Williams?

23 **MR. WILLIAMS:** Good afternoon.

24 **CHAIRMAN METTS:** Good afternoon.

25 **MR. WILLIAMS:** I am a property owner, and I'd like



1 to make one clarification. Nice presentation.
2 But Atlantic Beach is not between North
3 Myrtle Beach and Myrtle Beach. I'm
4 disappointed that this quality of group would
5 not correct that mistake. Atlantic Beach is
6 within the bounds of North Myrtle Beach.

7 Other question. I'm concerned that we
8 don't know anything about what North
9 Myrtle Beach has to say about the water, sewer,
10 and power impact of this impact on the citizens
11 now in Atlantic Beach. Have we gotten that
12 information? If not, why has it not been
13 shared with the property owners?

14 Will the next step be to open up the
15 streets of Ocean Boulevard? Are we -- or will
16 we continue to hold our own like Briarcliff
17 Acres and not have through streets running
18 through our prime community? I'm concerned
19 about our officials putting forth a plan to
20 determine how the 3 million that they propose
21 an impact is gonna impact our tax rate and
22 lower our tax rate so we can we could have some
23 relief like the other towns in Horry County.
24 Nothing has been said about that.

25 The only thing that's been said is a



1 beautiful picture about what occupancy is gonna
2 do and nothing said about how it's gonna impact
3 us, the people who have suffered through years.
4 Our founders would be very disappointed if we
5 didn't do more due diligence in the impact that
6 this is gonna have on your community. I'm here
7 because I love Atlantic Beach for what it is.
8 I'm not here because I want it to be
9 Myrtle Beach. Thank you.

10 **CHAIRMAN METTS:** That's the end of the individuals
11 that signed up prior to.

12 **(Inaudible.)**

13 **CHAIRMAN METTS:** That's the end of the individuals
14 who signed up for input. The public portion
15 is -- yes?

16 **(Inaudible.)**

17 **MS. KANE:** It is to your discretion ---

18 **CHAIRMAN METTS:** Yes.

19 **MS. KANE:** --- Madam Chair, whether you wan to
20 continue ---

21 **CHAIRMAN METTS:** Okay.

22 **MS. KANE:** --- public input.

23 **CHAIRMAN METTS:** All right. We'll take two more
24 comments.

25 Yes, sir. The gentleman.



1 Please state your name and use the
2 microphone.

3 **MR. GORE:** My name is Jeffrey Gore. I'm a lifelong
4 citizen of Atlantic Beach. My sister is a city
5 council. This my nephew. I don't want no
6 high-rise. But I believe that if a person buy
7 their property, they do have a right to do what
8 it is they want to do on their property.

9 I also think that the people that not
10 interested in a high-rise, we should have
11 someone that's communicating with us so if it's
12 gonna be, we can have our input and we can get
13 our questions answered.

14 I commend these young men for stepping up.
15 I've known them their whole life. And they
16 love Atlantic Beach just as much as I love
17 Atlantic Beach. I -- it's just home to me.
18 I'm not trying to make no money. I'm not
19 trying to -- I just -- I really want to get one
20 of them lots so I can build me a house down
21 there on the waterfront. You know, but if
22 these gentlemen take their money and they
23 invest in the waterfront, then we should be
24 able to get some answers. We should be
25 satisfied. Show us how it can work with us,



1 how everything can work together and come to a
2 conclusion that we all -- even if we don't like
3 it, we can be satisfied to ensure that Atlantic
4 Beach is still going to be Atlantic Beach.
5 It's still gon' be home for the people that
6 want it to be home.

7 You know, I mean, I just think that you
8 have a right to do what you want to do with
9 your property. You spend your money and you
10 have a right. But we have a right to be
11 informed. And maybe there has been attempts to
12 inform. Maybe it's just a gap in the
13 communication, you know. But it's just --
14 maybe it just need to be a few bridges built to
15 get there. Not trying to stop you from doing
16 what you need to do, but you -- it's not right
17 to stop us from doing what we're trying to do
18 too. We just want to be informed, you know.
19 And at the end of the day, Atlantic Beach is
20 gonna be Atlantic Beach. And I don't know who
21 need to hear that, but that's just where I am
22 at.

23 **CHAIRMAN METTS:** All right. Thank you, sir.

24 Last comment. Last comment. Yes, sir?

25 **MR. PETERSON:** Good afternoon. Keith Peterson.



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1 Along with my sister and her husband that own
2 property down on the beach, waterfront. A
3 couple of questions. Under the flex design
4 plan, one question, why doesn't it require
5 technical review? You're asking for rezoning
6 for one specific property. How does that
7 affect the critical infrastructure of all the
8 other properties surrounding it?

9 My second question is: Under this
10 rezoning request, I notice that there was a lot
11 of quid pro quo there. If this is approved,
12 then they would do this. Now, God forbid if
13 there's another coronavirus. All those moneys,
14 all that financial staple will not be there.
15 It'll take one more coronavirus again. You
16 know what would happen.

17 So and my final question is: If this was
18 to go through, what good-faith statement in
19 writing, not no quid pro -- in writing
20 developers are willing to put in place for --
21 to protect the critical infrastructure for
22 every single residential zoning request around
23 that development?

24 Did you get those three questions there?

25 **MS. KANE:** Can you restate that last one? I'm



1 sorry.

2 **MR. PETERSON:** What good-faith statement in writing
3 the developer's willing to put in place to
4 protect the critical infrastructure for all the
5 single occupied dwellings surrounding this
6 proposed development?

7 You got that?

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

9 **MR. PETERSON:** All right. Thank you.

10 **(Applause.)**

11 **CHAIRMAN METTS:** Okay. This will be the close of
12 the public hearing section.

13 **MS. KANE:** There's actually a whole nother list;
14 egg, right, of public general comments?

15 **CHAIRMAN METTS:** Yes, ma'am. But this is for --
16 we're at G, rezoning case --

17 **MS. KANE:** Just want to make sure.

18 **CHAIRMAN METTS:** Right. We're not there yet. We're
19 at the public hearing. We're still in G.
20 We're still in G.

21 I will ask the attorney is there any
22 information concerning any ...

23 We're still at G, but I'm asking about is
24 there -- are there any legal matters that the
25 board needs to be aware of?



ATTORNEY STATEMENTS:

MR. D. GREEN: No. Just a couple of statements just to reiterate not only what you said as chair but also what the town administrator said.

I think everyone here knows this is a political process, so this is an opportunity for citizens to vent their questions, to put them in the public sphere. All of them may not be answered immediately, but staff is writing that down and staff obviously has helped compiled the book. And so I'm confident that staff will put together answers to those questions. Whether or not they satisfy everyone, we can't say, but I know that those questions have been taken down.

Secondly, the role of this commission is merely to make a recommendation. Any, quote/unquote, decision that's made is not binding on council. Council has the ultimate votes. And so as with any municipality, if citizens have pro and con comments, they certainly know the representatives they voted in. And those commission members, those town council members can ultimately make a decision based on the recommendation and the council



1 members.

2 So there was a question about spot zoning.
3 Spot zoning's a legal determination that's
4 determined by a judge. If someone here
5 determines that they believe spot zoning's
6 occurred, a judge will look at not only what
7 this zoning change is but whether it's in
8 accordance or against the comprehensive plan.
9 So any one person, whether or not they're a
10 lawyer, whether or not they're a land planner,
11 whether or not they're a judge, that's an
12 opinion. But a judge would have the ultimate,
13 you know, opinion on whether or not this was a
14 spot zoning.

15 And as defined under our laws, spot zoning
16 would benefit the applicant to the detriment of
17 the community and in opposition to the
18 comprehensive plan. So if a judge were to
19 determine that all those things have occurred,
20 that's when it would be spot zoning. But just
21 calling it spot zoning doesn't make it so. And
22 the size of a development or the size of a
23 parcel does not determine spot zoning. It's
24 the consonance with the comprehensive plan and
25 that's a judicial determination.



1 So insofar as what this council or what
2 this commission need to hear in order to make
3 a recommendation, State law in South Carolina
4 is very clear. There's no degree. There's no
5 level of education. There's nothing that's
6 required to be a planning commission member
7 other than you're a citizen of this community;
8 you care about the community; and you're doing
9 the best that you can to make a recommendation
10 that is not binding on council.

11 So I just want to applaud all the people
12 pro and con for this hearing because the goal
13 is to have those questions put in the sphere to
14 make them heard. And then if the staff gets
15 those commission questions and they're
16 presented when it's time for a vote in terms of
17 council making a vote, that's when those
18 answers should be answered to the satisfaction
19 of those town council members.

20 And I'll just go a step further. Where
21 the community is unhappy with a council votes,
22 there's a political process for that. So in
23 sofar as what this commission needs to hear in
24 order to make a recommendation, that would be
25 at the decision of the chair. If you feel like



1 you've heard enough to -- or any other members
2 have found enough questions, if you have
3 additional questions of the applicant or staff,
4 that would be appropriate for this point now.
5 And when you've reached a satisfaction that you
6 know enough to make a recommendation to
7 council, then you would make the motion and
8 that would be seconded and then voted on and it
9 would either be a recommendation in favor of
10 the zoning changes or against the zoning
11 changes based on what you've heard and based on
12 your satisfaction. So there's no other legal
13 requirements other than those I've just stated.

14 **CHAIRMAN METTS:** Okay. Also according to
15 South Carolina law, at the closing of the
16 hearing, the town manager shall give a
17 recommendation concerning the particular thing.
18 I will ask that the commission members, if
19 there are questions, this is the time to ask
20 those questions.

21 **QUESTIONS BY THE COMMISSION:**

22 **MR. LEAKES:** Yes. I do -- Titus Leakes. I do have
23 a question for the Morant Group. As far as on
24 the business side employment, how many jobs
25 would be available for this -- for the group



1 that's coming, how many jobs will be available?
2 We have a number of people on Atlantic Beach
3 that work in North Myrtle Beach, and it would
4 be a good thing if we could keep some of those
5 jobs here.

6 Another question I have. Does the public
7 have access to the pools and the spa areas,
8 those type of amenities? Do we have access to
9 that? Do we have a discount that we would get?
10 How can we benefit from those amenities?

11 Another question I have is as far as
12 another step on the amenities, the facilities,
13 how would the town benefit from those
14 facilities? I know you said you have meeting
15 rooms and conference rooms and that. But if
16 events come to the town, how can we benefit
17 from the project being there? How can we get
18 some type of -- okay. If we have individuals
19 that want to do individual things, raise money
20 to have certain type of events, how can we
21 be -- how can we, you know, get the -- what I'm
22 trying to say -- the benefit from the MOTEL
23 being there as far as just besides the rooms
24 being available and people coming to spend
25 money? What other benefit can we have, like,



1 for events and stuff like that? Like, is the
2 facility able to be used for events at a
3 reasonable rate, not just to make money for the
4 group but for the town and around the area?

5 **CHAIRMAN METTS:** Any additional -- go ahead.

6 **MR. SKEETERS:** [Inaudible.] I have a question I
7 believe like for an answer ---

8 **CHAIRMAN METTS:** The public -- in other words,
9 Mr. Skeeter, we gave an opportunity for
10 individuals to ask questions. The
11 commissioners always go last. And we are now
12 in the midst of the commissioners also doing
13 the same thing, which is asking questions. So
14 I apologize, sir. We gave additional time
15 after going through this list --

16 **(Inaudible.)**

17 **CHAIRMAN METTS:** Right. Because commissioners have
18 not had the same opportunity to ask questions.

19 **(Inaudible.)**

20 **CHAIRMAN METTS:** That answers -- no, sir. Because
21 commissioners are now doing the same thing,
22 which is asking questions. So thanks for the
23 question but we are in the process of
24 commissioners, again, doing the same thing,
25 which is asking questions.



1 **UNIDENTIFIED SPEAKER:** The Morants will respond to
2 the commissioner; right?

3 **MS. KANE:** That's right. They can come up to the
4 microphone.

5 **MR. C. MORANT:** As a developing group ---

6 **MR. D. GREEN:** Sir, please state your name.

7 **CHAIRMAN METTS:** Sir, please state your name.

8 **MR. C. MORANT:** My name is Charles Morant. We have
9 been -- two years ago we came in and made a
10 presentation similar to what we are making
11 today.

12 **CHAIRMAN METTS:** Excuse the audience. We can't
13 hear ---

14 **UNIDENTIFIED SPEAKER:** There's talking in the back.

15 **MR. BELLAMY:** May I have your attention, please?

16 **MR. C. MORANT:** Okay. We ---

17 **MR. BELLAMY:** Hang on one second, sir.

18 Please give the gentleman the opportunity
19 to address you. And, Mr. Williams, please tone
20 it down. Okay. Thank you very much.

21 Do you need another mic, sir?

22 **UNIDENTIFIED SPEAKER:** Yes.

23 **MR. BELLAMY:** Can everybody hear me?

24 **UNIDENTIFIED SPEAKER:** No.

25 **MR. BELLAMY:** Okay, okay. Testing one, two, three.



1 Can you hear me? All right.

2 All right. Let's go, sir.

3 **MR. C. MORANT:** The name is Charles Morant.

4 **CHAIRMAN METTS:** Thank you.

5 **MR. C. MORANT:** We have a team of legal -- we have a
6 legal team. We have a technical team. We have
7 a marketing team. We have an investment team.
8 We are developers. We have developed property
9 in New York. We have five corporations in
10 New York that deals with property development
11 and land management.

12 We understand that -- the hesitancy on
13 behalf of the property owners about this
14 particular development. We have made
15 adjustments, and we will continue to make
16 adjustments, look for ways we can enhance the
17 community. Because we are part of the
18 community.

19 I was born and raised in Georgetown
20 County. Okay. And I worked on Myrtle Beach,
21 okay, during my high school years and my
22 college years. So we are looking for
23 opportunities to give a thriving business a leg
24 up here in Atlantic Beach. Okay. And
25 whichever way we can be able to facilitate



1 that, we will negotiate that. It has to be
2 legal. It has to be above a board working with
3 the administration of this county.

4 We're not looking for quid pro quo
5 relationship, okay? We're looking for an
6 opportunity to develop our property that we
7 bought under the ordinance that -- the
8 prevailing ordinance of the town. And the
9 prevailing ordinance of the town says that we
10 can develop our properties, okay. And we are
11 asking for a zoning change to do that
12 development because we think that the F2 -- WF2
13 zoning recommendation application would be
14 benefit -- would be beneficial to the town.

15 Now, we made estimates based on legal --
16 the people that we encountered are legal
17 brokers that deal with property management on
18 the ocean front. These figures that we
19 recommended -- that we are recommending are
20 gross recommendation but is based on expert
21 advice. And if you ask -- as you asked the
22 question how can you benefit, we already know
23 how the town can benefit in detail. In tax
24 revenue.

25 One gentleman indicated that he's very



1 concerned about the high tax that the town has
2 spent -- is spending for property. This
3 development would affect -- lower those taxes
4 over time. And progress is something that we
5 are interested in making.

6 Deed restrictions, do you want to answer
7 that, the question of deed restriction?

8 Our legal team has done the investigation
9 on the deed restrictions. And my understanding
10 is that there is no deed restrictions on the
11 property that we own.

12 You want to ---

13 **MR. L. MORANT:** Sure.

14 **MR. BELLAMY:** Please state your name for the record.

15 **MR. L. MORANT:** Thank you. My name is Lewis Morant.

16 And I'm an attorney with an office located in
17 Georgetown. I have been practicing law within
18 Georgetown County in the state of
19 South Carolina for the past 40 years.

20 And when this project came up to research
21 the property, our firm did our search on the
22 particular tract of property and there were
23 some deed restrictions done back in the 1930s
24 for Mr. Tyson. And what we looked at as far as
25 those deed restriction goes as far as the



1 beneficial aspects of those restrictions and
2 how we are applicable to today, and as
3 Ms. Whalen indicated, there's a pending lawsuit
4 now regarding the property issue. But deed
5 restrictions can be removed. And what has
6 occurred with the particular deed restrictions
7 from the 1930s, the landowners and the owners
8 of the property, we have what's called a
9 termination of restriction which has been filed
10 with the Court.

11 Now, these terminations of restrictions
12 basically terminated those particular
13 restrictions until a judge decides otherwise.
14 So as it stands right now, those restrictions
15 are not there. The action is pending in court
16 as it presently stands. And the judge has not
17 terminated those -- the judge has not indicated
18 that these termination of restrictions are
19 invalid as of this particular date.

20 So I'm gon' give one to each one of our --
21 your council members our planning commissioners
22 here so they can take a look at it for
23 themselves.

24 **MR. BELLAMY:** I'll pass it out.

25 **MR. L. MORANT:** Thank you.



1 And as far as the question which arose
2 regarding the beneficial aspect, I think
3 Mr. Morant has responded to that particular
4 question from the council.

5 And I thank you for your question.
6 Because whenever you have a facility coming in
7 which generates that amount of income, then as
8 far as the tax reduction on your property
9 taxes, it would have to do with the type of
10 administrator of whether they want to roll back
11 those particular taxes after they are
12 generating more funding to the particular town
13 whether the town would actually benefit from
14 those particular rollbacks.

15 And in Georgetown County, we are trying to
16 roll back taxes also. We are putting on our
17 referendum on our -- for the November ballot
18 what is called a LOST, a local option sales
19 tax, which is specified throughout the state.
20 The purpose of the LOST tax is to assist in
21 property tax rollback to reduce the tax to
22 property owners. The same type thing can
23 happen here. When the project gets fully
24 completed as far as rolling back your taxes, it
25 would have to do with the town administrators.



1 So you will have to have those conversations
2 with them for the amount of money that's being
3 generated throughout the town which would
4 assist your tax basis. So that's what you're
5 going to be looking at when you're talking
6 about rolling back taxes.

7 As far as the amenities that could be
8 usable to the town, when you have this type of
9 venue, then obviously of course a discussion
10 can be had. There would be a gallery there
11 that would allow for the public to come in and
12 utilize. Then the another amenities within the
13 facility that the public can come in and
14 utilize. And as Mr. Morant stated, the public
15 has the opportunity to have the discussion with
16 us to see what other amenities you desire and
17 how it can be utilized. Obviously there would
18 have to be some arrangements made. But, yes,
19 to answer your question fully, yes, there would
20 be amenities that the public can actually
21 utilize. And we probably can work with some
22 type of cost that would not be the same as the
23 general public and there would be some
24 exception for the town. And that's what the
25 Morant Group has actually talked about



1 previously.

2 And because their thing is and our thing
3 is to uplift the town and to not just look at
4 it from a beneficial aspect solely from a
5 development. We all are locals. We have been
6 born in this particular area. We have worked
7 in this particular area. So we know some
8 things about Atlantic Beach, definitely not as
9 deeply as you all do. But we do know some
10 aspect and we have some motives and some
11 indication as to what occurs with this
12 particular area. We do understand that.

13 And there may have been a little technical
14 error as far as saying Atlantic Beach is
15 between Myrtle Beach and North Myrtle Beach.
16 We realize it's in the middle of North
17 Myrtle Beach. There is no intention to open up
18 any of these streets or anything along those
19 lines. Those discussions have been had.
20 There's no intention to open up any of these
21 streets. We do not intend to do that. And
22 that's -- we want it to be as secluded as it is
23 now. We just want to enhance the atmosphere,
24 enhance the environment, enhance to community
25 so that we all can grow together. Thank you.



1 **CHAIRMAN METTS:** Thank you.

2 Any additional questions or comments?

3 **MR. DANCY:** [Inaudible].

4 **CHAIRMAN METTS:** Mr. Dancy?

5 I think the architect has some questions.

6 **MR. DANCY:** Dwayne Dancy. I'm not sure where I
7 should stand. I just wanted to try to tackle
8 some of the questions that were raised, those
9 that I wrote down.

10 I think very good questions. I think your
11 question's are very valid as well. Amenity, of
12 course. We've been thinking about that from
13 the very beginning. And as Louis stated, from
14 the very beginning, density, new people
15 gentrifying the town as well as opening up
16 Ocean Boulevard was at the very forefront of
17 the conversations, and it's been key to us as
18 well.

19 The reason why we have the traffic study
20 originally was literally one of the questions.
21 Came back that we didn't have to open the
22 street. I don't want to talk about the dollar
23 amount, but a big dollar amount of spent for
24 the last design. We had to redo it. Every
25 time the design changes, we had to redo it as



1 per the ordinance. So the professionals state
2 as of right now that there will be an impact
3 but it's not significant enough to warrant any
4 sort of lights or anything to that nature.

5 I would also want to statement that -- I
6 just want you all to know that this design is
7 conceptual, meaning that the ordinance gives us
8 a bunch of rules that we have to try to fit the
9 design into. And what you're seeing is what
10 the design could be. So when you're looking at
11 the facade and things of that nature, we're not
12 necessarily saying that that's what it's going
13 to be, but it's speaking to what we would like
14 to do.

15 So we had one question related to the
16 heights. So I'm the lead designer. But all of
17 the consults, all of the engineers, all --
18 everyone that's working on the project is
19 local. Right. At the very beginning of this
20 project, they recommended three builders that
21 we reach out to. We've engaged them as well.

22 And that goes to the structural engineer.
23 The structural engineer that we have tapped for
24 the project, if and when things line up, is
25 Mr. Weatherly. Ashley Weatherly, the firm has



1 worked on at the -- at that time was 80, but
2 it's maybe 70 to 80 percent of the skyscrapers
3 that are on the water front. The heights right
4 now, the lower level we intend to have high
5 ceilings. So it's 14 for the first floor,
6 roughly 12 for the second floor. All of the
7 upper floors for the residential is a 9-foot-6
8 floor-to-floor height. That's recommended from
9 the structural engineer. Obviously parking
10 heights would not match a 14. So that's where
11 the heights come from.

12 Also that has to -- this has to do with
13 sea levels and mean heights, which we don't get
14 into right now. But this all has to be
15 coordinated in the ordinance.

16 Some of the other technical questions that
17 were brought were the parking structure on the
18 left. Someone asked how is it that you can use
19 public property to egress and ingress to --
20 from our property. We could technically go in
21 and out from the front. The parking structure
22 that we're talking about, the 20 -- I think
23 we're saying 20 -- or we're saying 19 to 23
24 because the design isn't done yet. What we're
25 saying that that's above and beyond what the



1 parking requirement is. We don't have to do
2 that. But we thought that the town needed it,
3 so we're trying to add that parking structure.
4 But one of the designs I had was coming in from
5 the left side and exiting from the right. And
6 if things go left, then that's something that
7 we might have to try to explore. But that's
8 above and beyond the required parking that we
9 need.

10 Some other questions. We talked about the
11 heights. The rendering. Someone asked why are
12 we showing Google rendering or something like
13 that. The renderings are -- the building right
14 now is not an autocad. It's actually building
15 information model. It's all rendering. So if
16 we say we think it's important that there's
17 some of a museum component where the younger
18 generation can learn from the older generation,
19 we're not -- this is something that we want to
20 do. It's conceptual. So we have to search
21 what a museum would look like. We're not
22 trying to just grab fake images. But the
23 renderings are from -- from me, from the firm.

24 Another question that was raised was
25 revenue. As Mr. Morant stated, we've worked



1 with, I don't want to call him -- I don't know
2 if he's the guru, but we've worked with local
3 agents here, more than one, to arrive at what
4 those numbers were. They provided us the
5 numbers, and we plugged them in. Any money is
6 better than no money. So what we tried to show
7 in the presentation was if things are going
8 well -- I mean, we -- I don't -- we don't think
9 that it would be 100 percent occupancy all the
10 time. But we tried to show a flux of what it
11 would do if things were going good or if things
12 were not going so good. And you can see when
13 it's not going so well -- I think we showed up
14 to 40 percent -- there was still a significant
15 amount of money coming in to the town.

16 We talked about the traffic impact study.
17 The environmental impact. As an architect,
18 environmental studies, these things are
19 extremely important to me. As we -- if we --
20 as we start to check these boxes, we would like
21 to work hand in hand to figure out how we will
22 not negatively impact the water front. If you
23 were to take a Google image of Atlantic Beach
24 right now, take a look at the lot sizes.
25 They're extremely small. Right. If you look



1 to the left then you look to the right, the 50
2 by the 150, it's an extremely small lot. And
3 I believe that the framers put -- it's kind of
4 getting into the next comment -- the caveat of
5 if someone was to be able to line up property
6 that is above 20,000 square feet, they can do
7 X.

8 So it's not necessarily -- we're not gon'
9 get into the whole legalese argument about
10 whether it's spot zoning. But if you were --
11 it kind of goes back to a legal saying. If you
12 cut 60 here, cut 60 here, cut 60 here, it's not
13 a viable piece of land. So what the framers
14 did, if you look at these larger lots that
15 other people have and these small lots that we
16 have, you have a developer here that was able
17 to get an assemblage of four lots. It's not
18 normal. And I think that we should try to work
19 hand in hand to try to figure out though it's
20 not perfect at this point, we were trying do a
21 good thing. The problem with -- as you know,
22 a developer likes to come in with all
23 residential multiuse projects. We started off
24 at -- I wanted it to be 34 floors. We went to
25 27 floors. Through arguments we went to 21; it



1 went to 20; and now we're down to 18. We're
2 trying to make a concerted effort to get it
3 down. I know that we could go to zero; it
4 still wouldn't be adequate. But there is an
5 effort from the developer to try to hear some
6 of your concerns.

7 What else technical-wise? Sorry. Jobs.
8 There would be a ton of jobs. Like I said, a
9 lot of times you'll start a project. You'll
10 have developer, development team. Everyone's
11 coming from out of town. But it was clear from
12 the very beginning that we wanted everyone to
13 be from here. So like I said, all the
14 consultants, everyone would be from here. So
15 there would be both permanent and temporary
16 jobs given as well as the construction jobs
17 'cause of the firms will be from here as well.

18 Anything else that I haven't necessarily
19 tackled or I have forgotten? Water/sewer?
20 What was the question exactly? I'm sorry.

21 **MS. KANE:** The questions were just about how it
22 would impact the existing residents in terms
23 of -- I was thinking of just related to volume.
24 And ---

25 **MR. DANCY:** Water, sewer, how would that impact us?



1 **UNIDENTIFIED SPEAKER:** And the approval process I'm
2 assuming from North Myrtle Beach ---

3 **CHAIRMAN METTS:** State your name, please.

4 **MR. J. GREEN:** My name is Jim Green. I'm with G3
5 Engineering. We have an office in Pawleys
6 Island and Myrtle Beach. Civil engineers.

7 As far as the impact for the water and
8 sewer, the -- we have contacted the City of
9 North Myrtle Beach to find out do you have
10 capacity and are you willing to serve. They
11 have provided -- answered yes. We've got
12 plenty of capacity. We're willing to serve.

13 If they don't have capacity, we're gonna
14 have to upgrade those systems to provide that
15 capacity. That's just -- that's how it works
16 in the development world.

17 The question of the amenities that the
18 Morants would provide, those are sessions that
19 we came up with. The town may decide, you know
20 what? We want a new community center. And if
21 that falls into the budget of that 3 percent,
22 then that's what could happen. There's a --
23 merely suggestions.

24 As far as the parking lot being used for
25 a loading dock, that's not really true because



1 it's City-owned property and the City police
2 can go down there and patrol it. If there are
3 trucks parked there, they can get them out of
4 the way. There will be access to the building
5 from that parking lot, but it's not -- that
6 parking lot is not for this project. As Dwayne
7 stated, there is plenty of parking, ample
8 parking, the required parking built into the
9 building.

10 **MS. KANE:** And actually I can kind of add a little
11 bit to that because there were, I think, two
12 different questions related to the access
13 coming through the parking area, that planned
14 parking area the beach access that the town
15 owns. And one thing that will have to be done
16 is an easement executed between the town and
17 the property owner to make sure that that
18 parking area is there and that that
19 ingress/egress that is right building itself
20 can go through the town. So there will have to
21 be some legal process ---

22 **MR. D. GREEN:** Yes.

23 **MS. KANE:** --- there that the town will have to
24 execute before even any form of development
25 plans can be finalized.



1 **MR. J. GREEN:** And I'm gonna expand upon that.

2 The -- a parking lot, typical standards
3 are 19 for your parking spaces. So it's
4 38 feet when you got two -- 38 feet when you
5 got two rows of parking and a 22-foot aisle.
6 So you've got a 50-foot space that you need to
7 fit that in. Some places are a little bit
8 different. Well, that lot wasn't wide enough,
9 so we had to get an easement from the Morants
10 to be able to make that parking lot meet the
11 requirements.

12 And that's what you're talking about?

13 **MS. KANE:** That's correct. But also the ingress and
14 to the building parking area.

15 **MR. D. GREEN:** And access into the building. And
16 that is a legal process and that'll be on a
17 plat that's recorded at the County courthouse
18 that shows that easement.

19 What else? Is there some others?

20 **MS. KANE:** You may be able to speak to letter of
21 credit in regards to -- or I can speak to that
22 in terms of if the amenity -- the concerns from
23 the public are what happens if the project
24 starts and then all of these amenities that
25 were guaranteed are not provided?



1 And I can speak to that too and the fact
2 that the ordinance requires some form of a
3 surety, a legal document that the developer has
4 to have recorded to ensure that those amenities
5 are provided.

6 **MR. J. GREEN:** And a letter of credit, in my mind,
7 is like an insurance policy that a developer
8 has to provide to, in this case, the town that
9 says here's the money; the bank's holding the
10 money. If we run out of money, the town can
11 call that letter of credit. The town can pull
12 that money and they can go make the
13 improvements themselves. So is that kind
14 of ---

15 **MS. KANE:** That's correct.

16 **MR. D. GREEN:** --- where we're going with that?
17 That's not unusual at all. We -- I know with
18 your firm we deal with letters of credit all
19 the time with Horry County, Georgetown County,
20 a lot of the municipalities. So what else?

21 **MS. KANE:** I don't think there were any other
22 technical questions that were specific to the
23 project. I know on my end that one of the
24 remaining questions was how many, what we would
25 say, variation from the standard land



1 management ordinance does this ordinance
2 include? And I can confirm for you that there
3 are four that includes the rear setback facing
4 the oceanfront, some provisions within the
5 shore protection that would be that the
6 applicant has requested relief on, some
7 variation in terms of parking standards, but
8 it's more so to ensure that there is
9 consistency for every type of unit, that
10 there's one and a half parking spaces per any
11 type of unit, whether it's multifamily,
12 short-term rental, or hotel unit.

13 And then also in regards to signage, the
14 applicant included a variety of different types
15 of signage that the currently land management
16 ordinance doesn't include. Because currently a
17 management ordinance is rather basic in terms
18 of the types of signage that it includes.

19 **MR. J. GREEN:** I would like to say one more thing.
20 The development process is very tedious. There
21 are multiple, local, State, federal agencies
22 that the developer will have to submit for an
23 application for a permit or approval. Several
24 through the State. One's for water/sewer.
25 One's for -- well, there's the OCRM CZC,



1 Coastal Zone Consistency, which basically is
2 all the coastal counties and the land
3 disturbance from the State. So it's not
4 merely -- the town could say, yep, looks good
5 to me. But we're not done. It's -- it has to
6 go through all these other agencies. And they
7 could say -- OCRM could say, you know what?
8 You can't build that pool out here beyond this
9 line. And at that point the developer's got to
10 say, okay, well, we're going make the pools
11 smaller; we're going to move it back; we're
12 going to put it in the building; we're going to
13 accommodate it some other way.

14 So this is not -- the town is not the end
15 all of whether this project gets approved the
16 way it's shown up here. And I will assure
17 everybody in this room that what you saw there
18 is probably not gon' be the final product.
19 It's gonna change.

20 I mean, you agree with me, Glen?

21 There will be changes. Well, this is all
22 conceptual at that point. And it -- I know
23 because I was in the development world and it
24 changes. And I hate change but toyed deal with
25 it. That's just part of the process.



1 Anything else?

2 **MS. E. MORANT:** So I just want to wrap up just for
3 the team here ---

4 **CHAIRMAN METTS:** State your name, please. State
5 your name.

6 **MS. E. MORANT:** Erica Morant.

7 So I'm one of the advisers here on the
8 project. And I definitely appreciate the
9 opportunity to have heard everybody's concerns.
10 And we want to ensure you that we hear you and
11 we want to be a good neighbor to you. So we
12 want to ensure that the amenities that we're
13 offering speak to a benefit to all of you.

14 I know right now there's things that are
15 in flux. Everything is conceptual. But I want
16 you to understand we're moving in good faith.
17 So I just want to close with that. I know that
18 we've heard some technical descriptions and Jim
19 has provided some structural input. But at the
20 essence of what we want to do, we want to make
21 sure we're pouring back into the community.
22 That's the end all be all here. Thank you.

23 **MS. KANE:** Thank you. And I can clarify for the
24 planning commission and for the public. One of
25 the last remaining questions was how were the



1 public amenities decided upon. It's my
2 understanding that those were things that the
3 applicant looked at, the comprehensive plan,
4 and the master plan to see what types of
5 amenities are within there. The land
6 management ordinance also defines some examples
7 of the types of amenities that can be provided.
8 And so that's where those came from. I think
9 there was probably some discussion at the
10 previous planning commission meeting about some
11 of those amenities.

12 The one thing I will note is that if there
13 is a change in the type of amenities, that the
14 applicant wants to provide, that actually would
15 require an amendment process to the ordinance.
16 So it would have to come back before this
17 planning commission and council if, say, they
18 decide they wanted to build a community center
19 instead. So there really can't be a trade-off
20 in the type of amenity features once this --
21 when and if this gets approved by council. So
22 that is something that you do need to consider.
23 And if there's any discussion about any of
24 that, it probably would need to happen at this
25 point to make sure that any revisions could be



1 made.

2 **CHAIRMAN METTS:** Okay. Thank you. It's time now
3 for commission deliberation. One commission
4 member may speak at a time. And commission
5 member may only speak after each commission
6 member has had an opportunity to speak. If
7 there are any comments or deliberations?
8 Comments?

9 I don't have any comments or questions.

10 **MR. LEAKES:** I do have something to say. Just for
11 the community of Atlantic Beach, we're all
12 together. We're a family here. We want to see
13 growth. We want to see change. I know people
14 are on opposing ends. But at some point, we do
15 have to come together and make something
16 happen. I know some people have different, you
17 know, feelings about us up here. But at the
18 end of the day, all we want is the best for
19 Atlantic Beach. All we want to do is see
20 Atlantic Beach move forward in a way where it
21 can get back to how it used to be.

22 Over the years I know everybody see
23 Atlantic Beach, it's not too much going on.
24 And we have a taunt to bring something good
25 here. I know it's a lot of people to satisfy.



1 It's hard to satisfy everybody in situations
2 like this. But just know that together at the
3 end of the day, we're a family. And at some
4 point we have to come together and just work
5 together and just try to make things happen.

6 **CHAIRMAN METTS:** And I also you would like to
7 piggyback off of what was said. Each of us
8 here applied. I haven't asked them
9 individually, but we applied because we care
10 about where we live. I have a personal
11 connection to this beach and I love the beach.
12 So I love specifically Atlantic Beach. So
13 please don't make any assumptions about, you
14 know, qualifications and those kinds of things.
15 I'm here because I love this area and I want to
16 see it improved. And we hear you. But, again,
17 it's our job to listen objectively to what
18 everyone has to say and then make a decision.
19 And that's what we've been asked to do.

20 So at this time I ask for a motion for
21 either yea or nay concerning what is on the
22 agenda. And after the motion, I would need a
23 second. So we're still in G, which is Rezoning
24 Case 1-24. And, of course, since it's an
25 action item, we would need a motion. We would



1 need a second, and the council would need to
2 vote. So the chair asks for a motion.

3 **MR. LEAKES:** I make a motion for the Rezoning Case
4 1-2024.

5 **CHAIRMAN METTS:** Approve or ---

6 **MR. LEAKES:** I approve, yeah.

7 **MR. WOODS:** I approve [indiscernible].

8 **CHAIRMAN METTS:** So you second that motion?

9 **MR. WOODS:** Second the motion, yes.

10 **CHAIRMAN METTS:** Okay. It's been moved and properly
11 second that Item G, Rezoning Case 1-24 that it
12 be approved.

13 Roll call. Angela Metts. Yes.

14 **MR. WOODS:** Levant Woods. Yes.

15 **MR. LEAKES:** Titus Leakes. Yes.

16 **CHAIRMAN METTS:** It's been unanimously approved that
17 G, rezoning Case 1-24 be approved. And as
18 previously stated, this is simply a
19 recommendation. It then must go before the
20 City council. This is simply a recommendation.

21 **PUBLIC INPUT:**

22 **CHAIRMAN METTS:** Next on the agenda, public input
23 non-agenda items. I've got a sign-up sheet for
24 that as well. So the general input, let's hear
25 first from Mr. Herbert Williams. You are



1 signed for the general input. And, again, when
2 coming up, if you would state your name,
3 please. Mr. Herbert Williams.

4 **MR. WILLIAMS:** I have no comment.

5 **CHAIRMAN METTS:** Thank you.

6 Second, S. Katherine Allen?

7 **MS. ALLEN:** Hello, everyone. Can you hear me?

8 **CHAIRMAN METTS:** Yes.

9 **MS. ALLEN:** Good afternoon. My name is S. Katherine
10 Allen. Our home is located at 3104 South Ocean
11 Boulevard. My parents, G. Wesley and Sylvia
12 Allen, purchased the lot and built your home in
13 1959. So our family has owned property and
14 paid taxes in Atlantic Beach for 65 years. I
15 spent every summer of childhood in Atlantic
16 Beach. My father taught me to fish off of the
17 pier that you used to be down across from 29th
18 Avenue. My favorite outing was crabbing in
19 Little River with my siblings. Then watching
20 them cook in Sam Thagget's Cauldron, if you
21 guys remember that, which is now Jessie
22 Williams' property.

23 I learned how to swim in Atlantic Beach
24 under the watchful gaze of my three older
25 brothers, all of whom were lifeguards here. My



1 friends and I used to sneak into Punk's Patio
2 to giggle and laugh as we watched our older
3 brothers and sisters dance and have fun.

4 My husband Maurice Daniel and I have truth
5 our children, our grandchildren, nieces, and
6 nephews who now have their own cherished
7 memories here. I share these few of so many
8 memories to make it clear that Atlantic Beach
9 is not an investment vehicle for me but at the
10 core of who I am.

11 I was appointed to the planning
12 commission, I believe, because of my expertise
13 and background. I have been a real estate
14 attorney for 35-plus years. I have owned a
15 commercial real estate title and escrow company
16 for 20 years, having just won top DC title
17 agent for 2023 and I served on the
18 Washington D.C. Board of Zoning and Adjustment
19 as vice chairman for four years. And I
20 would -- four years.

21 Two pointed I would like to make today.
22 My term on the planning commission was
23 improperly terminated. I formally applied to
24 have my inappropriate length three years rather
25 than four of that term on the commission



1 extended. Mr. Quattlebaum told me that it
2 would be extended when the council voted.
3 Nowhere in the council minutes was my
4 application or request addressed or voted on.
5 I submit my replacement was invalidly made.

6 The minutes from the last planning
7 commission in which I participated reflect an
8 agreement that the commission members made to
9 cease piecemeal amendments and any other
10 actions until a full review of the
11 comprehensive plan has been undertaken. This
12 was required to be done every five years. It
13 has been seven years since the last
14 comprehensive review was done. Furthermore,
15 there was money set aside in the current town
16 budget to do this review. Where is the review?
17 I submit these current actions are not serving
18 our town well and that the commission should
19 adhere to the previously agreed-upon course of
20 action. Thank you.

21 **CHAIRMAN METTS:** Thank you.

22 **CHAIRMAN METTS:** The next person on the list --
23 Mr. Bellamy and also the attorney can help me
24 with this -- there were repeating names. So
25 the next person on the list from individuals



1 we've not heard from, Helen Pierce.

2 **UNIDENTIFIED SPEAKER:** But people can could sign up
3 for public time and for rezoning so you can't
4 really ---

5 **CHAIRMAN METTS:** I'm asking for clarification. I'm
6 asking for clarification. That's why I ---

7 **UNIDENTIFIED SPEAKER:** [indiscernible] two lists.

8 **MR. D. GREEN:** Identified generally speaking, Madam
9 Chair, when there is two lists as I see it
10 articulated on the agenda, the first set of
11 questions are people who put their -- list are
12 people who want to speak specifically on the
13 zoning proposal that ---

14 **CHAIRMAN METTS:** Correct.

15 **MR. D. GREEN:** --- commission just voted on so ---

16 **CHAIRMAN METTS:** Okay.

17 **MR. D. GREEN:** --- if someone has something aside
18 from this ---

19 **CHAIRMAN METTS:** Okay.

20 **MR. D. GREEN:** --- comments that they want to make
21 on anything. We're not gonna go back into that
22 same subject matter, especially since it's
23 already been voted on.

24 **CHAIRMAN METTS:** Okay.

25 **MR. D. GREEN:** They can definitely bring that up at



1 council when the council has a public hearing
2 on that.

3 **CHAIRMAN METTS:** Okay.

4 **MR. D. GREEN:** If there's any other planning
5 commission generally that would not go into
6 this Morant application or the zoning
7 application, this would be that appropriate
8 time for that.

9 **CHAIRMAN METTS:** Right. And that was my attempt was
10 to get to the individuals who've not yet even
11 had an opportunity to speak. At the end, we
12 will go back. But, again, I think it's -- I
13 think it's appropriate since there are new
14 names on the list to go to those new
15 individuals. And, again, at the -- we can't
16 both speak at the same time. What I'm planning
17 to do is go down the list of the individuals.
18 So for those individuals who've not had an
19 opportunity to speak, I want to give them that
20 opportunity to speak. And then I plan to go
21 back and ask for additional comments.

22 But I don't think it's fair to ask
23 individuals who did sign up prior to the
24 meeting for me to just pretend like I don't see
25 their name.



1 So next, Helen Pierce. We'll hear from
2 Helen Pierce.

3 **MS. PIERCE-CRAWFORD:** Hi. I am Monica
4 Pierce-Crawford. My mother spoke the first
5 time, but I'm gon' speak in her place this
6 time.

7 **CHAIRMAN METTS:** Okay.

8 **MS. PIERCE-CRAWFORD:** As a planning commission and
9 coming forth, how do you address environmental
10 concerns brought up by my namesake Monica that
11 as you plan your future projects, this planning
12 committee, that you would include the
13 environmental concerns that we have? Because
14 as a retired teacher, as a retired biology
15 teacher, I know that thins are being put in
16 place to save the shoreline, including having
17 lights turned down so that any wildlife that
18 might need and be -- have to go to the ocean,
19 that they are going to the ocean, and not to
20 the land. And so I don't hear -- and if I'm
21 wrong, I'm wrong -- but that you all have had
22 that with this commission. What are you gon'
23 do going forth with planning meetings with
24 environmental groups to ensure that the
25 shoreline is protected?



1 **CHAIRMAN METTS:** Thank you. Next we'll hear from
2 Pat Malloy [ph], I think, it is last name.

3 **MS. MALLETTTE:** Good evening, everyone.

4 **MR. D. GREEN:** You can adjust the ---

5 **CHAIRMAN METTS:** You can adjust the ---

6 **MS. MALLETTTE:** Hello?

7 **MR. BELLAMY:** Yes, ma'am. You can bring it up; yes.

8 **MS. MALLETTTE:** This is Pat ma let. This is Pat
9 Mallette [ph].

10 **CHAIRMAN METTS:** Okay. Thank you.

11 **MS. MALLETTTE:** This is Pat Mallette. I wants to say
12 first I do have some students that are
13 observing us today. They're from Johnson C.
14 Smith University. Would y'all please just
15 stand up and just recognize them? This is our
16 future.

17 **(Applause.)**

18 **MS. MALLETTTE:** These students are looking at us
19 today. This is our future. And I really want
20 us to make an impression. But I do feel that
21 the town needs to at least let the human beings
22 in here have a voice to speak with you all one
23 on one. It's not like in the planning book or
24 anything. We are human beings that live here
25 and we want our voices to be heard. It's time



1 that we communicate.

2 I'm not saying I'm for or against, but --
3 I'm sure I'll tell you I'm not for it -- for
4 the high-rise at this time. Because I don't
5 have the knowledge. Teach me exactly. Don't
6 say, oh, this may be a possibility; it may not
7 be a possibility. What benefits are the town
8 really gonna gain from it? What are we not
9 gonna gain from it?

10 Don't tell me you could put 64 places here
11 and the transportation is not gonna change on
12 the street. The light -- I can't get out the
13 street now where I live to get across. How in
14 the world are you gon' put a whole building of
15 17, 18, however stories and it's not gon'
16 affect us? We're not stupid. We know what
17 y'all doing. I want you to make a profit. We
18 all want to live here. But don't play us like
19 we don't have any sense, y'all.

20 We -- George W. Tyson didn't found this
21 town just for us to come here and say one
22 business can put that story up here and make a
23 difference in this town. No. Every one of us
24 need to make a difference in this town, and
25 it's time for us to speak up, y'all. Thank



1 you.

2 **CHAIRMAN METTS:** Thank you. Jayla Davis?

3 **UNIDENTIFIED SPEAKER:** Who?

4 **CHAIRMAN METTS:** Jayla Davis.

5 **UNIDENTIFIED SPEAKER:** She's not speaking.

6 **CHAIRMAN METTS:** Okay. The last name is also Davis.

7 I ---

8 **UNIDENTIFIED SPEAKER:** She's not speaking too.

9 **(Inaudible.)**

10 **CHAIRMAN METTS:** Okay. Naomi Covington?

11 **MS. COVINGTON:** No comment.

12 **CHAIRMAN METTS:** Okay. Kennedy Brettins [ph], I
13 think?

14 **MS. BRETTINS:** No comment.

15 **CHAIRMAN METTS:** Okay. Gabrielle McLloyd [ph]?

16 **(Inaudible.)**

17 **CHAIRMAN METTS:** Okay. Miguel Dill?

18 **MR. DILL:** No comment.

19 **CHAIRMAN METTS:** Jeron [ph] Hall?

20 **(Inaudible.)**

21 **CHAIRMAN METTS:** Zenobia [ph] Harper?

22 **(Inaudible.)**

23 **CHAIRMAN METTS:** Mark Dugo? Thank you.

24 **MR. DUGO:** Hey, everyone. How you doing?

25 **CHAIRMAN METTS:** Fine.



1 **MR. DUGO:** Mark Dugo from Johnson C. Smith
2 University, professor of biologic and ecology,
3 director of our center for renewable energy and
4 sustainability. So we brought the students
5 down here. This is the third time. So we've
6 been learning about this experience and it's
7 been quite enlightening. And I think it was
8 really enriching for the students.

9 But I just want to say to the town that
10 you have a beautiful -- we love Atlantic Beach.
11 It's really beautiful. Great educational
12 experience just to be here and see that. And
13 today we're planning to do some beach cleanup,
14 picking up trash and things along the beach.
15 But I just want to say that, you know, just to
16 really dig in and think and be creative, you
17 really have a wonderful opportunity to do
18 something different because you do have
19 high-rises everywhere. Just in terms of not
20 just the high-rises but in terms of building a
21 sustainable community. Because we're in a new
22 day and age. We really are. And it's time to
23 just think differently.

24 That's what we're talking with the
25 students about. What life is going to look



1 like for their children is gonna look way
2 different than it was for grandmother and them.
3 We're just in a era of sustainability and
4 innovation. And just please really think about
5 the things that you're doing.

6 But I would say for the residents, when
7 you have a covenant of sorts when you buy into
8 a community with all these ordinances, you
9 know, you're buying in with a sense you don't
10 want to have a high-rise blocking your view.
11 It's disingenuous to those homeowners. Because
12 that's why you bought into a community, not to
13 have that. That's my comment. Thank you very
14 much.

15 **CHAIRMAN METTS:** Thank you.

16 Anna Maxine Vareen [ph]?

17 **MS. VEREEN:** Good afternoon.

18 **CHAIRMAN METTS:** Good afternoon.

19 **MS. VEREEN:** I'm Maxine Vareen. I'm just here as a
20 friend to Atlantic Beach. My friends are here.
21 And my grandkids and my cousin, we all came to
22 see what was going on so they could help
23 [inaudible].

24 **CHAIRMAN METTS:** Thank you.

25 **MR. D. GREEN:** Okay. Thank you.



1 **CHAIRMAN METTS:** The next one, I think the last name
2 is Gore?

3 **UNIDENTIFIED SPEAKER:** [indiscernible].

4 **CHAIRMAN METTS:** Okay. So Amir and Lanali are also?
5 Okay. All right.

6 Now, if -- yes, ma'am?

7 **UNIDENTIFIED SPEAKER:** [Inaudible].

8 **CHAIRMAN METTS:** Okay. If you come forward, please?
9 State your name, please.

10 **MS. THORNTON:** Is there a way to raise this ---

11 **MR. BELLAMY:** Yes. I there we go.

12 **MS. THORNTON:** Hello. My name is Rachael Thornton.
13 I'm a student at Johnson C. Smith University.
14 I want to say thank you to the -- I want to say
15 firstly thank you to the community for
16 welcoming us. We definitely feel really
17 welcome. So thank you all. But I do want to
18 ask, how is it really for the community's again
19 if you guys are taking a crucial part that has
20 not had high-rises or any development? Why not
21 put it further into the community?

22 **CHAIRMAN METTS:** All right. And with the public
23 input non-agenda items, we will have two other
24 comments for, again, public input non-agenda
25 items. We're at D.



1 **MR. DAVID:** Again, you skipped the people that were
2 on the list. And he said -- the lawyer said
3 that everybody would put in for a separate
4 comment. And you skipped those names. So you
5 need to address those names that was put on the
6 list.

7 **CHAIRMAN METTS:** Mr. Davis, like I said, I went
8 down ---

9 **MR. DAVID:** [Inaudible.]

10 **CHAIRMAN METTS:** --- I went down the list and
11 identified people who were different. So we're
12 now going back and opening up the floor for
13 individuals who would like to speak. We're at
14 D, public input non-agenda items. And I do
15 apologize, Mr. David.

16 **UNIDENTIFIED SPEAKER:** [Inaudible] had the
17 opportunity to present.

18 **MR. D. GREEN:** That's not what I said. Just to
19 reiterate my statement from earlier on, the
20 list that we have now -- and it's at the
21 discretion of the Chair -- is to -- first they
22 went through the issue items for what was on
23 the agenda. And secondly, they were the
24 non-agenda items. So there's no legal ruling
25 that says -- there's no legal determination



1 that the people who want to speak to the first
2 issue need to come up. So I defer to the
3 Chair.

4 **UNIDENTIFIED SPEAKER:** [inaudible.] someone's name on
5 the second non-agenda list sign up, it's the
6 discretion of the Chair whether or not they can
7 speak [indiscernible].

8 **MR. DAVID:** That's not what you said originally.
9 You said everybody ---

10 **MR. D. GREEN:** The people who have not been called
11 on the list, the Chair can call those names at
12 her discretion.

13 **UNIDENTIFIED SPEAKER:** Okay. And what about the
14 people who were still on the list ---

15 **MR. DAVID:** That she did not call.

16 **CHAIRMAN METTS:** Well, again, I'm giving the
17 open ---

18 **UNIDENTIFIED SPEAKER:** [indiscernible] for legal --
19 I'm sorry.

20 **MR. DAVID:** But you only said two people.

21 **CHAIRMAN METTS:** Again, I'm going back to the floor.
22 And individuals who have public input for
23 non-agenda items, this is the opportunity for
24 those individuals to speak.

25 **UNIDENTIFIED SPEAKER:** I want to address the public



1 and the Morants. I welcome you y'all. But I
2 welcome you all to work with the community. I
3 applaud you for investing in Atlantic Beach.
4 A lot of people have invested in the Atlantic
5 Beach. We want you to invest in Atlantic
6 Beach. But I think everybody -- and nobody has
7 been for this project as yet -- but I think
8 that if you sat and talked about what the town
9 wants and work with the town citizens, that
10 something is workable and doable and not just
11 trying to shove a high-rise skyscraper down our
12 throats.

13 Now, you did say what is legal and what
14 is -- what's in the ordinances. So, yes, you
15 can build 12 stories, but you are asking for
16 more than that. So if you're asking for more
17 than that, we're asking for you to work with us
18 and not again -- I applaud you. These are good
19 people. I know two of them very good, pretty
20 good. They're doing the best with what they
21 got. They've been put in a situation and they
22 got to get the training and they're learning.

23 And we got a holdover council that should
24 not be making decisions because, again, they're
25 holdovers. They weren't elected by these



1 people. So for you to want to -- we want to
2 work with you, but you got to want to work with
3 us too. So there's got to be a middle ground
4 or there's got to be something that we all can
5 work that can make you some money and can make
6 us some tax money. 'Cause an empty lot is not
7 our friend.

8 So with that, the other things that I want
9 to know about is -- eventually, time lines and
10 financing. Is it public or private? Because
11 a lot of people in the town are saying that the
12 money that is going with this project is from
13 some donors that are not you all. So hopefully
14 it's your money and you're trying to be the
15 front and the back and not just the front.

16 And the other thing that's a big concern
17 about a lot of folks are asking about, your
18 past experience. Now, I know you got all these
19 facilities and corporations in New York. But
20 you've never built a structure by the ocean
21 like this. And I hear that you've got a
22 contractor who's done it before. So we want to
23 know who that is and what experiences that
24 they've instead of -- 'cause last I heard that
25 you all renovated Dizzy Gillespe's house.



1 But that's not building a oceanfront
2 condominium. And if you don't have the money,
3 we just got a hole stuck in the ground. So we
4 don't want a hole stuck in the ground, and we
5 want to know you how long it's gonna take you
6 to do it if you do do it. And to do it, we
7 want the amenities what we want. And so if you
8 all approve it -- I will not vote for this if
9 we don't have these amenities worked out, if we
10 have all these other things worked out.
11 Because you're not gonna tell us that you're
12 putting signage and you're putting eight-foot
13 sidewalks and you're going to build an
14 ingress/egress just for you and not for the
15 entire town. I'll take a community center.
16 I'll take a municipal building. I'll take
17 sidewalks all over town. I'll talk all the
18 power lines buried. But I don't want
19 everything just done around your hotel and
20 you're calling those amenities for the town.
21 Those are not amenities for the town. Those
22 are amenities for you all so ...

23 **CHAIRMAN METTS:** Thank you. Two other comments,
24 please. We have time for two other comments,
25 please. And, again, public input non-agenda



1 items.

2 **MR. BELLAMY:** Come on up, sir. Sir, you have to
3 come to the mic.

4 **CHAIRMAN METTS:** Please come to the microphone.
5 Please come to the microphone.

6 **MR. SKEETERS:** [Inaudible].

7 **CHAIRMAN METTS:** Please come to the microphone.
8 Mr. Skeeter, this is not a shouting match.
9 Please come to the microphone. Please come to
10 the microphone.

11 And after this we'll have one additional
12 comment.

13 **MR. SKEETERS:** Okay. Madam Chairman, I thank you
14 for the opportunity ---

15 **CHAIRMAN METTS:** Please state your name.

16 **MR. SKEETERS:** My name is John Skeeters. I live in
17 the town of Atlantic Beach and probably been
18 here about 60 years. Okay. And the question
19 that I was gon' ask. Have we had a commitment
20 from the City of North Myrtle Beach about what
21 we're proposing to do? And the reason that I'm
22 asking that, Atlantic Beach, we contract water,
23 sewer, and fire protection. Unless we have had
24 some written commitment from these other people
25 that furnish us with water and sewer and the



1 necessaries for us to run a town, my question
2 is how in the world can we keep on moving
3 forward when these things have not been
4 answered? Thank you.

5 **CHAIRMAN METTS:** Thank you.

6 Okay. We'll have one final comment.

7 **MR. BOOKER:** Good afternoon.

8 **CHAIRMAN METTS:** Good afternoon.

9 **MR. BOOKER:** I wasn't prepared to speak, but I've
10 been sitting here looking ---

11 **CHAIRMAN METTS:** Please state your name. Please
12 state your ---

13 **MR. BOOKER:** Oh, I'm William Booker.

14 **CHAIRMAN METTS:** Thank you.

15 **MR. BOOKER:** I live on 29th Avenue. There have been
16 quite a few people speaking here today. And
17 not one of them have spoken in support of this
18 project. All of the comments have been in
19 opposition to the project. Now, that's not
20 good. And if I was the developer, I would be
21 very concerned. And oftentimes people are not
22 in support of something because they don't
23 understand it, you know. We've -- this -- I
24 live here and I get bits and dribbles of
25 information about what is planned. And the



1 developers say, well, we heard you and we've
2 made some modifications. But we've not had a
3 situation where communication can take place.
4 The communication is we're gonna do something.
5 And I hear all the citizens -- and this isn't
6 the first meeting like this. July the 10th we
7 had another one of those meetings and there
8 were quite a few people that shows up like
9 this. We don't have this many people at a
10 council meeting. But they're here today. And
11 no one is speaking in support of this project.
12 Why?

13 I don't know the answer. I just see what
14 I see. And it's not good. I wouldn't want to
15 invest 50 million, 100 million, 10 million in
16 an area where there's nobody supporting what
17 I'm trying to do. The community needs to
18 support projects for them to be successful.
19 And this is not the situation that we have
20 right now. I don't have a answer. I'm just
21 talking about what I see.

22 And I also am talking about what I feel
23 like because I'd like to be able to support the
24 project. And right now I can't support the
25 project because I don't even know what it is.



1 I haven't had a chance to sit down and dialogue
2 and back-and-forth. It's like here's what
3 we're gonna do. And we come into these
4 meetings and we get three minutes to say
5 something and nobody's giving any feedback.

6 Communication is back and forth. This is
7 not communication. And if we don't
8 communicate, we're gonna be at adds and it's
9 gonna jeopardize the success of the project and
10 our town. That's all I have to say.

11 **CHAIRMAN METTS:** That's our final comment.

12 Mr. Bellamy, did you have ---

13 **MR. BELLAMY:** [Inaudible].

14 **CHAIRMAN METTS:** Okay. We are now at the end of our
15 agenda. Madam chair, we need a motion to
16 adjourn and a second and then roll call.

17 **MR. BELLAMY:** One second. I'd just make a comment.

18 **CHAIRMAN METTS:** All right.

19 **MR. BELLAMY:** Good evening, how's everybody doing?
20 We would like to thank you for coming out
21 tonight this afternoon and providing your input
22 because this is the -- a great country that we
23 live in because of democracy. You have a right
24 to the First Amendment right, and we had the
25 opportunity to hear you loud and clear. And we



1 appreciate you coming out today. And what we
2 will do is continue to dialogue with the
3 Morants Group and with the council and try to
4 bridge that gap in communication.

5 Also Johnson C. Smith University, give
6 them a round of applause.

7 (Applause.)

8 **MR. BELLAMY:** Thank you. They are our future,
9 students from Johnson C. Smith University. And
10 we appreciate you coming out tonight.

11 And we also would like to introduce our --
12 we have a council member with us tonight who's
13 also -- Councilman John David.

14 Please stand for Councilman David.

15 (Applause.)

16 **MR. BELLAMY:** He serves on our council. He's also a
17 HBCU graduate, North Carolina A&T.

18 Okay. So and we talk about our future.
19 I'd like to commend these two young
20 gentlemen ---

21 **CHAIRMAN METTS:** Oh, yeah.

22 **MR. BELLAMY:** Okay. Because they took on a
23 monumental task. Okay. They're in training
24 now, but they're our future. And there were
25 some comments made by -- well, yes, the young



1 people on have no experience. No one is born
2 with experience, okay?

3 **MR. WOODS:** I could tell you who I am. I grew up
4 down here my whole life. And you said you're
5 from here? I've never seen you. Y'all just
6 moved here and y'all got so much to say. Y'all
7 are so negative. And I would have been able to
8 answer your questions. You came at me hard.
9 I got you. I understand. I kind of agree with
10 what y'all were saying. I really do. But I
11 have my reasons too why I want the hotel to be
12 built. But you're coming at me like, oh, you
13 don't know the definition of an easement. I
14 do. I had to get my certifications before I
15 sat up here. So I'm just saying let's just
16 have a little respect for each other. Like,
17 that's all. Simple as that.

18 **MR. BELLAMY:** Okay. Because as I said, these young
19 gentlemen here took on the challenge. And
20 given his experience, you know, it builds on
21 and on. So they're gonna move up from this
22 position. You never know who's silting here.
23 You might be looking at the next governor of
24 South Carolina here.

25 **CHAIRMAN METTS:** That's right.



1 **MR. BELLAMY:** Okay. So giving those comments that
2 the definitions -- you have a glossary and the
3 planning and zoning commission manual, okay, is
4 here.

5 So I'll definitely like to commend you
6 gentlemen for stepping up and being involved.
7 And you have a great future in front of you.
8 Thank you very much.

9 **(Applause.)**

10 **CHAIRMAN METTS:** And I will now ask for a motion to
11 adjourn, a second, and then roll call.

12 **MR. LEAKES:** I make a motion to adjourn the meeting.

13 **MR. WOODS:** I second.

14 **CHAIRMAN METTS:** Roll call.

15 Angela Metts. Yes.

16 **MR. LEAKES:** Titus Leakes. Yes.

17 **MR. WOODS:** Levant Woods. Yes.

18 **CHAIRMAN METTS:** Meeting adjourned.

19 **(There being nothing further, the meeting was**
20 **adjourned)**



CERTIFICATE

This is to certify the transcript of the Atlantic Beach Town Meeting consists of one hundred twenty-nine (129) pages. This transcript was prepared by me without the benefit of my being present during the meeting. Additionally, this transcript was prepared from a audio recording provided to me.

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

IN WITNESS WHEREOF I have hereunto set my hand and seal this March 25, 2025.



Cortney N. Glover
Court Reporter

Notary Public for South Carolina
My Commission Expires: December 1, 2025



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**TOWN OF ATLANTIC BEACH
SOUTH CAROLINA**

PLANNING COMMISSION MEETING

Monday, January 16, 2025



APPEARANCES

BOARD MEMBERS:

Titus Leakes, Chairman
 Stephen Fera, Vice Chairman
 Timothy Vereen

ALSO PRESENT:

Linda Cheatham, Interim Town Manager
 Carnisha Hennigan, Assistant Town Clerk
 Leigh Kane, Waccamaw Staff
 Desiree Jackson, Waccamaw Staff

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CALL TO ORDER:

MR. LEAKS: Good afternoon, everyone. I'd like to thank you for coming out to the Planning Commission meeting. Call to order. Roll call.

CARNISHA HENNIGAN: Timothy Vereen.

MR. VEREEN: Present.

CARNISHA HENNIGAN: Kathryn Allen.

(No response)

CARNISHA HENNIGAN: Poterressia McNeil.

(No response)

CARNISHA HENNIGAN: Stephen Fera.

MR. FERA: Here.

CARNISHA HENNIGAN: Titus Leakes.

MR. LEAKES: Present.

MOMENT OF SILENCE:

MR. LEAKES: All right. Moment of silence and Pledge of Allegiance.

PLEDGE OF ALLEGIANCE:

(Pledge of Allegiance recited.)

NEW BUSINESS:

MR. LEAKES: Okay. Now, we're down to new business, and we have the election of a new chairperson.

MR. VEREEN: I'll make a motion that we elect Titus as the chairperson.

MR. FERA: I second the motion.



1 **MR. LEAKES:** All right, so we have -- so moved. So,
2 we have a motion on the floor to approve the
3 new chairperson, Titus Leakes. Roll Call.

4 **CARNISHA HENNIGAN:** Timothy Vereen.

5 (No response)

6 **CARNISHA HENNIGAN:** Kathryn Allen.

7 (No response)

8 **CARNISHA HENNIGAN:** Poterressia McNeil.

9 (No response)

10 **CARNISHA HENNIGAN:** Stephen Ferar.

11 **MR. FERA:** Yes.

12 **CARNISHA HENNIGAN:** Titus Leakes.

13 **MR. LEAKES:** Yes. (Inaudible)

14 **LEIGH KANE:** As a point of order, since you were
15 Vice Chair, we now need to have an election for
16 the Vice Chair.

17 **MR. LEAKES:** Okay. So, Titus has been selected as
18 the new Chairperson. So, now, we're moving to
19 make a motion to nominees -- nominate Stephen
20 as the vice chair.

21 **MR. VEREEN:** I'll second.

22 **MR. LEAKES:** Okay. Roll call.

23 **CARNISHA HENNIGAN:** Timothy Vereen.

24 **MR. VEREEN:** Yes.

25 **CARNISHA HENNIGAN:** Kathryn Allen.



1 (No response)

2 **CARNISHA HENNIGAN:** Poterressia McNeil.

3 (No response)

4 **CARNISHA HENNIGAN:** Stephen Fera.

5 **MR. FERA:** Yes.

6 **CARNISHA HENNIGAN:** Titus Leakes.

7 **MR. LEAKES:** Yes. Okay. Stephen has been selected
8 as the Vice Chair.

9 **APPROVAL OF 2025 CALENDAR:**

10 **MR. LEAKES:** We'll move on to the approval of the
11 2025 calendar meetings.

12 **MS. CHEATHAM:** Mr. Chairman, I did not realize that
13 the Commission had not received the minutes of
14 July 25, so I would propose that we postpone
15 the approval of the minutes until the next
16 meeting.

17 **MR. LEAKES:** Okay. Okay, yeah. We're on the
18 calendar right now.

19 **MS. CHEATHAM:** I'm sorry.

20 **MR. LEAKES:** Okay. That's fine. So, that'll be
21 next. So, I'll make a motion to approve the
22 2025 calendar of meetings.

23 **MR. VEREEN:** I'll second.

24 **MR. LEAKES:** Okay. So moved. Roll call.

25 **CARNISHA HENNIGAN:** Timothy Vereen.



1 MR. VEREEN: Yes.

2 CARNISHA HENNIGAN: Kathryn Allen.

3 (No response)

4 CARNISHA HENNIGAN: Poterressia McNeil.

5 (No response)

6 CARNISHA HENNIGAN: Stephen Fera.

7 MR. FERA: Yes.

8 CARNISHA HENNIGAN: Titus Leakes.

9 MR. LEAKES: Yes. Okay. So, the meetings --
10 approval of the calendar meetings have been
11 approved.

12 APPROVAL OF MINUTES:

13 MR. LEAKES: Next, the approval of the July 25, 2024
14 minutes. And like that was just mentioned, I
15 would like to put a motion to defer the
16 minutes. We haven't had a chance to actually
17 review the minutes, so I make a motion to defer
18 them until the next meeting.

19 MR. FERA: I'll second the motion.

20 MR. LEAKES: All right. So moved. Roll call.

21 CARNISHA HENNIGAN: Timothy Vereen.

22 MR. VEREEN: Yes.

23 CARNISHA HENNIGAN: Kathryn Allen.

24 (No response)

25 CARNISHA HENNIGAN: Poterressia McNeil.



1 (No response)

2 **CARNISHA HENNIGAN:** Stephen Fera.

3 **MR. FERA:** Yes.

4 **CARNISHA HENNIGAN:** Titus Leakes.

5 **MR. LEAKES:** Yes. Okay. So, that has been
6 approved.

7 **REVISION OF LAND MANAGEMENT ORDINANCE:**

8 **MR. LEAKES:** Now, we're down to the land management
9 ordinance revision.

10 **MS. CHEATHAM:** Mr. Chairman, the purpose of this
11 revision is to amend the land management
12 ordinance as it pertains to short term rentals.
13 Currently, short term rentals are not allowed
14 in residential district are to ... As more
15 homes are being built, people are renting their
16 homes short term, and we'd like to make the
17 businesses or the homes comply with the
18 ordinance. And so, there's a text amendment
19 which would add a formal definition that
20 establishes a short term rental. It's on page
21 seven of your packet. It would allow -- it
22 defines what a short term rental is as
23 something less than 30 days, and it would
24 revise the classification of where these
25 rentals apply. And I'll be glad to answer any



1 questions or Ms. Kane.

2 **MR. LEAKES:** Okay.

3 **MR. FERA:** So, we're essentially saying that in
4 residential zoned areas, it's okay if we have
5 short term rentals of those properties?

6 **MS. CHEATHAM:** Yes.

7 **MR. FERA:** Is there any changes to any of the
8 existing other zones (inaudible)?

9 **LEIGH KANE:** Right now, there are a number of
10 different districts that allow for short term
11 rentals, and you'll actually see, if you refer
12 to page 10 of your packet, short term rentals
13 are already allowed as a conditional use, and
14 then MS1, MS1R, MS2, WF1, and WF2 Districts.
15 There are some conditions that are established
16 within that and you'll see below that table
17 what these conditions are. We're recommending
18 that these conditions actually be removed,
19 because these are associated with state law and
20 with private deed restrictions, which zoning
21 doesn't have the authority to usurp state law
22 or what deed restrictions indicate. So,
23 they're really just duplicative of things that
24 are already established within those deed
25 restrictions or within state law. They're also



1 things that, from a zoning enforcement side,
2 very difficult to track what is a long term
3 rental, a short term rental, and what is
4 somebody's second home. Right now, the Town
5 does have a number of short term rentals that
6 already exist in the R2 District that are non-
7 conforming, and this would allow the Town to
8 continue to receive the revenue associated with
9 accommodations taxes as those being
10 accommodation uses and making them legal. So,
11 those -- those districts that are listed as
12 conditional are now being proposed to be just
13 listened as permitted uses. Again, this won't
14 usurp what an underlying deed restriction is,
15 and the Town itself doesn't have the authority
16 to enforce private deed restrictions.

17 **MR. FERA:** That's what we're striking also?

18 **LEIGH KANE:** That's correct.

19 **MR. FERA:** Okay.

20 **LEIGH KANE:** If you recommend this to Council, there
21 will be a public hearing at Council, at second
22 reading.

23 **MR. LEAKES:** Okay.

24 **MR. FERA:** Excuse me. I move that we recommend this
25 -- make this recommendation to accept the



1 recommendation as stated.

2 **MR. VEREEN:** I'll second that.

3 **MR. LEAKES:** Okay. Roll call.

4 **CARNISHA HENNIGAN:** Timothy Vereen.

5 **MR. VEREEN:** Yes.

6 **CARNISHA HENNIGAN:** Kathryn Allen.

7 (No response)

8 **CARNISHA HENNIGAN:** Poterressia McNeil.

9 (No response)

10 **CARNISHA HENNIGAN:** Stephen Fera.

11 **MR. FERA:** Yes.

12 **CARNISHA HENNIGAN:** Titus Leakes.

13 **MR. LEAKES:** Yes. Okay. So, that's -- we have
14 approval for the recommendation to move this on
15 to Council regarding the land management
16 ordinance revision regarding short term
17 rentals.

18 **COMPREHENSIVE PLAN AMENDMENT:**

19 **MR. LEAKES:** Next, we're down to the comprehensive
20 plan amendment.

21 **MS. CHEATHAM:** Mr. Chair and members of the
22 Commission, the next item is recommending -- is
23 for you to recommend the adoption of various
24 amendments to the housing and land use elements
25 of the Comprehensive Plan. The Plan provides



1 language which will allow the Town to guide the
2 development in the event that Ocean Boulevard
3 remains closed. The document states that the
4 prevalence and intensity of future development
5 in the Town will be determined in large part by
6 whether or not Ocean Boulevard is open. If it
7 remains closed, then the primary focus of
8 future land use should be to encourage in
9 infill residential development and to foster a
10 quiet residential beachfront community with
11 commercial activity concentrated primarily on
12 U.S. 17. If opened, future land use action
13 should be geared towards implementing certain
14 portions of the master plan and maintaining a
15 balance. This language was not incorporated in
16 the goals, objectives of the future land use,
17 and this disconnect has often caused complexity
18 in addressing our current development needs.
19 And so in the following -- on the pages, you've
20 seen various amendments that add comments or
21 strike out comments in the Comprehensive Plan.
22 Do we want (inaudible) to go through some
23 things for us?

24 **LEIGH KANE:** That would be great.

25 **MS. CHEATHAM:** So, Desiree, if you want to walk



1 through some of the changes that are being
2 proposed.

3 **MS. JACKSON:** Yeah, absolutely.

4 **MS. CHEATHAM:** Thank you.

5 **MS. JACKSON:** I can talk really loud if that's okay,
6 or I can get a microphone.

7 (Inaudible)

8 **MS. JACKSON:** Okay. So, we did a change to the
9 housing element in goal H4, which is on -- let
10 me get to the packet, so that I can actually
11 walk y'all through this. Go to page 24 of your
12 packet, you'll see that we added -- we split
13 that goal into two options. So, option one, if
14 Ocean Boulevard remains closed, it will -- it
15 talks about encouraging the infill single
16 family residential along the oceanfront, and it
17 refers you to a future land use map that would
18 be indicative of that pattern of development.
19 The next part is option two, which remains
20 largely the same of what was originally stated
21 in the goal. We added in there in objective A
22 language about if there are no deed
23 restrictions limiting the use -- such uses.
24 So, we did add that caveat in there to make
25 room for the possibility of deed restrictions.



1 And we struck the part about prohibiting new
2 standalone single family dwellings, because in
3 the event that you -- in the event with WF1, it
4 does still allow special exceptions for single
5 family residential so you could still allow
6 some single family even if Ocean Boulevard were
7 to open. So, those are the changes to the
8 housing element. Then we get into the land use
9 element, where we took this language that Ms.
10 Cheatham just read off for you and we moved it
11 to a more prominent location. If you look at
12 page 38 of your packet, we moved it into a
13 section that discusses modifications in the
14 absent (sic) of Ocean Boulevard opening,
15 because we felt that was a more prominent
16 location for that language to be incorporated
17 into the document. We also added in there that
18 -- everything was the same, except for where it
19 says beachfront community with commercial
20 activity concentrated primarily on U.S. 17 and
21 30th Avenue, because that's where y'all are
22 looking to establish your main street. Then
23 the other change is on page 40, you have
24 language about the future land use map, and
25 that's just to incorporate in the fact that we



1 took your future land use map and we split it
2 in two. So, one looks exactly like your -- it
3 does not want to let me go to the next slide.
4 So, this is option one, if Ocean Boulevard
5 remains closed, and what we did is we took and
6 extended your mixed use down to Sea View here.
7 And then this is mixed use, low to medium
8 density, which does allow residential uses, and
9 we extended that down to Sea View. And then
10 everything here is yellow, which allows low to
11 medium density residential. Your future land
12 use map 3 -- LU3B is what development should
13 look like in the event that Ocean Boulevard
14 were to open. And you see, it's the future
15 land use map you have today. There are no
16 changes to the map other than this -- other
17 than this language here and the B.

18 **LEIGH KANE:** So, this is what's currently in the
19 Plan right now, and just knowing that Ocean
20 Boulevard hasn't opened, and there was that
21 caveat in the Comprehensive Plan that says if
22 it doesn't open, higher intensity development
23 towards the beachfront isn't appropriate. It
24 just wasn't prominent within your Plan. And
25 this is just to make it more solidified, so



1 that we understand how the opening and closure
2 of Ocean Boulevard could impact viable
3 development in the Town.

4 **MS. JACKSON:** If you look at page 49 of your packet,
5 you will see one item struck out, and that is
6 in the mixed use, low to medium density. It
7 was contradictory -- contradicting language.
8 It says single uses may be allowed in order to
9 promote and ease infill development which is
10 contradictory to the -- the next statement
11 which talks about this -- or the first
12 statement which talks about this being mixed
13 use projects. So, it's just the removal of a
14 contradicting statement. That's it. That's
15 the only change to this land use map. So,
16 those are the changes to the Comprehensive
17 Plan. We try to keep this very simplistic and
18 just open it up for how development should look
19 with Ocean Boulevard closed, and what you all
20 can do in the event that Ocean Boulevard opens.

21 **MR. FERA:** Excuse me, just to be clear. This map is
22 reflective of what's there today?

23 **LEIGH KANE:** This map is what is reflective of the
24 vision within the Comprehensive Plan. So, when
25 the Comprehensive Plan was established back in



1 2017, I believe, this is what the vision was
2 ten years down the line, which we're coming up
3 on the ten-year mark. And we have largely seen
4 that the majority of Ocean Boulevard has not
5 developed at all within this time frame. Some
6 of that's actually due to the fact that there
7 are a number of residential deed restrictions
8 throughout this area that actually would
9 prohibit them from becoming multi family or
10 some other level of intensity of development.
11 So, you end up with property owners that are
12 stagnant that really can't do much with their
13 property between the deed restrictions and
14 zoning not lining up with one another.

15 **MR. FERA:** And the other map will -- with Ocean
16 Boulevard closed, allows for that residential -
17 --

18 **LEIGH KANE:** That's correct.

19 **MR. FERA:** And that's the development that would be
20 looking at there going forward?

21 **LEIGH KANE:** That's correct.

22 **MS. JACKSON:** It's basically created to address two
23 scenarios, Ocean Boulevard open, Ocean
24 Boulevard closed. And to make the
25 Comprehensive Plan more consistent with that



1 statement that is already in there, it just
2 wasn't flushed out in the goals and in the
3 future land use map.

4 **MR. FERA:** Okay.

5 **MR. LEAKES:** So, looking at the map, it's basically
6 saying that you're ch- -- you're changing --
7 you're taking the -- so, most of the oceanfront
8 is commercial property -- commercial use
9 property, right?

10 **LEIGH KANE:** Zoned as ---

11 **MR. LEAKES:** Zoned as commercial. So, you're
12 basically change it from commercial to
13 residential?

14 **LEIGH KANE:** To allow for residential. They will --
15 the R2 District also allows for multi family --
16 -

17 **BOARD MEMBER:** Yeah.

18 **LEIGH KANE:** --- but with limited density.

19 **MR. LEAKES:** They can still be commercial?

20 **LEIGH KANE:** No.

21 **MS. JACKSON:** This wouldn't -- this would change the
22 guidance for future development, though. So,
23 this won't rezone those parcels. This is if --
24 this isn't a scenario for guidance to you all.
25 So, you all use the future land use map as



1 guidance to guide you in rezoning, and this
2 would give you guidance on its -- Ocean
3 Boulevard in its existing condition and Ocean
4 Boulevard if it were to be opened or in the
5 process of being opened, how you could review
6 rezonings for either scenario.

7 **MR. LEAKES:** Okay. So, this is not changing the
8 zoning?

9 **MS. JACKSON:** This -- this does not change the
10 zoning. This is -- this is your Comprehensive
11 Plan, and this is you recommending to Council
12 whether or not you want to amend your
13 Comprehensive Plan.

14 (Inaudible whispering)

15 **MR. LEAKES:** Okay. Okay. Yeah, yeah, yeah.

16 (Inaudible whispering)

17 **MR. LEAKES:** Yeah, okay. Okay. Yeah.

18 (Inaudible whispering)

19 **MR. LEAKES:** Okay. I'd like to make a motion to make
20 a -- recommend changes for the Comprehensive Plan
21 amendment for Council.

22 **MR. VEREEN:** Second that.

23 **MR. LEAKES:** So moved. Roll call.

24 **CARNISHA HENNIGAN:** Timothy Vereen.

25 **MR. VEREEN:** Yes.



1 **CARNISHA HENNIGAN:** Kathryn Allen.

2 (No response)

3 **CARNISHA HENNIGAN:** Poterressia McNeil.

4 (No response)

5 **CARNISHA HENNIGAN:** Stephen Fera.

6 **MR. FERA:** Yes.

7 **CARNISHA HENNIGAN:** Titus Leakes.

8 **MR. LEAKES:** Yes. All right. So, the motion has
9 been approved for recommendation for Council.

10 **DEFER REZONING CASE:**

11 **MS. CHEATHAM:** Mr. Chair, I'd like to propose and
12 recommend that we postpone number F, the
13 rezoning case and public hearing regarding the
14 rezoning case until our next meeting.

15 **MR. LEAKES:** Okay. Okay. I'll make a motion to
16 defer of the rezoning case 125 and public
17 hearing until the next meeting.

18 **MR. VEREEN:** Second that.

19 **MR. LEAKES:** Roll call.

20 **CARNISHA HENNIGAN:** Timothy, Vereen.

21 **MR. VEREEN:** Yes.

22 **CARNISHA HENNIGAN:** Kathryn Allen.

23 (No response)

24 **CARNISHA HENNIGAN:** Poterressia McNeil.

25 (No response)



1 **CARNISHA HENNIGAN:** Stephen Fera.

2 **MR. FERA:** Yes.

3 **CARNISHA HENNIGAN:** Titus Leakes.

4 **MR. LEAKES:** Yes. Okay. So, the motion will be
5 moved for next meeting.

6 **FULL REWRITE OF COMPREHENSIVE PLAN:**

7 **MR. LEAKES:** Next, we go to the accommodation plan
8 to rewrite consideration.

9 **MS. CHEATHAM:** Mr. Chair, as we discussed, this
10 Comprehensive Plan that we currently have was
11 written in 2017 and it's been amended a number
12 of times. And so this is a recommendation that
13 you ask the Council to move forward with the
14 full rewrite of the Comprehensive Plan, rather
15 than continue to amend it.

16 **MR. LEAKES:** Okay. I'll make a motion ---

17 **MR. FERA:** I have a question before. So, what --
18 what's involved with that rewrite? So, I mean,
19 as -- as we have the Plan today, and we just
20 voted to make a change, that change goes to the
21 current plan. If we recommend that we're going
22 to do a complete new rewrite, what is our
23 guidance in between or as we transition?

24 **LEIGH KANE:** So, your guidance would still be to
25 follow what you're recommending to amend with



1 the current Comprehensive Plan. You would
2 still follow the current Comprehensive Plan
3 until such a time that Council adopts a new
4 Comprehensive Plan. The Comprehensive Plan --
5 South Carolina state law requires that they be
6 updated every ten years, which really means
7 fully being rewritten. It usually takes at
8 least a year to complete. There's typically a
9 public input process, community surveys, public
10 meetings to solicit public feedback, so it is
11 not done in isolation without that involvement.
12 And state law has actually changed some in
13 recent years as it comes to what is required to
14 be in a Comprehensive Plan. As you'll see up
15 on the slide here, these are all of the
16 elements, which basically are chapters that are
17 required within a Comprehensive Plan. In the
18 last few years, especially following a lot of
19 flooding events in the State of South Carolina,
20 South Carolina now requires a resiliency
21 element which the Town does not have within its
22 Comprehensive Plan. That needs to be added.
23 So, really, it's just taking a more holistic
24 look at the community, instead of trying to
25 look at things, individual chapters at a time,



1 because one -- one chapter and one set of
2 recommendations often lead into the other
3 chapters, and you really want them to be able
4 to support one unified vision. And so knowing
5 that it could take up to a year and a half,
6 sometimes even longer than that, just depending
7 upon the adoption cycle, that you still need a
8 guiding document for right now, until we get to
9 the point that we have a revised, full on
10 Comprehensive Plan.

11 **MR. FERA:** Okay. And then another question to that
12 would be, does it impact any of the action that
13 could be taken in terms of -- so, we just made
14 a change to the -- or recommended change to the
15 Comprehensive Plan. If Ocean Boulevard is
16 closed, you know, are we still able to make
17 that recommendation for ---

18 **LEIGH KANE:** In the future?

19 **MR. FERA:** Yeah, like, you know, there's no --
20 there's nothing holding us back because we're
21 rewriting the Plan to say we want to take up
22 this next zoning req- -- rezoning case that we
23 had today. There's nothing that prohibits us
24 from taking and moving ---

25 **LEIGH KANE:** Not ---



1 MR. FERA: --- moving forward on this?

2 LEIGH KANE: Not at all.

3 MR. FERA: So, there's no there's nothing
4 restricting anything ---

5 LEIGH KANE: Not -- not at all.

6 MS. CHEATHAM: And -- I'm sorry.

7 LEIGH KANE: Go ahead.

8 MS. CHEATHAM: And just to add, this is -- this is a
9 recommendation to Council to fund the rezoning,
10 which means it probably would not have money
11 available until July in the next budget. And
12 as Ms. Kane suggested, it's a long process.

13 MR. FERA: Right.

14 MS. CHEATHAM: It's a year and a half process, so
15 we're probably looking at two years from now
16 before it would be implemented and adopted.

17 MR. FERA: I understand.

18 MS. CHEATHAM: Yeah, sure.

19 MR. FERA: I just wanted to make sure ---

20 MS. CHEATHAM: No, I understand.

21 MR. FERA: --- (inaudible) preventing the moving
22 forward of some of the other things that we may
23 want to be looking at.

24 LEIGH KANE: That's correct.

25 MR. LEAKES: Okay. I have a motion for the



1 Comprehensive Plan rewrite consideration for
2 Council to approve funding of it.

3 **MR. VEREEN:** I'll second that.

4 **MR. LEAKES:** Roll call.

5 **CARNISHA HENNIGAN:** Timothy Vereen.

6 **MR. VEREEN:** Yes.

7 **CARNISHA HENNIGAN:** Kathryn Allen.

8 (No response)

9 **CARNISHA HENNIGAN:** Poterressia McNeil.

10 (No response)

11 **CARNISHA HENNIGAN:** Stephen Fera.

12 **MR. FERA:** Yes.

13 **CARNISHA HENNIGAN:** Titus Leakes.

14 **MR. LEAKES:** Yes. So, it has been approved.

15 **PUBLIC INPUT:**

16 **MR. LEAKES:** Now, we're down to the public input,
17 non agenda items.

18 **MS. CHEATHAM:** We didn't have anyone who signed the
19 sheet, but does anyone want to -- have anything
20 they'd like to say?

21 **KRISHA DASS:** I'm just curious. Yeah. I'm just
22 questioning that. Yeah, I'm just curious
23 'cause as I'm looking at the Comprehensive
24 Plan, I see this back in the middle of it,
25 public involvement, and so -- which is great,



1 except I'm just trying to figure out the
2 rationale for these recommendations, because it
3 seems like we're not informed, like we're
4 hearing it now.

5 **MS. CHEATHAM:** Hearing?

6 **KRISHA DASS:** The changes, the recommendations to
7 changing the Comprehensive Plan, or whatever
8 else, and how it directly impacts development
9 overall. So, I was just curious how we got to
10 that guidance, what that process was, because
11 we're just hearing the -- I'm just curious.

12 **MR. FERA:** So, these -- these documents are the --
13 there's the Labor Management Plan; there's the --
14 this Comprehensive Plan that started -- I think one
15 of them began back in 2013, I think the Labor
16 Management. And then this Comprehensive Plan that
17 we're talking about is something that happens every
18 ten years. So, this plan was written ten years ago.
19 As things evolved in the Town, changes get suggested
20 and made. And as these changes have happened, we've
21 seen change in Atlantic Beach over the last two years
22 with different residential buildings, and we have a
23 new commercial business coming up. So, as these
24 things are happening, we're trying to make them
25 conform with what the Plan is. And as we saw here



1 earlier, part of this Plan said that we had Ocean
2 Boulevard open. We don't do that, and there's no
3 vision for that at this point. So, it made sense to
4 make the Comprehensive Plan ---

5 **KRISHA DASS:** Yeah, no, abso- ---

6 **BOARD MEMBER:** (Inaudible)

7 **KRISHA DASS:** --- absolutely, yes.

8 **MR. FERA:** So, as we start this new Comprehensive
9 Plan, that's part of what is involved, that we
10 would be looking at public input of ---

11 **KRISHA DASS:** Right.

12 **MR. FERA:** --- what is it that you want, what needs
13 to be there.

14 **KRISHA DASS:** And that's -- that's exactly my point.
15 It's like, are these -- is this information
16 going to be furnished, maybe on the website or
17 provided to us via e-mail, so we can see what
18 that looks like, and so we're informed when
19 we're making recommendations as opposed to kind
20 of on the cuff trying to make sense of it?

21 **MR. FERA:** I'm not sure how we handled this in the
22 past. I mean, the -- these things were all
23 posted on the website. I know when I moved
24 here two and a half years ago, before I moved
25 here, that was one of the first things that I



1 went to was the Town website, the Labor
2 Management Agreement was there, the
3 Comprehensive Plan was there, and all those
4 things were on there. So, it's kind of like a
5 living document in that you have to read the
6 plan as it exists at the time it was written.
7 And then if you follow all the meetings,
8 Council meetings, Planning Commission meetings,
9 that's where you would find how we got to where
10 we are with that. So, the ---

11 **KRISHA DASS:** So, is the expectation based on what
12 you just voted for that that's going to be
13 included now in the Comprehensive Plan
14 (inaudible)

15 **MS. CHEATHAM:** No. This is just a recommendation to
16 the Council that it be the plan ---

17 **KRISHA DASS:** Okay. Perfect.

18 **MS. CHEATHAM:** --- that it will -- it will be
19 published on the website. There will be a
20 hearing ---

21 **KRISHA DASS:** Right.

22 **MS. CHEATHAM:** --- an opportunity for you to talk to
23 the Council members about what you like in
24 this, so this is just a recommendation.

25 **KRISHA DASS:** Perfect.



1 **MR. FERA:** Maybe that was ---

2 (Inaudible - multiple speakers)

3 **KIRSHA DASS:** What is going on here?

4 **MR. FERA:** Anything that we do as the Planning
5 Commission is just a recommendation to the
6 Council to have the public debate and make a
7 decision.

8 **KRISHA DASS:** Perfect.

9 **MR. FERA:** So, all we're doing is saying, yep, based
10 on everything we see, we think this makes sense
11 for Council to look at this and make these
12 changes. You'd have opportunity then at the
13 public hearings to voice your opinion there,
14 and they'll make the decision whether these
15 things happen. None of this could happen based
16 on what we just talked about today.

17 **KRISHA DASS:** Okay. Perfect.

18 **MR. LEAKES:** It's just a recommendation.

19 **KRISHA DASS:** Perfect.

20 **MR LEAKES:** Unless it gets to Council (inaudible).

21 **MS. CHEATHAM:** Could I -- I'm sorry, just for the
22 record, would you mind stating your name?

23 **KRISHA DASS:** (inaudible) Das (ph), Beach
24 (inaudible).

25 **MR. LEAKES:** Yes. Also, can you please come up to



1 the podium and state your name?

2 **FEMALE SPEAKER:** At the podium?

3 **BOARD MEMBER:** Yes.

4 **FEMALE SPEAKER:** (Inaudible) Hello, Council,
5 Commission, Planning, and audience. My name is
6 (inaudible) . The question I have and I
7 understand what you were saying, that the
8 document needs to be within the (inaudible) or
9 on your table. However, the question I believe
10 she asked, as well as I'm getting, is that
11 we're getting just bits and pieces of it. Now,
12 you're saying that it's on the website. 'Cause
13 if it is, then we can look and we'll be on the
14 same page with you, but if it isn't on the --
15 on the website, all we get is bits and pieces,
16 and that's what's confusing. I don't know ---

17 **FEMALE SPEAKER:** Yes.

18 **FEMALE SPEAKER:** --- if anybody else is picking that
19 up.

20 **FEMALE SPEAKER:** Yes.

21 **FEMALE SPEAKER:** But I'm picking that up. So,
22 that's what I believe she said.

23 **MR. FERA:** So, the ---

24 **FEMALE SPEAKER:** Do you understand what I'm saying?

25 **MR. FERA:** Yes.



1 **FEMALE SPEAKER:** --- the document -- where can we
2 get the document and what you have?

3 **MALE SPEAKER:** (Inaudible)

4 **MR. FERA:** They can get the meeting minutes.

5 **MS. CHEATHAM:** You can -- you can -- you can ask me.

6 **FEMALE SPEAKER:** Yeah, okay.

7 **FEMALE SPEAKER:** And your name?

8 **MS. CHEATHAM:** My name is Linda Cheatham, C-H-E-A-
9 T-H-A-M.

10 **FEMALE SPEAKER:** Okay, one more time, Linda.

11 **MS. CHEATHAM:** C-H-E-A-T-H-A-M.

12 **FEMALE SPEAKER:** Okay.

13 **MS. CHEATHAM:** First name's Linda.

14 **FEMALE SPEAKER:** Yeah.

15 **MS. CHEATHAM:** Phone number ---

16 **FEMALE SPEAKER:** Uh-huh.

17 **MS. CHEATHAM:** 843-663-2284.

18 **FEMALE SPEAKER:** Okay. Yeah, so we'll be on the
19 same page, because when we come to these
20 meetings -- when I come to these meeting,
21 whether it's the Council meeting or (inaudible)
22 however, I get that you've been in a meeting
23 and you're doing all this planning and having
24 the notes, and you have the people who document
25 all this. However, we as a public ---



1 **MS. CHEATHAM:** I understand.

2 **FEMALE SPEAKER:** --- don't know what you're actually
3 talking about, and that's the confusing part.

4 **MS. CHEATHAM:** Understood.

5 **FEMALE SPEAKER:** We do want to help the Town. We
6 want to better the Town. But if we don't
7 understand what you're saying in your -- you're
8 voting on it ---

9 **MS. CHEATHAM:** Right.

10 **FEMALE SPEAKER:** I don't really know what you're
11 voting on.

12 **MS. CHEATHAM:** I understand.

13 **FEMALE SPEAKER:** Thank you.

14 **FEMALE SPEAKER:** Uh-huh.

15 **MR. VEREEN:** Yeah, and I do know that during the
16 Comprehensive rewrite ---

17 **FEMALE SPEAKER:** (Inaudible)

18 **MR. VEREEN:** During the Comprehensive rewrite, there
19 will be public input for you guys to come talk to the
20 Planning Commission to before we finalize things, or
21 before we even send it to Council. So. it'll be a
22 back and forth between us and you guys, too.

23 **MS. CHEATHAM:** I'm sorry.

24 (Inaudible - multiple speakers)

25 **MS. CHEATHAM:** Oh, okay.



1 **MR. LEAKES:** Any more questions? Please come to the
2 podium.

3 **MR. WEEKS:** Curt Weeks, local REMAX agent. Just
4 wanted to make sure I'm clear on the
5 Comprehensive Plan. As was stated right now,
6 (inaudible) on the oceanfront, is that correct?

7 **MALE SPEAKER:** Can't hear. Can't hear.

8 **MR. LEAKES:** Give him a microphone.
9 (Inaudible - multiple speakers)

10 **MALE SPEAKER:** Don't know if it'll reach that far,
11 but you can (inaudible)

12 **MR. WEEKS:** All right. Curt Weeks, local REMAX
13 agent here. I just wanted to clarify that the
14 -- as it states now, what you guys are moving
15 to and being R-2 on the oceanfront properties,
16 as it's written today, it's mixed use property,
17 is that correct? As far as
18 residential/commercial ---

19 **MS. CHEATHAM:** That's correct.

20 **MR. WEEKS:** --- /mixed use? Okay. And you guys are
21 moving towards all residential?

22 **MALE SPEAKER:** That's what the plan is.

23 **MR. WEEKS:** That's what the plan is, okay.
24 (Inaudible - multiple speakers)

25 **MR. FERA:** If Ocean Boulevard remains closed.



1 **MR. WEEKS:** Okay.

2 **MR. FERA:** That's what the Plan is (inaudible).

3 **MR. WEEKS:** Okay. What is the time frame on the
4 Ocean Boulevard being opened or remain closed?
5 Is there ---

6 **MS. CHEATHAM:** There's no recommendation that I'm
7 aware of for it to be opened.

8 **MR. WEEKS:** Okay. So, if it stays closed, then
9 eventually you're talking about going all
10 residential ---

11 **MS. CHEATHAM:** Yeah.

12 **MR. WEEKS:** --- on the oceanfront? Okay.

13 **MS. CHEATHAM:** Well, I mean, in addition to -- as
14 the recommendation stated, there are a number
15 of deed restrictions on Ocean Boulevard, which
16 -- where the various lots suggest that they
17 will just -- that they will be residential --
18 single residential homes.

19 **MR. WEEKS:** Right. And the PIN numbers that you
20 have on the sheet today are the lots that are
21 -- if they go to that -- to that way, would be
22 single family residential?

23 **MS. CHEATHAM:** Yes.

24 **MR. WEEKS:** Okay. Very good.

25 **MS. CHEATHAM:** If the Planning Commission recommends



1 it and the Council adopts it.

2 **MR. WEEKS:** Great. And when's the next meeting as
3 far as the -- when this will be adopted or
4 order talked about or ---

5 **MR. FERA:** Our next meeting is scheduled for
6 February 20.

7 **MS. CHEATHAM:** Right now, it's scheduled for
8 February 20.

9 **MR. WEEKS:** February 20. Thank you for your time.

10 **MR. FERA:** Thank you.

11 **MS. MEADOW:** Jackie Meadow. Also, (inaudible).
12 Since we're coming up on the ten-year,
13 obviously you're going to start the next
14 planning phase for the next ten years. What is
15 the procedure to get on the Planning Committee
16 for that?

17 **MS. CHEATHAM:** For the Comprehensive Plan?

18 **MS. MEADOW:** Correct.

19 **MS. CHEATHAM:** There will be a request for proposal
20 issued soon. We will get proposals from
21 various entities who want to work on it. It
22 will be in the '25-'26 budget, we hope. And
23 the selected person will be awarded a contract.
24 And there will be specific recommendations
25 regarding community input. So, I would think



1 possibly sometime this summer, unless someone
2 wins a lottery ticket and use it to (inaudible)

3 **MS. MEADOW:** Oh, for the community and the property
4 owners to be involved, yes.

5 **MS. CHEATHAM:** Yes, it would be after -- after a
6 contract is awarded to a firm to manage the
7 Comprehensive Plan.

8 **MS. MEADOW:** Understood.

9 **MS. CHEATHAM:** Someone on the firm or a staff person
10 on the Town will reach out to get community
11 input.

12 **MS. MEADOW:** Okay. And then it'll be open to our
13 community to see if we want to be a part of the
14 planning?

15 **MS. CHEATHAM:** Yes, yes. There will be, you know,
16 widespread ---

17 **MS. MEADOW:** So, keep an eye out between now and
18 July?

19 **MS. CHEATHAM:** After July.

20 **MS. MEADOW:** After July.

21 **MS. CHEATHAM:** Has to be funded in the budget that
22 begins July 1st.

23 **MS. MEADOW:** Okay. Understood. My second question
24 is, you -- you push the F rezoning.

25 **MS. CHEATHAM:** Yes.



1 **MS. MEADOW:** How do we find out where we are in the
2 zoning that you're going to be talking about
3 for the next meeting?

4 **MS. CHEATHAM:** You can -- you could -- well ...

5 **MS. MEADOW:** So, all these numbers are on here. How
6 do we now find out? And that might be a
7 question ...

8 **MALE SPEAKER:** County GIS.

9 **MALE SPEAKER:** County GIS (inaudible)

10 **MS. CHEATHAM:** You could -- I mean, do you know your
11 PIN number?

12 **MS. MEADOW:** I do know my PIN number, not to memory,
13 but yes.

14 **MS. CHEATHAM:** No, no, no. But ---

15 **MS. MEADOW:** I paid my taxes so I know my PIN
16 number.

17 **MS. CHEATHAM:** No, what I do was I go on Horry
18 County land records ---

19 **MS. MEADOW:** Right.

20 **MS. CHEATHAM:** Oh, no, that's not it.

21 **MR. VEREEN:** That's it.

22 **MR. LEAKES:** That's it.

23 **MR. VEREEN:** That's it.

24 **MS. CHEATHAM:** Oh, okay.

25 **MR. LEAKES:** It's Horry County land records.



1 **MS. MEADOW:** Okay. Right. So -- so -- no, I -- I'm
2 -- what I'm saying to you is how do I know if
3 we're going -- somebody else is going to
4 determine about my zoning?

5 **LEIGH KANE:** If your ---

6 **MS. MEADOW:** If my property is going to be rezoned
7 or how that's going to work.

8 **MS. CHEATHAM:** You will get a letter.

9 **MR. LEAKES:** You get a letter.

10 **MS. CHEATHAM:** You will get a letter.

11 **MS. MEADOW:** So, I don't have any say on that, is
12 basically what I'm asking is ---

13 **MR. VEREEN:** You have a say.

14 **MS. CHEATHAM:** You have a say.

15 **MR. VEREEN:** You have a say. (Inaudible) go
16 against it, or -- yeah.

17 **MS. MEADOW:** All right. So, I guess I'm asking,
18 like, what the process is. So, I see all these
19 numbers, I'll find out, you know, if -- if I'm
20 part of this, right. Then what's the next
21 step? I'm going to get a letter?

22 **MS. CHEATHAM:** You will get ---

23 **MS. MEADOW:** You're going to meet as a ---

24 **MS. CHEATHAM:** You will get a letter ---

25 **MS. MEADOW:** Uh-huh.



1 **MS. CHEATHAM:** --- 30 days before any meeting
2 occurred to discuss a property being rezoned.
3 There will be a sign posted in your yard saying
4 there will be a meeting to discuss a rezone.

5 **MS. MEADOW:** Okay.

6 **MS. CHEATHAM:** At least 30 days before the meeting.

7 **MS. MEADOW:** Right. And that's where, you know, I'm
8 -- why I'm asking, because we want
9 transparency, to get the information prior to
10 any ---

11 **MS. CHEATHAM:** Yes.

12 **MS. MEADOW:** --- decisions that are going to be
13 made, right, from the Planning Committee ---

14 **MS. CHEATHAM:** Yes.

15 **MS. MEADOW:** --- then recommendations to the Council
16 ---

17 **MS. CHEATHAM:** And it will be in the newspaper 30
18 days before.

19 **MS. MEADOW:** Okay.

20 **MS. CHEATHAM:** There'll be a sign in your yard at
21 least 30 days before; you would get a letter --
22 -

23 **MS. MEADOW:** Okay.

24 **MS. CHEATHAM:** --- 30 days -- minimum -- minimum of
25 30 days before.



1 **MS. MEADOW:** So, once we get the letter, what's our
2 next step so we can have involvement and input
3 to both the committee as well as Council?

4 **MS. CHEATHAM:** You can write; you can call; you can
5 talk -- write to your Council person.

6 **MS. MEADOW:** Okay.

7 **MS. CHEATHAM:** You can attend the meeting.

8 **MS. MEADOW:** Okay.

9 **MS. CHEATHAM:** Attend the meeting to discuss it. If
10 there's going to be a rezoning ---

11 **MS. MEADOW:** Right.

12 **MS. CHEATHAM:** --- going to be a public hearing
13 before the Commission votes ---

14 **MS. MEADOW:** Okay. Understood.

15 **MS. CHEATHAM:** --- on a matter like that. So, you
16 would have input before any action or
17 recommendation ---

18 **MS. MEADOW:** Okay.

19 **MS. CHEATHAM:** --- is made.

20 **MS. MEADOW:** Perfect. All right. Sounds good.
21 Anything else?

22 **MR. LEAKES:** The item you were referring to, that's
23 what was being deferred to the next meeting.

24 **MS. MEADOW:** Yes, F. Yeah, rezoning for the next
25 meeting, which would be next month?



1 MS. CHEATHAM: Yes.

2 MS. MEADOW: Okay. All right. So -- so, next month
3 meeting -- so, 30 days, I'm going to get
4 information on what you're going to be talking
5 about next month?

6 MR. LEAKES: Yeah.

7 LEIGH KANE: If you're one of the ---
8 (Inaudible - multiple speakers)

9 MS. MEADOW: If I'm one of these properties, right?

10 MR. LEAKES: Yeah.

11 MS. MEADOW: Or any one of us that is ---

12 MS. CHEATHAM: Yes.

13 MS. MEADOW: --- within these numbers?

14 MS. CHEATHAM: Yes.

15 MS. MEADOW: Yes, okay. Great,

16 MR. LEAKES: (Inaudible) as well.

17 MS. MEADOW: Wonderful. All right. Thank you.

18 MR. LEAKES: Are there any more questions?

19 ADJOURNMENT:

20 MR. LEAKES: So, I'd like to make a motion to
21 adjournment.

22 MR. VEREEN: I'll second that.

23 MR. LEAKES: Roll call.

24 CARNISHA HENNIGAN: Timothy Vereen.

25 MR. VEREEN: Yes.



1 **CARNISHA HENNIGAN:** Kathryn Allen.

2 (No response)

3 **CARNISHA HENNIGAN:** Poterressia McNeil.

4 (No response)

5 **CARNISHA HENNIGAN:** Stephen Fera.

6 **MR. FERA:** Yes.

7 **CARNISHA HENNIGAN:** Titus Leakes.

8 **MR. LEAKES:** Yes. All right. Thank everybody for
9 coming out. See you at the next meeting.

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

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CERTIFICATE

This is to certify the transcript of the Atlantic Beach Town Meeting consists of forty-one (41) pages. This transcript was prepared by me without the benefit of my being present during the meeting. Additionally, this transcript was prepared from a audio recording provided to me.

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

IN WITNESS WHEREOF I have hereunto set my hand and seal this March 20, 2025.



Amanda J. Creel Godfrey
Court Reporter

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

