



TOWN OF  
*Atlantic Beach*  
*"The Black Pearl"* south carolina

# Planning Commission

August 21, 2025  
at 1:00 PM

Atlantic Beach Community Center  
1010 32<sup>nd</sup> 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



**Town of Atlantic Beach**  
717 30<sup>th</sup> Avenue South  
Atlantic Beach, SC 29582  
Mailing Address: PO Box 5285  
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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 32<sup>nd</sup> Avenue South, Atlantic Beach, SC 29582

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## TOWN OF ATLANTIC BEACH PLANNING COMMISSION MEETING AGENDA

August 21, 2025 at 1 pm

Atlantic Beach Community Center

1010 32<sup>nd</sup> Avenue South, Atlantic Beach, SC 29582

Meeting can be viewed at: <https://boxcast.tv/channel/dtouljlfjxuu2lde6bvp8>

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- I. Call to Order
- II. Roll Call
- III. Moment of Silence and Pledge of Allegiance
- IV. New Business
  - A. Election of Chairperson and Vice Chairperson (*Action Item*)
  - B. Approval of April 3, 2025 Minutes (*Action Item*)
- V. Presentation: Comprehensive Plan and Land Management Ordinance Rewrite, Ashley Cowen, Planning Project Manager with Diamond Shores
- VI. Public Input, non-agenda items

\*Individuals wishing to speak during public time must sign in and fill out a speaker's card before the meeting is called to order at 1:00 p.m. The cards will allow us to respond in writing if necessary. More than one speaker for the same subject may be consolidated. **Time Limit: 3 Minutes Per Person.**
- VII. Adjournment

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**TOWN OF ATLANTIC BEACH  
SOUTH CAROLINA  
PLANNING COMMISSION**

**PLANNING COMMISSION  
SPECIAL MEETING**

\*\*\*\*\*

Thursday, April 3, 2025



**CREEL COURT REPORTING, INC.**  
1230 Richland Street / Columbia, SC 29201  
(803) 252-3445 / [contact@creelreporting.com](mailto:contact@creelreporting.com)

## APPEARANCES

### COMMISSION MEMBERS:

Titus Leakes, Chair  
 S. Kathryn Allen  
 Michele Brown  
 Steven Fera  
 Timothy Vereen

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1     **CALL TO ORDER:**

2     **MR. LEAKES:**    Hey, good afternoon, everybody.  April  
3                   3rd, 2025, at 1:00 o'clock, I would like to  
4                   call this meeting to order.  Roll call.

5     **ROLL CALL:**

6     **FEMALE SPEAKER:**    S. Kathryn Allen.

7     **MS. ALLEN:**       Here, present.

8     **FEMALE SPEAKER:**    Steven Fera.

9     **MR. FERA:**        Here.

10    **FEMALE SPEAKER:**    Michele Brown.

11    **MS. BROWN:**       Here.

12    **FEMALE SPEAKER:**    Timothy Vereen.

13    **MR. VEREEN:**       Here.

14    **FEMALE SPEAKER:**    Titus Leakes.

15    **MR. LEAKES:**       Here.

16                   At this point, we're gonna take a moment of  
17                   silence and Pledge Allegiance.

18    **MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE:**

19    (Pledge of Allegiance recited.)

20                   **OLD BUSINESS:**

21    **REZONING CASE 01-2025 AND PUBLIC HEARING:**

22    **MR. LEAKES:**        Okay.     Now, we're down to Old  
23                   Business, A, Rezoning Case 1-25 and Public  
24                   Hearing.

25    **MS. ALLEN:**       Mr. Chair.



1     **MR. LEAKES:**     I'm sorry, Ms. Allen.

2     **MS. ALLEN:**     I am -- the subject of this section  
3                   involves my property, so I'm going to recuse  
4                   myself (inaudible).

5     **MR. LEAKES:**     Okay.

6     **MS. CANE:**     Good afternoon. I'm Lee Kane with the  
7                   Waccamaw Regional Council of Governments. I  
8                   provide planning and technical assistance to  
9                   the Town of Atlantic Beach.

10    **MALE SPEAKER:**    We can't hear you that good.

11    **MS. CANE:**     I'm -- is this any better?

12    **MALE SPEAKER:**    Yes.

13    **MS. CANE:**     Okay. I'll be right there on the  
14                   microphone. Let's see. I -- I want to be able  
15                   to bring before you, this is a rezoning request  
16                   for the majority of the waterfront properties  
17                   with -- on Ocean Boulevard and also those that  
18                   fronts Seaview Street. The Comprehensive Plan  
19                   was recently amended to be able to reflect that  
20                   this geographic area would be comprised of  
21                   single family residences to su- -- support the  
22                   small town character of your community. That  
23                   amendment was done back in March, and that's  
24                   something that I believe many of the planning  
25                   commissioners recall. In order for the zoning



1 and this geography to reflect what that  
2 Comprehensive Plan indicated, this rezoning is  
3 to be able to make sure that -- as you can see  
4 right now, currently, the properties are split  
5 between what is Waterfront 1, which is the WF  
6 1 shown on the map, and the Waterfront 2  
7 districts -- district, which is the WF 2, which  
8 is shown on the map. The area that is under  
9 consideration for rezoning is the area that has  
10 the black kind of checkered mark around it. It  
11 does not include the recently rezoned property  
12 for the Black Pearl of the Atlantic Waterfront  
13 2 Flexible Design District, which is  
14 represented on the map as WF 2 FDD. And that  
15 is because that property very clearly has a  
16 direction as to where it's going development-  
17 wise, and would be considered to have a vested  
18 right because of the design plans that were  
19 submitted and approved as part of that  
20 rezoning. The areas that surround it, though,  
21 there are no development plans that have been  
22 submitted to the Town. So, a vested right is  
23 not considered for those properties. Right  
24 now, a number of these properties do have deed  
25 restrictions on them that reflect that single



1 family residential is all that they are allowed  
2 to be. Most specifically, a lot of the  
3 geography where it indicates WF 1 has deed  
4 restrictions associated with it, and those also  
5 indicate that a commercial component is not  
6 allowed. The zoning, however, currently, is  
7 supposed to be mixed use, with a combination of  
8 commercial and resi- -- residential or hotel  
9 above it. So, there's a conflict now between  
10 what those deed restrictions say and what the  
11 zoning allows for. So, to correct that, the  
12 recommendation is to rezone the WF 1 to R2.  
13 The area that is shown as Waterfront 2, WF 2 on  
14 the map, that area is intended also to be a  
15 mixed use with commercial downstairs on the  
16 first one to two floors with either multi  
17 family or hotel type uses above it. I am aware  
18 of a handful of deed restrictions in this area  
19 that that is not allowed that also have a  
20 residential only deed restriction associated  
21 with them. For consistency sake, with the  
22 Comprehensive Plan, that area is also  
23 recommended to be rezoned to R2, which is the  
24 Residential 2 zoning district.

25 Inside your packets, you will see a listing



1 on page one of the different property PIN  
2 numbers associated with this rezoning. All  
3 property owners were notified by the Town. And  
4 I am here for any questions you may have. And  
5 here you can see on this particular slide, this  
6 is a snippet directly from the Comprehensive  
7 Plan that does indicate that this area is  
8 intended to foster a quiet residential  
9 beachfront community.

10 If the Planning Commission has any  
11 questions, I'm happy to entertain, or you're  
12 welcome to open up for public hearing.

13 **MALE SPEAKER:** I do have a question, far as a  
14 financial standpoint, how is changing the  
15 zoning for these properties, how is that  
16 beneficial for the Town? And is something like  
17 this normal to make a change to, you know, such  
18 profitable property that's located on  
19 oceanfront?

20 **MS. CANE:** It is typical to be able to rezone your  
21 community to reflect your Comprehensive Plan.  
22 That happens in jurisdictions. That's actually  
23 what the job of the Comprehensive Plan is is to  
24 guide what the zoning of properties are.

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



1     **MS. CANE:**     And a lot of times you will see, after a  
2                   Comprehensive Plan is adopted, that revisions  
3                   to the zoning immediately follow to be able to  
4                   make sure that those are reflective of those  
5                   changes. Right now, a number of these property  
6                   owners actually cannot build at all, so that's  
7                   not good for the tax base of the Town.

8     **MALE SPEAKER:**     Okay.

9     **MS. CANE:**     If there are deed restrictions that say  
10                   they have to be residential, but the zoning  
11                   doesn't allow them to be residential, then they  
12                   can do nothing with their property. That's bad  
13                   for the tax base of the community.

14    **MALE SPEAKER:**     Okay.

15    **FEMALE SPEAKER:**           I have a question.     How  
16                   (inaudible)

17    **MS. CANE:**     I Believe working on three years.

18    **FEMALE SPEAKER:**     Three years, okay. And I think  
19                   you said this already, but in the three years  
20                   that you've been supporting the Town, besides  
21                   the hotel, have you received any permit  
22                   requests for commercial along oceanfront?

23    **MS. CANE:**     I have not.

24    **FEMALE SPEAKER:**     Okay. And then, roughly, in the  
25                   three years you've been supporting the Town,



1           approximately how many residential permits were  
2           through your office?

3   **MS. CANE:**       Typically, our office isn't reviewing  
4           the single family. I want to say, even in the  
5           last year, I want to say it's six -- six  
6           different residential ---

7   (Inaudible due to simultaneous speakers.)

8   **FEMALE SPEAKER:**     Just for the entire -- for the  
9           entire town, over the past (inaudible) years,  
10          just roughly.

11   **FEMALE SPEAKER:**    (Inaudible) there's probably been  
12          20.

13   **FEMALE SPEAKER:**    20.

14   **FEMALE SPEAKER:**    (Inaudible)

15   (Inaudible due to simultaneous speakers.)

16   **FEMALE SPEAKER:**    And before I came here (inaudible)  
17          this morning, I drove up and down all the  
18          roads. There's several -- several properties  
19          under construction. So, it just seems that the  
20          growth opportunity from the public and  
21          commercial developers has been primarily  
22          residential. And so I thought that was  
23          important to note.

24   **MALE SPEAKER:**     Yes, I understand that -- that part,  
25          but I feel like, you know, we have residential



1 land. We have residential places on Atlantic  
2 Beach for you to build a house, if that, you  
3 know, that's what you're leaning towards. But  
4 far as commercial, as we know, 30th, it's our  
5 commercial zone. So, if we take away something  
6 that could make a big change to directly impact  
7 our commercial zone, you know, I don't see how  
8 that is a benefit. You know, you definitely --  
9 definitely want, you know, people to build. We  
10 definitely want people to do what they want to  
11 do with their property. But at the same time,  
12 you have a number of properties on 30th that  
13 would directly be impacted by something on that  
14 oceanfront.

15 **FEMALE SPEAKER:** I -- what I'm trying to say, I'm  
16 trying to figure out who's impacted, since  
17 there's been no permit requests.

18 **MALE SPEAKER:** Yeah.

19 **FEMALE SPEAKER:** And so I honestly am a huge  
20 advocate of commercial (inaudible) oceanfront,  
21 but are we looking for interest of people who  
22 (inaudible).

23 **MALE SPEAKER:** Yeah.

24 **FEMALE SPEAKER:** And since there was no application  
25 to the City, I did do some research and I tried





1 to find who has ever made a request or what  
2 happened. And so I found this article from  
3 February 16, 2003, and it chronicled eight  
4 attempts by commercial developers to build. In  
5 1984 (inaudible) and that was failed. 1987,  
6 (inaudible) failed. 1991 Atlantic Beach and  
7 South Carolina Downtown Development Association  
8 failed. 1994 Atlantic Beach Community  
9 Development Corporation failed. 1999 Black  
10 Pearl Land Company failed. 2002 Tyson Beach  
11 Group failed. In the November 2021 minutes on  
12 the Town website, Moran (ph) introduced a plan,  
13 and four years later, thinking about it. And  
14 so I just think that for consideration for  
15 growth, if we gave it -- I think the Town has  
16 really tried. And when you look at the  
17 article, and many of the people who live in  
18 Town are quoted an the article (inaudible)  
19 after the meeting, there was three principal  
20 reasons that developers can't build here. And  
21 I think this is the cruxt of the issue. Number  
22 one, unless you have a set of lots, individual  
23 lots are too small. When we think about  
24 logistics and building, your maintenance, your  
25 supplies, your customers, your employees, .17



1 of a lot, 50 by 150, you can't make the money  
2 you can make with that size lot. Number two,  
3 the Town didn't have an appetite for it. Every  
4 time it came for a vote, it was no. And number  
5 three, the sentiment from the Town in first  
6 person in your word says we don't want to lose  
7 the heritage of the Town. And developers come  
8 in, taking what might (inaudible) and drive  
9 over population. So, I'm not trying to impose  
10 my opinion. I just think the Town has made so  
11 many markers and bread crumbs since 1984 that  
12 it might not be in the best interest of the  
13 Town to keep chasing funding (inaudible). I  
14 don't know of anybody right now, besides Moran  
15 (ph), who's put in an application for the Town.  
16 So. I think what it impacts, it's like, do we  
17 want to keep trying and hope somebody comes?  
18 But if you have people who've already expressed  
19 interest to the Town to build residential,  
20 might it be time to take a turn? It's been 40  
21 years.

22 **MALE SPEAKER:** I have one question, though. If we  
23 did change it over to R2 zoning, could they --  
24 could you actually still apply and build small  
25 commercial and change it back to that? Or how



1           does that work in that process?

2       **FEMALE SPEAKER:**   Any property owner can petition to  
3           rezone their property.   So, if somebody comes  
4           up with a development plan that they want for  
5           their site, or they want commercial, they can  
6           petition the Planning Commission and Town  
7           Council to rezone their property to allow for  
8           those types of uses.

9       **MALE SPEAKER:**     I have a comment too, I guess, as  
10          far as commercial development and what that  
11          means.       So, if you look at commercial  
12          development across a big area, North Myrtle  
13          Beach, Myrtle Beach, there's room for a bunch  
14          of different things to occur. We have our four  
15          small town streets that comprise our community.  
16          We don't have the infrastructure to support a  
17          large scale high rise or big building like  
18          that.       We're not saying that we're against  
19          commercial development, but something like that  
20          is out of character of the community that has  
21          been here, and I think that we're looking to  
22          have going forward. So, it's not necessarily  
23          getting away from commercial development. And  
24          as you said, we have the Highway 17 business  
25          area and the 30th Street commercial area that



1           we're looking to develop. It's the type of  
2           development that goes in there that fits into  
3           our community we're trying to ...

4       **MALE SPEAKER:**     Yeah, I feel like it's more than  
5           just a high rise. I mean, a lot of people are  
6           stuck on the high rise thing, but it's plenty  
7           more commercial projects that can fit the needs  
8           on that oceanfront property. You know,  
9           restaurants, bars, anything that can -- can  
10          bring money and foot traffic to Atlantic Beach  
11          that could potentially, you know, (inaudible)  
12          for 30th. You know, that's the biggest thing  
13          for me, 'cause it's not like, okay, everybody's  
14          stuck on a high rise. It's not about a high  
15          rise. The high rise -- it's plenty more things  
16          that can do that other than a high rise. But,  
17          you know, when the opportunity presents itself,  
18          we have to weigh those options. If we just sit  
19          here and -- and change it, you take any  
20          potential option off the board. Anything that  
21          can be put down there is -- is basically off  
22          the board. Because, think of -- if you have  
23          houses there, what type of business can you put  
24          there that can actually, you know, not disturb  
25          -- disturb those houses? Like ---



1 **FEMALE SPEAKER:** If you look at 30th, I don't know  
2 if (inaudible) counted roughly, it's about 40  
3 or 30 opportunities to build commercial on  
4 30th.

5 **MALE SPEAKER:** Yeah.

6 **FEMALE SPEAKER:** So, the opportunity isn't lost.

7 **MALE SPEAKER:** But it's also a lot of open lots to  
8 build residential from other places, as well.

9 **FEMALE SPEAKER:** That's true. But if you drive --  
10 if you drive up 17, because, again, I did that  
11 this morning, from Walmart down about six miles  
12 and back, there's so many empty commercial  
13 buildings. I went to try to get a pedicure  
14 this morning, and the first three were closed.

15 **MALE SPEAKER:** Yeah.

16 **FEMALE SPEAKER:** And then I had to drive two more  
17 miles to find one. I think the -- if we said  
18 yes and everyone can make -- it's not just  
19 building, it's having a sustainable plan so  
20 they have customers set up like (inaudible)

21 **MALE SPEAKER:** Yeah.

22 **FEMALE SPEAKER:** People are making huge  
23 investments, particularly if you're a smaller  
24 business, to start (inaudible). I think we  
25 have to set them up to be successful. Number



1           one,     you     have     to     have,     of     course,  
2           infrastructure like he mentioned. But, number  
3           two, you have to have a customer base that's  
4           consistent enough in perpetuity so they don't  
5           die. Because the worst thing we would do, the  
6           worst story, would be to have millions and  
7           millions (inaudible) oceanfront and then three  
8           years later, it would be a tragedy. And I just  
9           think that's so avoidable. I think there's so  
10          much footprint on 30th to build commercial.  
11          And I think if you build that from 30th,  
12          there's so much interest from customers in  
13          North Myrtle Beach and (inaudible) Hill and  
14          Windy Hill right around here that you can have  
15          a person who has the opportunity to -- a little  
16          bit resi, little bit of commercial, feed the  
17          tourists and feed themselves and sustain over  
18          time. I just think it's so nostalgic.  
19          (Inaudible) I wasn't here (inaudible).

20       **MALE SPEAKER:**     Yes.

21       **FEMALE SPEAKER:**     I came all the time. I have  
22          pictures of, like (inaudible). But I wonder  
23          if, like, where does this all just stop and we  
24          are, like, what do the facts actually say? Who  
25          is trying to (inaudible). I think we we need



1 to have someone in the audience, like, I'm  
2 going to submit a permit this month or this  
3 year, and we have zero applications. I can't  
4 -- I'm an advocate for commercial. I love this  
5 place. I want us to be flourishing. And I  
6 hear about (inaudible) and all these things,  
7 and I love that, but I can't find a scenario  
8 where it's even feasible based on evidence in  
9 the past five years.

10 **MALE SPEAKER:** Okay. But things take time, you  
11 know. Like, my family was one of the original  
12 families here. We had a motel on that  
13 oceanfront, and it paved the way for my family,  
14 you know. One of the original businesses that  
15 were created back in the '60s is still here  
16 today. And so your view on something is  
17 different from my view, because I've seen it --  
18 -

19 **FEMALE SPEAKER:** Oh, I understand.

20 **MALE SPEAKER:** --- I live it, and I don't give -- I  
21 don't just give up hope just because  
22 something's not happening.

23 **FEMALE SPEAKER:** I'm sorry, I don't (inaudible). I  
24 am very hopeful. (Inaudible) from your family.

25 **MALE SPEAKER:** Yeah, yeah (inaudible)



1 (Inaudible due to simultaneous speakers.)

2 **FEMALE SPEAKER:** --- that's is still (inaudible)  
3 years. I just was, like, you know,  
4 (inaudible).

5 **MALE SPEAKER:** Yeah.

6 **FEMALE SPEAKER:** (Inaudible) your family putting up  
7 \$2 million.

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

9 **FEMALE SPEAKER:** Would you say that -- right, Like,  
10 that's the person who's going -- the company  
11 who will come here and try to do it. That's  
12 really the motivation for our work.

13 **MALE SPEAKER:** So, how -- are there any permits  
14 that have been submitted requesting for the  
15 changes, like, far as, like, building or  
16 anything like that, and anything (inaudible)  
17 property owner's reached out to say, hey, I  
18 want to use my property for this; I want to  
19 change, like where's the request coming from?  
20 Like, I guess you submitted the request for  
21 this to happen.

22 **MS. CHEATHAM:** There have been property owners who  
23 have expressed an interest in building  
24 residential properties ---

25 **MALE SPEAKER:** Residential, yeah.





1     **MS. CHEATHAM:**     --- on the oceanfront.

2     **MALE SPEAKER:**    Yeah.  Is it any rough number?  Is  
3         it like one or ---

4     **MS. CHEATHAM:**     The number of properties or the  
5         number of owners?

6     **MALE SPEAKER:**    I guess both.

7     **MS. CHEATHAM:**    The number of owners, probably three  
8         or four.  The number of property is probably  
9         over ten.  They own more -- they own more than  
10        single lot.

11    **MALE SPEAKER:**       So, one owner owns multiple  
12        properties basically?

13    **MS. CHEATHAM:**    One owner -- one owner -- several of  
14        the owners who have requested own more than one  
15        lot.

16    **MALE SPEAKER:**    Okay.

17    **MS. CHEATHAM:**    And in addition -- does that answer?

18    **MALE SPEAKER:**    Yeah, yeah.  That helps, yeah.

19    **MS. CHEATHAM:**    And I guess I should also say that  
20        there have been two property owners who have  
21        submitted opposition.

22    **MALE SPEAKER:**    Okay.

23    **MS. CHEATHAM:**    (Inaudible)  They sent letters at  
24        the January meeting in opposition.  I didn't  
25        bring 'em (Inaudible)



1     **FEMALE SPEAKER:**     One of those was somebody that's  
2                   property is being considered for rezoning. The  
3                   other ---

4     **MALE SPEAKER:**     Yes.

5     **FEMALE SPEAKER:**     --- is not a property that is  
6                   being considered.

7     **MALE SPEAKER:**     One is -- one of these things  
8                   (inaudible)

9     **MALE SPEAKER:**     Thank you.

10    **MALE SPEAKER:**     And they're opposing to changing it  
11                   to the R2?

12    **MS. CHEATHAM:**     They are opposed to changing it.  
13                   One is -- one is that being changed. And one  
14                   would be changed.

15    **FEMALE SPEAKER:**     For reference, I do have the map,  
16                   the future land use map from the Comprehensive  
17                   Plan that was recently amended by Town Council.  
18                   So, you can see this geographic area along the  
19                   waterfront, the sides of the beach access  
20                   locations are identified in the yellow color,  
21                   which is residential, low to medium density  
22                   residential. And, again, just to call out,  
23                   that Waterfront 1 district, it require -- it  
24                   will allow single family only if it gets a  
25                   special exception from the Board of Zoning



1 Appeals. So, it is not a permitted by right  
2 use. It's not guaranteed for those property  
3 owners. The WF 2, which is the Waterfront 2  
4 district, does not allow single family at all,  
5 and if someone wanted to develop, they would  
6 have to rezone those properties.

7 **MALE SPEAKER:** As my understanding though, I guess  
8 right now you have some owners that own land,  
9 WF 2, that want to build residential but now  
10 they can't build it. Is that what's going on?

11 **FEMALE SPEAKER:** That's correct. And then I just  
12 have some charts within your presentation which  
13 are also part of your zoning ordinance that  
14 identify what uses are allowed in R2 and then  
15 what uses are or are not allowed in the WF 2.  
16 So, that's actually in your zoning ordinance,  
17 but it's in your -- in your handouts here for  
18 you to be able to take a look at, and that's  
19 just to verify -- for you to be able to verify  
20 what those change of uses would allow for.

21 **MALE SPEAKER:** That's where I get my hang up at a  
22 little bit. We do change the R2 along the  
23 oceanfront. I still would like to have  
24 somebody have the option to build what they  
25 want to build. Like, if they did want to build



1 small commercial, they should be able to build  
2 small commercial, like -- something almost like  
3 Market Commons having commercial on the bottom,  
4 and you can live on top, or live a couple  
5 stories, or however many stories they want to  
6 put on top. But if you go strictly just in  
7 looking at it, it looks like R2 that doesn't  
8 allow anything. That's why my question  
9 earlier, if they needed to rezone it, could  
10 they be able to still put commercial on the  
11 oceanfront. Like, even if they want to put a  
12 small restaurant or whatever else they want to  
13 put down there. 'Cause I think it would bring  
14 people to the Town, a small commercial, like.

15 **FEMALE SPEAKER:** They could apply to rezone. One  
16 thing I will note, too, is that the Town is  
17 getting ready to embark on a full comprehensive  
18 planning rewrite, not just this amendment that  
19 was done recently. That will probably be, my  
20 guess, a year, little bit longer, process. And  
21 it will be a very public-inclusive process to  
22 try to determine the direction for the Town in  
23 terms of land use, capital improvements, and  
24 any type of investments that the Town is  
25 desiring. So, those -- that initiative will



1           happen. And at that point in time, if there  
2           are changes to what this vision is, people can  
3           definitely rezone to be able to meet that  
4           future vision. So, we do have that future  
5           opportunity, and that's something that's  
6           required to be updated by state law every ten  
7           years.

8   **MS. CHEATHAM:**     And your Chair is a part of that  
9           committee (inaudible)

10 **MALE SPEAKER:**    Yes, yes.

11 **MS. CHEATHAM:**    (Inaudible)

12 **MALE SPEAKER:**    (Inaudible)

13 **MALE SPEAKER:**    So, is my understanding right that  
14           today, the way it's zoned, I can't build a  
15           house there if I want to, but if I rezone it to  
16           Residential 2, I can build a house? And if I  
17           want to have a commercial lot, I could put a  
18           request in to have it rezoned that I could do  
19           commercially? Is that right?

20 **FEMALE SPEAKER:**   Yes. Anyone can rezone pending  
21           Planning Commission and Town Council review.

22 **MALE SPEAKER:**    So, by making the rezoning now, we  
23           allow anybody that wants to build a home there,  
24           to be able to build that home. And anybody in  
25           the future that wants to do commercial



1           property, can do their commercial property  
2           through a process of rezone?

3       **FEMALE SPEAKER:**     That's correct.

4       **MALE SPEAKER:**     Okay.

5       **MALE SPEAKER:**     To piggyback off of that, how  
6           difficult will it be for certain commercial  
7           buildings or commercial businesses to be able  
8           to prosper right beside a home? You know,  
9           certain things you, you know, requires -- it's  
10          hard to create certain things right beside a  
11          house. If, you know, you understand what I'm  
12          saying. I can -- I can see the -- the -- the  
13          commercial use on the bottom, like you said,  
14          and building up on top, but that still leaves  
15          area for commercial. But if this -- the person  
16          or the group have many lots around there where  
17          -- if they're coming in and they fill those  
18          lots up with houses, it's gonna be hard to get  
19          a commercial -- one commercial lot. If they  
20          have two lots, it's gonna be hard for them to  
21          prosper if they're surrounded by houses, unless  
22          it's -- it's geared towards, you know,  
23          something home. If you understand what I'm  
24          saying. So, how hard -- how hard -- if we go  
25          through with this, how hard is that gonna be



1           for somebody to -- if we're already having  
2           issues getting a commercial loan and developing  
3           that property, that's just gonna make it much  
4           harder. So, I understand what you saying that  
5           you can come back at a later date and request  
6           to rezone to commercial, but if I'm already  
7           surrounded by houses, it's not gonna be  
8           feasible, and the houses are gonna fight it.  
9           So, essentially, once this is done, that's what  
10          it's gonna be. It's gonna be hard. And you're  
11          taking away the possibility for anything. You  
12          know, and I understand if you have your own  
13          property, do what you want to do with your own  
14          property, but why purchase commercial property  
15          to build homes? If that was your plan, why not  
16          build residential property? We have plenty of  
17          residential lots. We have plenty places to  
18          build a home. And to get -- to go past that,  
19          you have to be mindful of somebody's motive.  
20          You know, you have to be mindful of the plan,  
21          'cause if you plan up the next year, you'll be  
22          late. But some people are planning for 20  
23          years. And so if you're not on point with  
24          certain decisions that you made, you're gonna  
25          fall behind and you're gonna be looking dull in



1           the face when something happens and it -- it  
2           hinders our community.

3   **FEMALE SPEAKER:**   I can't -- I'm sorry. I was gonna  
4           ask, is the current zoning (inaudible)

5   **FEMALE SPEAKER:**   It's always been mixed use.

6   **FEMALE SPEAKER:**   Always (inaudible)

7   **FEMALE SPEAKER:**   And it's, I want to say, for at  
8           least the last 20-plus years ---

9   **FEMALE SPEAKER:**   20 years, okay.

10   **FEMALE SPEAKER:**   --- it's been mixed use.

11   **FEMALE SPEAKER:**   So, I wonder if the property  
12           owners -- I was asking that question 'cause I  
13           was wondering if the property owners bought it  
14           before it was zoned for ---

15   **MS. CHEATHAM:**       I think -- well, I'm only  
16           speculating. I wasn't here (inaudible) ---

17   **MALE SPEAKER:**    Yeah.

18   **MS. CHEATHAM:**       --- but I think a number of the  
19           transactions for recent purchase of property,  
20           people did not know that there were deed  
21           restrictions.

22   **MALE SPEAKER:**    Yeah.

23   **MS. CHEATHAM:**       And when they went to the bank to  
24           get financing, the previous owner told them.  
25           When they went to the bank to get financing,





1           you know, they (inaudible) the bank and they  
2           found out there were deed restrictions that  
3           prohibit commercial property.

4   **MALE SPEAKER:**     Yeah.

5   **MS. CHEATHAM:**    And so they would not finance. And  
6           the owners did not disclose, because you don't  
7           have to disclose everything ---

8   **MALE SPEAKER:**     Yeah.

9   **MS. CHEATHAM:**    --- did not disclose there were deed  
10          restrictions. And so they were sold zoned  
11          commercial and ---

12       (Inaudible due to simultaneous speakers.)

13   **MALE SPEAKER:**     Yeah.

14   **MS. CHEATHAM:**    And people thought they could build  
15          commercial and didn't really understand. Like  
16          I said, I wasn't there, I don't know, I haven't  
17          talked to anyone about it, but I think people  
18          did not realize ---

19   **MALE SPEAKER:**     Yeah.

20   **MS. CHEATHAM:**    (Inaudible) to them -- you have to -  
21          - you know, everybody has to do their due  
22          diligence and their homework, in any kind of --  
23          you know, that's why they say whatever the  
24          Latin word is, buyer beware.

25   **MALE SPEAKER:**     Yeah.



1     **MS. CHEATHAM:**     And I think in some cases, the  
2     buyers really were not aware of the deed  
3     restrictions or whatever required.

4     **MALE SPEAKER:**    I guess -- I guess my question, too,  
5     would be that, we've been talking about the  
6     businesses, I think first we have to consider,  
7     what is it that the Town as a whole is looking  
8     to be. Are we looking to be a commercial area  
9     that we're gonna have businesses that can't be  
10    in our residential areas? And I think the  
11    consensus of what has been said is we're  
12    looking to be a coastal community that we still  
13    have our community atmosphere and the way that  
14    we've always been. So, my question then would  
15    be, what type of businesses are we gonna allow  
16    in there that can't be next to a house? I  
17    mean, what are -- what are we looking to put in  
18    there? A race track or, you know, I don't --  
19    I don't know. So, it's -- when you look at --  
20    and that's why I think the Comprehensive Plan  
21    plays a part in this. When you look at  
22    everything together, does it make sense that we  
23    have our community and we're at least getting  
24    this property that has been sitting vacant for  
25    years? We are getting money out of it and



1           still providing that there's commercial use  
2           there. And the people who bought property here  
3           for commercial, you know, as I said earlier,  
4           this four street town is not the night life or  
5           the highlight of the area. I don't care what  
6           we put in our town, nobody's gonna come here  
7           just because there's some business that's  
8           there. It's no different than any place up and  
9           down the coast area.

10   **MALE SPEAKER:**     Yeah, Steven, that's where you're  
11           wrong. This Town has ---

12           (Laughter)

13   **MALE SPEAKER:**     --- a lot of history. At one point  
14           -- I have to let you know, at one point, this  
15           was the only place for black people to go to  
16           the ocean. And it's not by our choice. That's  
17           wasn't by our choice, but that's just how it  
18           was designed.

19   **MALE SPEAKER:**     I live -- I'm (inaudible)  
20           (Inaudible due to simultaneous speakers.)

21   **MALE SPEAKER:**     No, and that's why I'm saying the  
22           history of this place is what it is that you  
23           try to preserve. This can be the place to  
24           come, but it's not gonna be the place to come  
25           just because there's a certain business on the



1 ocean or on 30th Avenue.

2 **FEMALE SPEAKER:** Yeah, I think he's trying to say -

3 --

4 **MALE SPEAKER:** The community ---

5 (Inaudible due to simultaneous speakers.)

6 **FEMALE SPEAKER:** --- kind of leading into the

7 heritage and history, like that's the niche.

8 Like, if there was a -- (inaudible) plan, I

9 think the opportunity is to go all in Black

10 Pearl. That's gonna make it special.

11 **MALE SPEAKER:** Yeah.

12 **FEMALE SPEAKER:** Have historical things, and the

13 business that come here is sort of (inaudible)

14 the culture of the Town, because random

15 business, ice cream shops (inaudible)

16 (Inaudible due to simultaneous speakers.)

17 **FEMALE SPEAKER:** I love Atlantic Beach. I would

18 love to have businesses here, but I also know

19 when you drive down the streets, it's time to

20 do something, and I don't know what it is, and

21 I don't know if this plan is right. I just

22 think it's time to try something new

23 (inaudible) don't really have a choice. If

24 there were people wanting to build -- I would

25 say, open up. (Inaudible) everything be very



1           aggressive to have developers, commercial  
2           business come in and build. But it's just --  
3           that's not true. Even the people, some people  
4           approved have properties, they haven't even  
5           started. We talked about the motivations.  
6           I'm like, what is the motivation? I think I  
7           know what it is. The motivation is somebody  
8           else -- everybody wants somebody else to go  
9           first, right? I'm gonna go after -- you show  
10          me you go, and you build it and you put in your  
11          money, (inaudible) want to go, but nobody wants  
12          to go first. And that's the -- that's the  
13          dance that we're in, right? And so, at this  
14          point, I think the opportunity is just to  
15          decide who's sticking around. It's  
16          (inaudible). It might be against some --  
17          something that (inaudible) like, you have to  
18          just be open to trying something new, at least  
19          (inaudible).

20       **MALE SPEAKER:** Well, I would think it's gotta be a  
21          little bit (inaudible)

22       (Laughter)

23       **MALE SPEAKER:** (Inaudible)

24       (Inaudible due to simultaneous speakers.)

25       **FEMALE SPEAKER:** (Inaudible) process to (inaudible)



1           again. I mean, if you -- I mean, and really,  
2           was very intentional (inaudible). In my house,  
3           I have put out the entire ordinance and have  
4           circles and sticky notes.

5       **MALE SPEAKER:**     Yeah.

6       **FEMALE SPEAKER:**     And I've read every article and  
7           I've watched every video. People I don't know,  
8           I know you (inaudible) YouTube. I've seen the  
9           interview. I've seen you tell your story about  
10          your mom, your auntie, (inaudible) fish fries,  
11          and all the things. And I come here, and I  
12          walk down the streets and I try to match the  
13          picture to the thing. And when I (inaudible)  
14          a lot, it was like, who are you? Where'd you  
15          come from? What'd you guys do here? What was  
16          it like in your life back in the day when you  
17          were here? I mean, I have been too obsessed  
18          with (inaudible) and -- and I know what you  
19          want to be, but then we rationalize that it's  
20          what's possible, like, they want your choices.  
21          I think that's like try to be objective a  
22          little bit more is -- is the -- is where the  
23          (inaudible) is, right? And so, I just think  
24          that if there's not a good choice, but it's  
25          just trying to find consensus, it's just a



1           thing to try the next two years, right?

2   **MALE SPEAKER:**     Yeah.

3   **FEMALE SPEAKER:**   And if not, come back. Come back  
4           and fix it (inaudible) the process to fix it.  
5           (Inaudible) if I can (inaudible) the ability to  
6           build something. See, this, you know, when you  
7           go back to all these people who try, bring them  
8           back to the table, most of them are local.  
9           What -- what happened the first time? What do  
10          you need the next time to say, yes? Right?  
11          Have them be part of (inaudible) in a vacuum.  
12          I know I'm an outsider, but -- but I've tried  
13          my best with all of my heart and all of my --  
14          you know, I drove (inaudible) Charlotte, and I  
15          read all the things, and I've done all the  
16          things. I spent the last two weeks just trying  
17          to know (inaudible).

18   **MALE SPEAKER:**     Yeah.

19   **FEMALE SPEAKER:**   Right. And so I just want you to  
20          know that, like, my motivation is just trying  
21          to do what I think is best for the Town  
22          (inaudible), what's best for the person who  
23          comes in. That is best for -- for long term  
24          success. And that really is (inaudible)

25   **MALE SPEAKER:**     Yeah, I understand that, yeah. But



1           it's a difference from somebody that actually  
2           lived there ---

3   **FEMALE SPEAKER:**    Yeah, for sure.

4   **MALE SPEAKER:**    --- worked there, been there their  
5           whole life, versus somebody that came in, you  
6           know, and just sees what it is now.

7   **FEMALE SPEAKER:**    Yeah.

8   **MALE SPEAKER:**    People saw it ---

9   **FEMALE SPEAKER:**    Yeah.

10   **MALE SPEAKER:**    -- at its prime, you know. People  
11           (inaudible) wants to see it back at that  
12           level. And so they -- they're not just gonna  
13           give up hope and be, like, oh, this is not  
14           gonna work. Let's try this. Like, no, they  
15           know it can happen, because it happened. And  
16           so they keep hope alive. They keep hope alive  
17           and you just -- like I said, you have to be  
18           mindful of why things haven't worked out. It's  
19           always stuff out there that you don't  
20           understand and you don't -- don't realize.  
21           Like I said, (inaudible) to make sure, you're  
22           late. People are planning ten and twenty years  
23           down the line. And so it's -- it can be  
24           ulterior motives for Atlantic Beach, and we  
25           just have to be mindful of the decisions that





1 we make. This is ours. We have a -- we have  
2 a unique opportunity, because, like I said, I  
3 know what you're saying, a lot of people  
4 haven't reached out to -- to make these  
5 investments and stuff like that. But we really  
6 can work together and create whatever we want.  
7 Nowhere on the Grand Strand has that much  
8 property open on the oceanfront. And so to  
9 just confine to houses is crazy to me. And the  
10 possibility for Atlantic Beach to be -- to be  
11 through the -- through the clouds, like we're  
12 one big thing away from being the next big  
13 thing in the nation. Like everybody knows the  
14 history of Atlantic Beach. Like I said before,  
15 some people this is the only place they have to  
16 come. They come get dropped off on Fridays and  
17 come back, get picked up on Sundays. And this  
18 is all that they know. They want to go to the  
19 beach, this is all that they know. They come  
20 to Myrtle Beach and they ride through Atlantic  
21 Beach. There's nothing there for 'em. You  
22 can't even buy an ice cream cone. There's  
23 nothing for them to do. So, you can't say  
24 that, oh, it's nothing that's gonna bring --  
25 the people are already coming to Atlantic



1 Beach. They know Atlantic Beach. They ride  
2 through, see nothing and leave. Then they  
3 spend their money at Myrtle Beach, spend their  
4 money at North Myrtle Beach, but they can spend  
5 their money here. And if we have something  
6 here for them to do, they would do it.

7 **FEMALE SPEAKER:** Yes.

8 **MALE SPEAKER:** They absolutely would do it. And I  
9 just don't think a house changing that -- that  
10 residential -- I mean, changing that commercial  
11 property to residential is the answer when we  
12 have such a large ceiling, like, this is  
13 through the roof. Everybody on the Grand  
14 Strand is making money. Everybody is building  
15 every little piece that they can build, not  
16 just residential, but commercial. They're  
17 trying to -- it's a vacation, a tourist  
18 destination. So, everybody is building, trying  
19 to get some of that money, trying to get some  
20 of that money. So, I don't think we should  
21 confine ourselves to one or two ideas when the  
22 sky's the limit.

23 **FEMALE SPEAKER:** Mr. Chair (inaudible) public  
24 hearing?

25 **MALE SPEAKER:** Yeah, I -- I remember (inaudible)



1 (Inaudible due to simultaneous speakers.)

2 **FEMALE SPEAKER:** Okay. Okay. Okay.

3 **MALE SPEAKER:** But it's something that I feel like  
4 I needed to get off my chest.

5 (Inaudible due to simultaneous speakers.)

6 **MS. CHEATHAM:** I think there's a limit on the time  
7 ---

8 (Inaudible due to simultaneous speakers.)

9 **MALE SPEAKER:** For what?

10 **MS. CHEATHAM:** For the public -- I mean, each  
11 person gets ---

12 **MALE SPEAKER:** A -- yeah, yeah.

13 **MS. CHEATHAM:** --- three minutes, okay.

14 **MALE SPEAKER:** Yeah, that's okay.

15 **MS. CHEATHAM:** Okay. Okay. That's fine.

16 (Inaudible due to simultaneous speakers.)

17 **MALE SPEAKER:** Nobody's up here voicing their  
18 opinion like me. Nobody is ---

19 (Inaudible due to simultaneous speakers.)

20 **FEMALE SPEAKER:** (Inaudible)

21 **MALE SPEAKER:** --- you know, so I (inaudible)

22 (Inaudible due to simultaneous speakers.)

23 **FEMALE SPEAKER:** --- before and after.

24 (Inaudible due to simultaneous speakers.)

25 **MALE SPEAKER:** People have been calling me. People



1           have been ---

2   **FEMALE SPEAKER:**    I understand. Right. Sure.

3   **MALE SPEAKER:**       --- expressing their ideas. So,  
4           even before I give it to the public ---

5   **FEMALE SPEAKER:**    Okay.

6   **MALE SPEAKER:**       --- I have to let ---

7   **FEMALE SPEAKER:**       (Inaudible)

8   **MALE SPEAKER:**       --- you know, I have to ---  
9           (Inaudible due to simultaneous speakers.)

10   **MALE SPEAKER:**      That's -- that's -- I'm passionate  
11           about it.

12           (Inaudible due to simultaneous speakers.)

13   **MALE SPEAKER:**      You know, and I just want to see the  
14           beach do -- do -- do better. I want to see it  
15           go in the right direction. And, like I said,  
16           I'm a business major, so I know one of two  
17           things can -- can change the whole direction  
18           for any plan.

19   **MALE SPEAKER:**      So, when is the Comprehensive Plan  
20           gonna (inaudible) land management plan -- when  
21           are you guys scheduled to change that?

22   **MALE SPEAKER:**      Well, we're meeting now, taking bids  
23           from two different groups. And so once we  
24           figure out which one we're gonna go with, then  
25           we will start designing. And those groups are,



1           like, they -- they specialize in, you know --  
2           I mean, we still have to give them direction of  
3           where to go, but they specialize in creating  
4           those plans.

5       **MALE SPEAKER:**   'Cause I agree, I mean, I agree with  
6           you.   I think the oceanfront -- just like I  
7           keep saying, I think it should be commercial,  
8           mixed use, whatever, little bit of both, you  
9           know.   So, but I still think if somebody want  
10          to build a house, they should be able to build  
11          a house where they want to build it at.   But  
12          they should be able -- I think it should  
13          actually be commercial, and then maybe  
14          residential on the top part or higher levels  
15          like that instead of just being a strictly  
16          house right down oceanfront.   I think we could  
17          have something like (inaudible) or something  
18          like that, bring it to the beach.   It'll be  
19          nice.   If we had some of that and development,  
20          I think people would come to Atlantic Beach.  
21          People used to come here (inaudible) was open.  
22          Everybody came to the beach.   They came because  
23          it was good, you know what I mean.   So, if you  
24          put some good in Atlantic Beach, they gonna  
25          come to it.   So, I don't know if we got the



1 right answer. I mean, I don't know what right  
2 answer is, but I do think the Comprehensive  
3 Plan need to be changed. But I think people do  
4 -- should be able to build what they want to  
5 build, you know what I mean, try to build  
6 something. (Inaudible) in a minute, but we  
7 need to do (inaudible)

8 (Inaudible due to simultaneous speakers.)

9 **MALE SPEAKER:** Yeah. Mixed use or whatever else  
10 you want to do, however, I mean.

11 **MALE SPEAKER:** (Inaudible) work a little different.  
12 If something was different about it ---

13 **MALE SPEAKER:** 'Cause even almost like the WF 1,  
14 you can -- it's a ---

15 **MALE SPEAKER:** (Inaudible)

16 **MALE SPEAKER:** Yeah, I mean, you could do a little  
17 bit of both with that one. I think that we  
18 have two (inaudible).

19 **MALE SPEAKER:** Yes, yes.

20 **MALE SPEAKER:** I agree, too.

21 **MALE SPEAKER:** Are there any building restrictions,  
22 you know, from WF 1 to WF 2 what can be in that  
23 area?

24 **FEMALE SPEAKER:** It really is very similar in  
25 nature. The only difference with WF 1, really,



1 is the fact that you can apply for a special  
2 exception from BCA to be able to get a single  
3 family residential home. That's the only  
4 difference. I will note, and I do want to be  
5 clear about what the ordinance says, it's not  
6 that you can have commercial and then you can  
7 have some other use next to it with these  
8 districts. In your zoning ordinance section  
9 5.3506 indicates for the WF 1 and WF 2  
10 districts that new development shall  
11 incorporate a mixture of uses, that's per  
12 individual lot. The first floor of such uses  
13 shall be devoted to permitted entertainment,  
14 recreation and dining uses or commercial office  
15 for professional uses. Resort accommodation  
16 uses, excluding guest rooms, are permitted on  
17 the first floor, provided that 50 percent or  
18 more of the first floor's gross floor area is  
19 devoted to accessory or ancillary uses, such as  
20 restaurants, retail shops and similar uses.  
21 So, it really is -- the way that the ordinance  
22 is written, it is required to be mixed use.  
23 It's not that it is an option to not be mixed  
24 use. It has to be mixed use. One of the other  
25 challenges that I think the waterfront



1 property, in other words, the ones that are  
2 directly beachfront, is that you have a flood  
3 zone in that area. Based off the ordinance, at  
4 least, as currently written, that bottom floor  
5 has to have one of those commercial or office  
6 space components. Being in the regulatory  
7 flood zone, that means you actually typically  
8 either fill the property or you elevate the  
9 structure. So, a lot of what you see along the  
10 beachfront in the Grand Strand predates those  
11 regulatory flood zones. So, construction, that  
12 may impact building loans; that may impact cost  
13 for those areas. I just want you to be aware  
14 that there are other development (inaudible)  
15 for specifically those beachfront property  
16 owners.

17 **MALE SPEAKER:** And so what you're saying, if they  
18 would try to develop that first floor, second  
19 floor to office space, aren't they still  
20 restricted on how high they can go?

21 **FEMALE SPEAKER:** Well, there's pipe restrictions  
22 that come into play.

23 **MALE SPEAKER:** (Inaudible)

24 **FEMALE SPEAKER:** But with it being in the flood  
25 zone, they actually have to have -- the first





1 finished floor of their building has to be  
2 elevated outside of the flood zone. So, in  
3 some cases, I think, necessarily, trying to  
4 recall off the top of my head, it's like a  
5 minimum, I think, of six feet of elevation.  
6 But you'll see, just looking at the houses that  
7 are already along the beachfront, how high they  
8 are elevated. They're (inaudible) high  
9 (inaudible) flood zone.

10 **MALE SPEAKER:** But far as, like, a patio, or  
11 something, that could be ground level?

12 **FEMALE SPEAKER:** Right.

13 **MALE SPEAKER:** Like outside seating or something  
14 like that, that could be ground level?

15 **FEMALE SPEAKER:** Yes.

16 **MALE SPEAKER:** Okay. Anybody else have any input,  
17 comments?

18 (No response.)

19 **PUBLIC TIME:**

20 **MR. LEAKES:** Next, we'll go to public time. I have  
21 a list here of people that signed in. I'll go  
22 through this list, and if there's anybody else  
23 that wasn't able to sign in, just let me know.  
24 You have a three-minute max. So, you come up,  
25 can you please state your first and last name



1           for record. And then you can go on with your  
2           comments.

3           So, the first person we're going with is  
4           John David.

5   **MR. DAVID:**     I defer to the end.

6   **MR. LEAKES:**    Okay. Charles Russell.

7   **MR. RUSSELL:**    Yes, my name is Charles Russell. I  
8           am a resident on 29th Avenue. Been here about  
9           -- I don't know, about 14 years, I guess.  
10          Would just like to say, though, I can  
11          appreciate the history really been here like  
12          the Madam said, coming and enjoying Myrtle  
13          Beach and what a great job the predecessors  
14          have done to keep Atlantic Beach Atlantic  
15          Beach. Very proud of that. Moving forward, as  
16          a resident, I would like to see residential,  
17          that would be my hope. Not necessarily all of  
18          the oceanfront, but residential area. And I'm  
19          an old man, I'd like to see some young kids  
20          come through here. I'd like to see some people  
21          coming in and having their families here. So,  
22          just thank you for hearing what I have to say.

23   **FEMALE SPEAKER:**   Thank you.

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

25   **MR. LEAKES:**     Okay. Next, we have Jackie Meadow.



1     **MS. MEADOW:**   I'm going to defer to Chris Nadas (ph)  
2                   and go at the end.   Thank you.

3     **MR. LEAKES:**    Okay.   (Inaudible)

4     **FEMALE SPEAKER:**   (Inaudible).

5     **MR. LEAKES:**    (Inaudible) okay.

6     **FEMALE SPEAKER:**   How you guys doing?  I just want -  
7                   - I'm just curious, if there is a plan to have  
8                   a Comprehensive Plan, or what I feel is more of  
9                   a strategic approach to this, why is it that  
10                  we're rushing this process to rezone?  Why are  
11                  we just informing people of these changes and  
12                  not involving them?  So, these people who are  
13                  getting their -- their land rezoned, you  
14                  essentially are sending information to them and  
15                  they're not partaking in any dialog.  And  
16                  meanwhile, their land is the one getting  
17                  impacted.  Now, two is -- I vote, but I'm gonna  
18                  give an analogy.  I have the right to vote, but  
19                  just because I don't vote, doesn't mean that  
20                  you take it away from me, right?  So, we have  
21                  the option, which is that if you go the most  
22                  restrictive route, which is to change it and  
23                  make it residential, then you've restricted and  
24                  tied the hands of people who have invested for  
25                  a particular reason.  And so what I would



1           propose is, why are we going that route, and  
2           why is it that we're proposing to go R2 and  
3           then have those people, if they want to go  
4           commercial or mix, put in an application to do  
5           so? Why can't each landowner put that option  
6           to the table, as opposed to painting with a  
7           broad brush and forcing people who own land and  
8           have that option to say you don't have that  
9           option anymore?

10       **FEMALE SPEAKER:**    I would say that's the purpose of  
11           this forum. Just like you're here, I think  
12           people are given -- I mean, I think there has  
13           some (inaudible) the town. (Inaudible) I  
14           think the Town did its diligence in applying  
15           (inaudible) people and they have that  
16           opportunity. I'm not saying ---

17       **FEMALE SPEAKER:**    Yeah, well, there's a difference  
18           between informing somebody and telling them  
19           that you're gonna do something and involving  
20           them in the dialog.

21       **FEMALE SPEAKER:**    Yeah.

22       **FEMALE SPEAKER:**    They have no choice in this  
23           matter, because you are proposing something and  
24           painting it with a broad brush to say, we want  
25           this particular zoning and we're not



1           considering the actual land owner. And that's  
2           on me. I'm not getting rezoned. But I think  
3           it's important that -- that if we stay silent  
4           just because we're not being directly impacted,  
5           then we've become part of the problem, which is  
6           allowing people to dictate. We've -- those  
7           people bought the land with a certain interest,  
8           and to say that they don't have a vested  
9           interest is absolutely wrong. Because somebody  
10          put a plan forward, like the Moran (ph) Group,  
11          therefore, they have a vested interest. No,  
12          every landowner has a vested interest in their  
13          property. And you can't say just because they  
14          did not put a proposal together to put it forth  
15          to build, that they don't have an vested  
16          interest in their land. Because as soon as you  
17          rezone it, you're changing the value of that  
18          land. And when you change the value of that  
19          land, I'm pretty sure you're violating  
20          Amendment Five, which is that you are dictating  
21          to somebody and changing the value of their  
22          property without involving them in that  
23          conversation.

24       (Inaudible due to simultaneous speakers.)

25       **MALE SPEAKER:**     I definitely agree with you, but,



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1           you know, I don't ---

2       (Inaudible due to simultaneous speakers.)

3       **MS. CHEATHAM:**       I think, as I said earlier, this  
4           amendment has been brought forth because a  
5           number of property owners requested it.

6       **MALE SPEAKER:**     Yeah.

7       **MS. CHEATHAM:**       I think also when we look at  
8           research that's been done on the number of  
9           properties on the oceanfront that have deed  
10          restrictions, a lot of those have deed  
11          restrictions, which would prohibit commercial  
12          development. And the Town ---

13       (Inaudible due to simultaneous speakers.)

14       **FEMALE SPEAKER:**    --- has the right, through this  
15           and other legislative matters, to do rezoning.  
16           And the procedure for how you do a rezoning has  
17           been adopted by the Council and we have all  
18           been heard from.

19       **FEMALE SPEAKER:**    And I think with all due respect,  
20           you know, with that deed restriction, each  
21           landowner have the right to go to court and  
22           challenge that deed restriction. So, for you  
23           to rezone it without involving these people is  
24           taking away their rights. Same as the analogy  
25           I gave you, which is just because I don't vote,



1           that doesn't mean you have the right to take  
2           away my vote, right? Which, as I said, I vote  
3           every year.

4           (Laughter)

5       **FEMALE SPEAKER:**     But my point is -- is that. And  
6           secondly, I find it concerning that we do have  
7           a number, which is two people who are in  
8           opposition of have come forth. But when we're  
9           talking about those that want to build  
10          residential, we don't have direct numbers.  
11          We're speculating or guessing. Like, if you're  
12          gonna come and bring numbers, we should have  
13          all the numbers, like, how many people who own  
14          property there want it to be residential versus  
15          those that want it to be commercial. And  
16          that's what I'm saying. We are not doing our  
17          due diligence to involve people as would a  
18          comprehensive plan. So, why are we -- we're  
19          taking part of a comprehensive plan, and we're  
20          putting it ahead of -- ahead of this whole  
21          process. Why isn't this happening during the  
22          Comprehensive Plan process? Why are we voting  
23          for this first, and then down the line, we're  
24          gonna say we're gonna do a comprehensive plan?  
25          Let's do the comprehensive plan. Let's get



1           everybody's opinions.

2       (Applause)

3       **FEMALE SPEAKER:**       Let's involve the community.  
4           Because I saw something up there, and in the  
5           center core of it was a diagram that said  
6           community engagement. Well, guess what? You  
7           have not done your part to engage the community  
8           when it comes to this particular issue, other  
9           than this right here. And -- and that's with  
10          you put -- putting an amendment forward or a  
11          rezoning proposal without consulting.

12       **MALE SPEAKER:**    So, let me just (inaudible) from the  
13          other perspective. We talked about how many  
14          new residents have moved into the area, and  
15          there's already residents that live around that  
16          area. What about the right of those residents  
17          that came in here thinking, oh, this is gonna  
18          be a community and a residential area ---

19       **FEMALE SPEAKER:**    Exactly my point.

20       **MALE SPEAKER:**    --- now you're gonna put ---

21       **FEMALE SPEAKER:**    Let's -- everybody get to the  
22          table and let everybody have conversations.

23       **MALE SPEAKER:**    I think over the course of the last  
24          several years, this debate's been going on.

25       **FEMALE SPEAKER:**    I don't think -- I don't think --





1 I think there have been sides, and people have  
2 been putting conversations together trying to  
3 influence each other. I think we need to have  
4 a true community forum where people can voice  
5 their opinions and not feel as though they're  
6 being coerced into a particular side, that we  
7 could be honest and upfront about how we feel  
8 about what's going on here. Because at the end  
9 of the day, it's been chaotic. I mean, as  
10 somebody coming in from the outside, and I am  
11 an outsider, coming in from the outside, it's  
12 been very chaotic. And to -- I have -- I have  
13 the funding to go ahead and start building.  
14 It's not because I want somebody to do it  
15 first. It's because stability is important,  
16 and I don't find that there's stability going  
17 on here, because one side is saying we want to  
18 be in government and we're gonna be  
19 transparent. I have not seen transparency.  
20 So, how can we believe anything that's going on  
21 when there isn't transparency? And meanwhile,  
22 we're saying, vote for change. There's gonna  
23 be transparency. You're gonna be involved in  
24 the conversation, but that is not happening.  
25 We're informing people, and we're not involving



1           them.

2       **FEMALE SPEAKER:**   Thank you.

3       **FEMALE SPEAKER:**   Yep.

4       **MALE SPEAKER:**    Thank you for that.

5       (Applause)

6       **FEMALE SPEAKER:**   Well said, well said.

7       **MR. LEAKES:**       And I understand some people in the  
8                           crowd are saying the time thing. With me being  
9                           chair, I do have to write to let somebody  
10                          speak. We don't have that many names on this  
11                          paper, so, I feel like the public should voice  
12                          their opinions, whether they're for it or  
13                          against it.

14                       Next, we'll go to Ronnie Kirby.

15       **MR. KIRBY:**    I defer.

16       **MR. LEAKES:**       Okay.   And then the last one is,  
17                          Reyes, is it R-E-Y-E-S?

18       **MS. REYES:**    Reyes.

19       **MR. LEAKES:**    Reyes.

20       **MS. REYES:**    Yes, I thank you. I'm interested in a  
21                          list.

22       **MR. LEAKES:**    Can you come to the mic -- the mic,  
23                          and just state your first and last name, just  
24                          for the record.

25       **MS. REYES:**    Hello.



1     **MALE SPEAKER:**     Hello.

2     **MS. REYES:**     (Inaudible) Reyes and I'm actually new  
3             in town, so I saw the information for the  
4             properties, and I'm interested in those that  
5             are for sale. So, but it's very insightful,  
6             and I'm glad that I came because you're  
7             teaching (inaudible).

8     **MR. LEAKES:**     Welcome.

9     **MS. REYES:**     Thank you. If you could furnish me  
10            with a packet of information, if you have of  
11            the sale of property for sale ---

12    **MALE SPEAKER:**     (Inaudible)

13    **MS. REYES:**     If that's a feasible (inaudible)  
14            (Inaudible due to simultaneous speakers.)

15    **MS. CHEATHAM:**    I'll talk to you after ---

16    **MS. REYES:**     Okay. Thank you. Thank you so much.

17    **MS. CHEATHAM:**    I'll talk to you after.  
18            (Inaudible due to simultaneous speakers.)

19    **MR. LEAKES:**     So, just to confirm, John David,  
20            Jackie, and (inaudible) ---

21    **MR. TAYLOR:**     Excuse me. Could I speak?

22    **MR. LEAKES:**     Yes, sir.

23    **MR. TAYLOR:**     I didn't get a chance. (Inaudible) I  
24            got here late.

25    **MR. LEAKES:**     Okay. Come to the -- come to the mic.



1 State your first and last name for the record.

2 **MR. TAYLOR:** Okay. I'm BJ Taylor. BJ Taylor  
3 (inaudible) 3001 and 3003 South Ocean  
4 Boulevard. Thank you. Statement of fact, Ms.  
5 Cheatham, you were served with two letters from  
6 my attorney on January the 15th ---

7 **MS. CHEATHAM:** Yeah.

8 **MR. TAYLOR:** --- and just want to please ensure that  
9 that's included in the record ---

10 **MS. CHEATHAM:** Yeah (inaudible)

11 **MR. TAYLOR:** --- and make sure that the board gets  
12 it.

13 **MS. CHEATHAM:** Yeah.

14 **MR. TAYLOR:** The planning -- That's Ms. Cane,  
15 right? Ms. Cane gets one, as well as the  
16 Council.

17 **MS. CHEATHAM:** Yeah.

18 **MR. TAYLOR:** I won't take up time, but everything  
19 that -- I oppose the rezoning property to  
20 residential. I won't go all into it, but it's  
21 all delineated in the two letters from my  
22 attorneys. And I think that's very important,  
23 as Krista (ph) mentioned, that it's -- we gotta  
24 have input from the public, and especially,  
25 more importantly, with the comprehensive plan,



1           it's so important to have the input during that  
2           process, rather than for me saying (inaudible)  
3           like this is arbitrarily being done. So, I  
4           would hope that consideration will be done to  
5           take this matter to the comprehensive plan,  
6           just wait for that process and kind of  
7           incorporate it in there, instead of just --  
8           This is just my interpretation. Just seems  
9           like it's just being pushed throughout those  
10          elements, nine elements being addressed, etc.,  
11          etc. So, I guess mainly I just wanted to say  
12          that please include my two letters from my  
13          attorney and to the records for the day. And  
14          make sure that all the board members receive  
15          it, the planning, City Council, and Ms. Cane.  
16          Thank you.

17       **FEMALE SPEAKER:**    Thank you.

18       **MR. LEAKES:**       All right. Do we have anybody else?

19       **FEMALE SPEAKER:**    (Inaudible)

20       **FEMALE SPEAKER:**    Mr. David, you're hiding in the  
21                               corner?

22       **MR. DAVID:**       No, I was just ---

23       **FEMALE SPEAKER:**    I'm just joking.

24       **MALE SPEAKER:**       (Inaudible) everywhere.

25       **MS. MEADOW:**       I say, build it, they would come,



1 right? Stephen, as much as I appreciate all  
2 your comments, I think there could be a  
3 compromise between, you know, choose  
4 development and the sleepy, quaint historical  
5 value of this great town. (Inaudible) and I  
6 were a part of the Harlem resurgence, you know,  
7 being from New York and I am an outsider here,  
8 although my parents live in Pawleys Island for  
9 the last 30 years. I've heard stories about,  
10 you know, this town, and (inaudible) and I kind  
11 of like identify with what's happening to it.  
12 I'm concerned about the -- the economic impact  
13 that it's gonna have on this town. You know,  
14 trying to get all the bits and pieces from  
15 different people, reading up from back 2011 I  
16 think when they started the -- the planning  
17 that the Town was surveyed, and the majority  
18 wanted to see a resurgence, revitalization of  
19 the Town. And it's -- it's moving slowly. I  
20 want to see both. I don't -- I want to see  
21 people prosper, both on the oceanfront 30th  
22 Avenue. And I don't think you can build houses  
23 on the peripheral for personal use or short  
24 term rentals and not have other commercial --  
25 commercial property available to have a vibrant



1 town. And I think, Titus, I appreciate all  
2 your comments, really. I think we can do both.  
3 But to (inaudible) point, and as you can see  
4 why I deferred to her first, you know, we can  
5 get to that point if we all come together and  
6 have those town -- town hall forums where we're  
7 all providing, you know, some information. One  
8 of the concerns is, if we snap our fingers and  
9 we go from commercial to residential, what  
10 happens to the charter? Are we self-sustaining  
11 in this Town? Are we going to be able to make  
12 enough money to be independent of North Myrtle  
13 Beach? Or we can just be consumed by them. So  
14 -- so to Michelle's point, you know, if we keep  
15 it a small town, can we, you know, financially,  
16 do that? And to (inaudible) point, if we don't  
17 -- if we make decisions today for tomorrow, and  
18 we're not just talking about the next, you  
19 know, what happened five years ago or five  
20 years from now, but we're talking about  
21 generations to come. I don't have kids, but  
22 certainly all of the town probably has  
23 grandkids and great grandkids, and that's what  
24 we're talking about, you know, the -- the long  
25 term future, not just about tomorrow. So,



1 Michelle, to your point, I think there are  
2 commercial property owners that I'm sure maybe,  
3 as I think you mentioned, ten years from now,  
4 twenty years from now, or maybe sooner, if  
5 we're thriving, right? And so we just don't  
6 know. I would hate to make decisions today,  
7 you know, thinking about the future. And to --  
8 to -- to start this planning process and make  
9 really good decisions for this Town, whether  
10 it's thriving, and everybody in the nation  
11 says, wow, look at Atlantic Beach. We know,  
12 transparently, there's some dysfunction going  
13 on. We get that, right. There's been some  
14 lawsuits. We know that. Let's clean it up.  
15 You know, this is a vibrant, could be a hugely  
16 vibrant town, but if we lose the charter  
17 because we can't sustain ourselves financially,  
18 then we have nothing. And so I think for  
19 future generations and for us right now, you  
20 know, it's not just about Bike Week, it's about  
21 planning for the future. So, if we could all  
22 bring our minds together, that's what I would  
23 hope for. So, Titus, I appreciate your  
24 comments. Steven, I'm glad you brought that  
25 up, because I say, build it, they will come.





1 Right? Now, we can't control how much they  
2 come. We can control, I think, the identity of  
3 the Town, but we all have to do it in  
4 collaboration with each other and not as  
5 individuals behind the scenes, making decisions  
6 for all of us. So, I thank you for your time.  
7 I -- this is the most conversation that we've  
8 had about this in the three, four years that  
9 we've been involved. So, I appreciate this  
10 dialog. I really do. And I hope that we can  
11 continue this and not in a planning public  
12 hearing where you're gonna make a decision like  
13 this, that we can bring it together on a  
14 regular occasions. Thank you.

15 **MS. CHEATHAM:** Mr. Chairman (inaudible)

16 **MS. MEADOW:** Did I say my full name for you?

17 **FEMALE SPEAKER:** No.

18 **MALE SPEAKER:** (Inaudible)

19 **MS. MEADOW:** Jackie meadow. M-E-A-D-O-W.

20 **MR. LEAKES:** Okay. You can have a seat.

21 **MS. CHEATHAM:** (Inaudible) conversations about losing  
22 the charter, the state law is very specific  
23 about how a municipality can lose its charter,  
24 and it's written. It can lose its charter if  
25 its population falls below 50 residents; if it



1 fails to perform municipal services or collect  
2 taxes; or if it fails to hold an election for  
3 four years. Those are the things that are  
4 listed in South Carolina law about losing a  
5 charter. So, I heard that said and I just  
6 wanted to put on the record (inaudible).

7 **FEMALE SPEAKER:** Can I just say, and I can respect  
8 that, but I believe at the two meetings prior,  
9 it was said that we don't even have a budget up  
10 until June or July. And so if the Town is to  
11 sustain itself, and we're operating a  
12 government without funding, I mean, that should  
13 be concerning to a lot of people.

14 **MS. CHEATHAM:** Our budget was passed on -- last  
15 June. The budget is effective from July 1st to  
16 June 30th.

17 **FEMALE SPEAKER:** Correct.

18 **MS. CHEATHAM:** Every year.

19 **FEMALE SPEAKER:** Correct, but the statement was  
20 made that there was not money ---

21 **MR. LEAKES:** Can you come to the mic?

22 **FEMALE SPEAKER:** Yeah. I think the statement was  
23 made, if I recall correctly, in the -- in the  
24 presentation that I was here about two months  
25 ago, the statement was made that there was no



1 money available until June or July.

2 **MS. CHEATHAM:** For what?

3 **FEMALE SPEAKER:** I don't know; you made that  
4 statement. So, I was just curious, because ---

5 **MS. CHEATHAM:** We have a budget of \$1.3 million.

6 **FEMALE SPEAKER:** Yeah, well, you ---

7 **MS. CHEATHAM:** Council (inaudible)

8 (Inaudible due to simultaneous speakers.)

9 **FEMALE SPEAKER:** If you go to the transcript, that  
10 statement was made.

11 **MS. CHEATHAM:** Okay.

12 **FEMALE SPEAKER:** So, I was -- we were concerned,  
13 like, how's the government operating if ---

14 **MS. CHEATHAM:** I would be concerned, as well.

15 **FEMALE SPEAKER:** Yeah, exactly. So, yeah ---

16 **MS. CHEATHAM:** I will check the transcript.

17 **FEMALE SPEAKER:** Yeah, absolutely, because that was  
18 concerning to me when I heard that. I'm like,  
19 how is the government operating without a  
20 budget?

21 (Inaudible due to simultaneous speakers.)

22 **MS. CHEATHAM:** No, that's not true. The budget is  
23 adopted for the fiscal year from July 1st ---

24 (Inaudible due to simultaneous speakers.)

25 **MALE SPEAKER:** (inaudible) something new ---



1     **FEMALE SPEAKER:**     Something new.

2     **MALE SPEAKER:**     Something new can't come into this  
3             year's budget.

4     **FEMALE SPEAKER:**     Right.

5     **MALE SPEAKER:**     (Inaudible) for next year's budget.

6     **MS. ALLEN:**     Hello, everyone. My name is S. Kathryn  
7             Allen. I have with my family had property here  
8             on Myrtle -- on Atlantic Beach for close to 60  
9             years. We do not live here every day, but have  
10            been literally coming here for 60 years. I'm  
11            very concerned about some of the comments I've  
12            heard about lack of transparency and not  
13            knowing details. The reality is we had --  
14            we've had multiple Council meetings. We've had  
15            Planning Commission meetings, Zoning meetings  
16            talking about different aspects of what we're  
17            here today to also discuss. We had a meeting  
18            maybe six months ago where there had to have  
19            been 25 to 30 people who got up absolutely  
20            opposed to a high rise. And the Council went  
21            right behind that. And everybody spoke,  
22            everybody gave their points. William Booker,  
23            I remember, sort of had one of the last  
24            statements, and he said, I don't know what the  
25            right answer is, but we should be concerned



1           that this many members of this community don't  
2           want this. And the Council right behind that  
3           voted and allowed them to have the permit to --  
4           or I don't know if it was zoning, I don't  
5           remember what it was to build the high rise.  
6           So, my point is, there are lots of  
7           opportunities in this town to find out, to  
8           know, to learn, to participate, to have  
9           statements. There are many of us, Jackie Gore,  
10          me, we are children of folks who bought  
11          property here originally. My children have  
12          literally said to me, please don't screw this  
13          up for us. And that matters to me. So, I want  
14          to be really clear, and our -- our Town Manager  
15          has said twice, and I don't think it's  
16          something that you need to gloss over, there is  
17          a whole issue around deed restrictions that  
18          we're kind of just passing over. That says we  
19          can only build residential there. There's  
20          other aspects of the -- Lee Cane just made a  
21          comment and has said before at other meetings,  
22          we are required to redo our Comprehensive Plan.  
23          I have said at various meetings, guys, we need  
24          to redo our Comprehensive Plan to make sure it  
25          addresses where we are today. But we can't



1 stop progress. We can't stop moving forward.  
2 We can't stop where we are to wait to do that  
3 -- that planning. That planning has to  
4 continue, has to happen. But we can't stop all  
5 progress based on well, we're gonna wait until  
6 we get that done. It doesn't make sense.  
7 That's not how you run a town. So, I just  
8 wanted to make those statements. Very  
9 important to me. And I remember as a kid and  
10 I talked about this, in fact, it's in one of  
11 the minutes we're getting ready to approve,  
12 when this place was jumping. It was all that,  
13 right? There's no reason it cannot be that.  
14 It doesn't, again, require high rise or  
15 commercial on the waterfront. There are lots  
16 of streets, or at least of our four, there's at  
17 least two that would allow us to have all kinds  
18 of commercial development, high rises,  
19 restaurant, all the things. We just have to  
20 think through it. But one thing does not  
21 automatically mean the other thing doesn't  
22 happen. Thank you.

23 **MR. LEAKES:** Thank you.

24 (Applause)

25 **MR. LEAKES:** Do we have anybody else that would



1           like to comment?

2       **MS. GORE:**       Hello, guys.    I'm Jackie Gore.    I'm  
3           (inaudible)    I am from these streets.    I was  
4           raised in these streets.    And unlike Jackie,  
5           I've been here since the 60s.    I've been here  
6           since 1965, which I was born in, 1964, 11-month  
7           old baby, I was here.    And I just want to say  
8           that I really didn't want to get on the high  
9           rise, but since I'm up here in front of all you  
10          guys, I'm going to say this right here.    I  
11          remember as being a little girl in Town of  
12          Atlantic Beach when all the people came to  
13          Atlantic Beach.    We only had a few motels that  
14          was here.    Everybody else that came to Atlantic  
15          Beach, they had to pack up and go home.    Why  
16          wouldn't we want to be able to home -- house a  
17          hotel in here where we can have people come and  
18          guests.    But see, the thing about it is how I'm  
19          looking at it, the homes, which are beautiful  
20          homes here, they are gorgeous homes.    Everybody  
21          can't even afford stay in these homes, though.  
22          You got black folks that want to come hang  
23          (inaudible) don't want to be on that color  
24          thing today, but that's where I'm at right now.  
25          Black folks come to this town cannot afford to



1 stay in these nice homes. When they go by,  
2 they look at 'em and they say, yeah, that's  
3 nice. Ooh, I like that. Who house is that?  
4 Oh, is that so and so? Yeah, that's so and so.  
5 That's us. That's our homes in here. But then  
6 when they go to the sites and see how much they  
7 cost, they can't afford to stay in 'em. They  
8 cannot afford stay in 'em. So, therefore, I  
9 want to say this right here, too, on that note,  
10 you had a whole room of people that stood up  
11 and said they opposed that hotel. You had 18  
12 people that came in this Town and voted  
13 illegal. So, most of those people that stood  
14 up in this Town saying they didn't want that  
15 hotel, that's a lot of them, okay. No, they  
16 don't want it. They don't know what our  
17 history is. They don't know what we've been  
18 through. They don't know. They don't have a  
19 clue. And then you have the ones who come and  
20 they steer the whole thing. They want  
21 everything, and then they want to be on top of  
22 everything. Everything that comes in, they're  
23 on top of it 'cause they're controlling  
24 everything. Soon as a car pass through this  
25 beach and they see somebody looking around,





1           they're running out there trying to get their  
2           car, their number. And so they can tell them  
3           this right here. And then they want to get on  
4           this phone line. They got to tell 'em all  
5           going on in this town about native people in  
6           this town. The natives want to have commercial  
7           in our town. We deserve to have a beach that  
8           we can walk down to. We shouldn't have to go  
9           past somebody's home to get to the beach. We  
10          should be able to have commercial building  
11          against our -- up against the dunes right  
12          there, where the people come in and visit. We  
13          should be able to stand right there, but  
14          (inaudible) and look at the ocean. Why we  
15          gotta go two blocks up, two blocks up from the  
16          ocean to see the ocean? That's not fair. I --  
17          I'm used to being able to go down to the water,  
18          walking off each one of those plots down there  
19          'cause they're commercial. They aren't in  
20          nobody's yard and stand on (inaudible) beach.  
21          That's what we should be able to do. And I  
22          don't care what nobody say. I don't care who  
23          John David and I -- I'm just saying, you have  
24          a beautiful view right there. You really do?  
25          No, I'm not trying to call you out. I'm really



1 not. I'm just trying to get my point over to  
2 you. Your house sits in a beautiful view. You  
3 have a nice zone. And all the rest of these  
4 homes that sit up here. But what's wrong with  
5 you all looking over and seeing some commercial  
6 over there where people is giving us money,  
7 revenue in our town? We can't make it without  
8 revenue. That's what we need here, revenue.  
9 Residential, which is gone, it's never gonna  
10 come back, but the commercials never -- come  
11 back. That's our revenue. And I feel -- I  
12 just feel this is the spot (inaudible) and Lee  
13 Cane sat there and just said to you that if we  
14 put it like that, if we rezone it to  
15 commercial, from commercial to residential,  
16 then you could go in and you could ask to  
17 rezone it. Well, I want y'all to know,  
18 Atlantic Beach don't have spot zoning. You  
19 can't spot zone in here, okay. So, therefore,  
20 once you change that over to residential, it's  
21 gonna be homes there. And before it's all  
22 over, they gonna have restrictions stating  
23 after 9:00 o'clock, if you ride through there,  
24 you might get a ticket or whatever. You -- we  
25 cannot take this chance. We need our revenue,



1 things to stay commercial. And that's all I  
2 have to say.

3 **MR. LEAKES:** Thank you for that. Do we have  
4 anybody else that would like to get up and  
5 speak? Mayor John David?

6 **MR. DAVID:** First of all, I want to thank the  
7 Planning commission. John David, Atlantic  
8 Beach, 3012 Seaview Street. I want to thank  
9 the Planning Commission. I want to thank the  
10 people in the audience, as well. And I have a  
11 strong respect for the history of Atlantic  
12 Beach. I have a strong respect for all the  
13 people that have worked hard to keep it. I  
14 have a strong respect for the people who are  
15 working hard to grow it today. I want to make  
16 sure that we dispel any misinformation. I  
17 think what has been heard that changing to R2  
18 and giving people the opportunity to actually  
19 grow and continue to build out the beach based  
20 on the deed restrictions is key. I think also  
21 having the ability to come back to the planning  
22 or the Board of Zoning Appeals if you choose to  
23 do commercial is key. I think being able to  
24 have a commercial district, especially along  
25 the corridors of 30th and Highway 17 is key, as



1 well as 31st. I think having residential, as  
2 George Tyson originally put in the deeds, is  
3 key. I think to respect history and honor  
4 history, we go all the way back to George  
5 Tyson. He's the one who originally established  
6 the deed restrictions. So, do we want  
7 commercial? Do we want residential? We want  
8 it all. And I implore any of you all to start  
9 building today, to start growing us today. If  
10 there's people you know who want to put a Whole  
11 Foods here, or -- or a mom and pop shop,  
12 another place for all our favorite restaurants,  
13 CNG, to go to, start working out here. Start  
14 bringing in businesses; start getting loans.  
15 We're going to have an economic development  
16 forum on August the 29th. We will have bankers  
17 here. We will have people that have experience  
18 growing on 30th, people that have built houses  
19 here. We have to bring the economics with the  
20 development. And, again, if you can't -- if  
21 you have a deed restriction on the oceanfront,  
22 you're not going to get underwritten at any  
23 bank for a commercial property, unless you got  
24 your own money. And the bank is gonna  
25 underwrite it, and they're gonna turn you down



1 all day long. So, we have to do things that  
2 match what we have and what we can grow. So,  
3 if we need to get finances here that can help  
4 grow and help people pay for commercial; if we  
5 can get finances that can help pay for  
6 residential, we all know it's easier to get a  
7 residential loan than it is to get the  
8 commercial loan. A lot of people at the last  
9 economic development forums told us you need  
10 five years of profit and loss statements to get  
11 a commercial loan. And if you don't have them,  
12 you're not gonna be -- you don't have a  
13 profitable business, they're not gonna give you  
14 a loan. So, 40 years, 30 years, 50 years. And  
15 the history, when people built on the beach, we  
16 knew there was redlining. We know that they  
17 were not giving insurance to the people who had  
18 or who were affected by storms and hurricanes.  
19 And when they brought materials from North  
20 Carolina, and they had many of the people who  
21 built the homes here, they built them with  
22 their own hands. There was no LMO or land  
23 management ordinances. There was no zoning.  
24 They did what they did, and they did it  
25 beautifully, and they did it so much that



1           everybody all over the world came here. But,  
2           today, if you're gonna get a loan, you're going  
3           to the bank. And you're not gonna get  
4           underwritten. So, if there's people who want  
5           to build residential on their deed restricted  
6           residential lots, I would prefer to let them do  
7           it. And if there's people who want to get a  
8           variance and come and get a -- get a variance  
9           to build commercial within that, and there's  
10          examples of that all through Cherry Grove.  
11          There's examples of this on 30th Avenue. I  
12          think Ms. Brown is building a house next to  
13          Leonard Hills, or building a mix use --  
14          building a mix use place next to a house on  
15          30th. So, there's examples all around. So, I  
16          think, you know, talking is good. We know the  
17          knowledge. We know the information. We have  
18          to process the information. And we have to  
19          move forward. And I -- that's all I implore  
20          you all to do. Let's move forward. Let's work  
21          together. Let's -- let's -- we know the  
22          issues. If we need people to get commercial  
23          loans, we need to try to put them with the  
24          lenders to get commercial loans. There's no  
25          reason 30th shouldn't be built out. There's no



1           reason that we can't do anything we can't do.  
2           And we can do it, and we will do it over the  
3           next few years together. That's it.

4   **MR. LEAKES:**     Thank you for that.

5   **MS. GORE:**     Can I just say one more thing?

6   **MR. LEAKES:**     Yeah.

7   **MS. GORE:**     (Inaudible)

8   **MR. LEAKES:**     Come up to the mic.

9   **MS. GORE:**     I watched this screen up here, and you  
10           know what the screen said up there? It says --  
11           can you go back to that first screen  
12           (inaudible) right there? Is it there?

13   **MALE SPEAKER:**   No, it's the next one.

14   **MS. GORE:**     Next one. Go there.

15   **MALE SPEAKER:**   Next one.

16   **MS. GORE:**     Maybe one more.

17   **MALE SPEAKER:**   (Inaudible)

18   **MS. GORE:**     Go back. Go back.

19   **MALE SPEAKER:**   At the bottom.

20   **MS. GORE:**     At the bottom. Many of these beachfront  
21           properties are believed -- believed, that's the  
22           key word here, believed to have the  
23           restrictions that limit their use to  
24           (inaudible). So, the question's been asked can  
25           I see the deed restriction. I only see two,



1           and they were back -- dated back from 1934.  
2           So, I'm saying that to say this, if a property  
3           owner in the commercial zone wants to build  
4           down there, I think they should be going to the  
5           bankers or whomever, and see can they get the  
6           deeds -- can they get -- come to the Town,  
7           however they got to do it or whatever, and  
8           getting that changed. I don't think or see why  
9           we would change over from commercial to  
10          residential in no town. Out in the rural areas  
11          right now where you have homes up and down  
12          certain streets and stuff like that, but if it  
13          burn down, you can't put a house back there  
14          because they are becoming commercial. So,  
15          therefore, I think that we need to really  
16          consider and let this go away 'till get other  
17          things going on, get the community involved.  
18          I don't think we need to go any further with  
19          this decision today. Thank you.

20       **MR. LEAKES:**    Thank you for that. Yes, you can come  
21                          to the mic. State your first and last name.

22       **MR. GASKINS:**  My name is Daniel Gaskins, and I'll be  
23                          brief.

24       **MR. LEAKES:**   State your first and last name in the  
25                          mic.





1     **MR. GASKINS:**     My name is Daniel Gaskin -- Gaskins.

2             I'll be brief.   What is your name, sir?

3     **MALE SPEAKER:**    Titus.

4     **MR. GASKINS:**     Titus, yeah.   I just want to say to  
5             the people here, Titus is is right on point.  
6             Titus is on point.   Once you put something in,  
7             you're stuck with it.   I go back to the '50s  
8             with Atlantic Beach, but that whole waterfront  
9             was    commercial,    even    though    the    deed  
10            restriction says residential.   And now it was  
11            overlooked at that time.   It could be changed  
12            to somebody said, mixed if you want to build a  
13            residential or you want to build commercial  
14            there, that will be defeating the purpose.  
15            Like Titus said, is that once you build a house  
16            there, nobody gonna build a motel beside it.  
17            So, you got what should be -- should be done on  
18            that waterfront property is clean it out and  
19            make it commercial.   And that's all I gotta  
20            say.

21    **MR. LEAKES:**     Thank you.

22    **MS. GORE:**     Amen.

23    **MR. LEAKES:**     Thank you.   Do we have anybody else  
24            that would like to speak or comment?

25    **MS. MEADOW:**    I just have a question.   Again, Jackie



1 Meadow. Can you just give us an update on the  
2 last time that you presented the maps, there  
3 was a conversation about Ocean Boulevard that  
4 it was based on if it was closed or open, and  
5 if it remained closed, that it would go  
6 residential automatically or not. If you can  
7 just clarify that, Lee, I don't know if that  
8 was you or the committee? Can you just speak  
9 to that a little bit?

10 **FEMALE SPEAKER:** I know that -- I wasn't present  
11 for the Council decision, so ---

12 **MS. MEADOW:** This was during that planning meeting  
13 that you mentioned it in one of your maps.  
14 That if Ocean Boulevard remained closed,  
15 everything would go residential.

16 **FEMALE SPEAKER:** (Inaudible)  
17 (Inaudible due to simultaneous speakers.)

18 **MS. CHEATHAM:** I have to find it.  
19 (Inaudible due to simultaneous speakers.)

20 **FEMALE SPEAKER:** --- question is or is it a  
21 statement?

22 **MS. MEADOW:** No, it's a question that -- let's say  
23 the committee postpones this -- this vote, and  
24 Ocean Boulevard stays open. Does that mean  
25 that automatically, it goes residential? It



1           seemed like that was the sticking point that --  
2           that the Town was gonna use to change the  
3           zoning.

4       **FEMALE SPEAKER:**   They are using (inaudible) and the  
5           language -- this is the language that ended up  
6           being adopted by Council, and within the -- I  
7           believe it was the land use element of the  
8           Comprehensive Plan which matches. So, because  
9           Ocean Boulevard has remained closed, the future  
10          land use map was revised in order to reflect  
11          that statement, so the two of them would  
12          actually coincide with one another.  
13          Previously, it had said that if it were -- if  
14          it opened, that that commercial and mixed use  
15          would be appropriate. If it did not open, that  
16          residential was appropriate.

17       **MS. MEADOW:**    So, is this a suggestion, or is this -  
18           --

19       **FEMALE SPEAKER:**   (Inaudible) to be fact. This is  
20           Town policy ---

21       **MS. MEADOW:**    Okay.

22       **FEMALE SPEAKER:**   --- regarding land use and  
23           development. That's what the Comprehensive  
24           Plan is. It's a guiding document for policy  
25           decisions.



1     **MS. MEADOW:**     Guiding document, so, it's not factual  
2                   in terms of this is what is -- is now?

3     **FEMALE SPEAKER:**     This is not a current land use  
4                   map.

5     **MS. MEADOW:**     Okay.

6     **FEMALE SPEAKER:**     This is a future land use map.

7     **MS. GORE:**         And just for the record, our Ocean  
8                   Boulevard has never, ever been opened. We have  
9                   always been closed (inaudible).

10    **MALE SPEAKER:**     And it will always ---

11    **MS. GORE:**         This is how they put us, and we are fine  
12                   like this. We don't want to be open and we do  
13                   not want residential on our Ocean Boulevard.

14    **MS. MEADOW:**     I think what Jackie was referencing  
15                   was the same meeting where there wasn't a lot  
16                   of people here, and it was discussed. It was  
17                   being presented as though, since the -- since  
18                   Ocean Boulevard was being closed, then the vote  
19                   would be to make the entire beachfront  
20                   residential, and there was a significant  
21                   emphasis on Ocean Boulevard being open and  
22                   closed. And that was the whole conversation  
23                   that was being discussed at that time. And, in  
24                   fact, I believe these gentlemen received their  
25                   books that day, and they didn't have the --



1           they didn't have time to review it, and that  
2           they were asked to vote to move it forward,  
3           just for the reading because they weren't --  
4           they weren't privy to the information.

5           (Sneeze)

6           **FEMALE SPEAKER:**    Bless you.

7           **MS. MEADOW:**    They weren't privy to the information  
8           in the book, so, they were asking you guys a  
9           bunch of questions for clarification. It was  
10          two meetings ago, and you and your partner did  
11          a presentation. And it was all pertinent on  
12          Ocean Boulevard being open or closed.

13          **FEMALE SPEAKER:**    There was a presentation. It was  
14          related to the Comprehensive Plan. The  
15          Planning Commission did recommend those changes  
16          to Council, and Council adopted what you're  
17          seeing here.

18          **MS. GORE:**       Can you tell me when that last meeting  
19          was whenever they all met, and they did -- and  
20          my -- my concern is and my reason for asking is  
21          because this whole board up here is a little  
22          different than what the ones was that went over  
23          that, whatever you're talking about. This  
24          isn't the same board.

25          **MS. MEADOW:**       It was Stephen Titus and another



1           gentleman, I think he was a ---

2   **MS. GORE:**     Yeah.

3           (Inaudible due to simultaneous speakers.)

4   **FEMALE SPEAKER:**     (Inaudible) meeting in which the  
5           minutes are included in their packet for  
6           approval.

7   **MS. MEADOW:**       Right.     And they were asking for  
8           clarification because they were being asked to  
9           vote to put it through so that it could be the  
10          first reading or whatever else.   And they were  
11          uncomfortable because they were not able to  
12          read the binder or the information in there,  
13          and so, it was recommended for them to just  
14          vote it through, so that, because they didn't  
15          have any consequential meaning to it.   And that  
16          was two meetings ago.   Unless we were present,  
17          and there was a few -- only a few people here  
18          during that time.

19   **FEMALE SPEAKER:**     I guess the concern right now is,  
20          is this policy, or is it just a statement that  
21          if it remains closed, which it seems like that  
22          the majority of the residents in Atlantic Beach  
23          would like it to remain closed, that  
24          automatically all beachfront goes residential.

25   **FEMALE SPEAKER:**       That is what the comprehensive



1           plan currently recommends in regards to zoning  
2           for the Town.

3   **MS. GORE:**           That is just a recommendation  
4           (inaudible) recommendation.

5   **FEMALE SPEAKER:**   It's a recommendation. Thank you.  
6   (Inaudible due to simultaneous speakers.)

7   **FEMALE SPEAKER:**   The decision for rezoning, does  
8           not stop with the Planning Commission. It goes  
9           to Town Council for final review whether it is  
10          voted up or voted down by the Planning  
11          Commission.

12   **MS. GORE:**          Wait a minute, because if it is  
13          recommended by the Town, by the Planning, it  
14          goes to Council. If it dies on the table, it  
15          don't supposed to go to Council.

16   **FEMALE SPEAKER:**   Yes, it does.

17   **MS. CHEATHAM:**      Yes, it does.

18   **FEMALE SPEAKER:**   It does.

19   **MS. GORE:**          So, it goes to Council ---

20   **FEMALE SPEAKER:**   Yes, it goes to Town Council for  
21          consideration.

22   **MS. GORE:**          Well, what's the purpose of (inaudible)  
23          (Inaudible due to simultaneous speakers.)

24   **FEMALE SPEAKER:**   The Planning Commission is the  
25          recommending body to the Town Council.



1     **MS. MEADOW:**     They're only advisory.

2     **MS. GORE:**     Okay.    Okay.

3     **MR. LEAKES:**     Okay.    Do we have any more questions,  
4                        comments?

5     **FEMALE SPEAKER:**    I do have one more question.

6     **MR. LEAKES:**     Come up to the -- come up to the  
7                        podium.

8     **FEMALE SPEAKER:**    (Inaudible)

9     **MALE SPEAKER:**    I do want to say that when you don't  
10                        talk into the mic, it doesn't get recorded  
11                        officially, and people online can't hear you,  
12                        so, please, please, talk into the mic,  
13                        including the Commission.

14    **FEMALE SPEAKER:**    Appreciate that. Thank you. So,  
15                        I guess the question then comes back to the  
16                        original question about open forums, and I  
17                        appreciate Ms. Allen's point. We haven't had  
18                        open dialog other than in this type of setting,  
19                        if I'm correct. In other words, in the Town  
20                        Hall. The second point that I want to make is  
21                        these PIN numbers, and this is what I brought  
22                        up the last time I referred to these PIN  
23                        numbers is, has everybody been informed? If I  
24                        recall the last meeting in January, it -- it  
25                        was stated that all these property owners would





1           receive 30 days in advance before the Planning  
2           Commission would then pass it along to the  
3           Council. And they would get a sign put in  
4           their yard, land, on their plot of land,  
5           informing them also that it was gonna be  
6           rezoned. So, I guess the question is, has that  
7           happened?

8   **MS. CHEATHAM:**     Yes.

9   **FEMALE SPEAKER:**   All of these people have received  
10           it?

11   **MS. CHEATHAM:**     Yes.

12   **FEMALE SPEAKER:**   And they're all okay with it?  
13           They all agree with this? I mean, I know Mr.  
14           Taylor came up today.

15   **MS. CHEATHAM:**     I did not receive any response from  
16           the ---

17   **FEMALE SPEAKER:**   Other than Mr. Taylor's?

18   **MS. CHEATHAM:**     Mr. Taylor gave a response in  
19           January and another property owner gave -- a  
20           perspective property owner gave a response in  
21           January. But they all had signs in their yard  
22           and they all received mailings.

23   **MS. GORE:**       And they all did not agree to this. I  
24           know three off the top of my head along with  
25           him, he makes four, (inaudible) this right



1           here, and their property is impacted by  
2           (inaudible)

3       **MS. CHEATHAM:**     I'm saying I did not receive any  
4           information from any property owner. The Town  
5           -- let me -- the Town did not receive any  
6           information from a property (inaudible) than  
7           the two that I mentioned.

8       **FEMALE SPEAKER:**    So, just to address John David's  
9           point. He asked us to build, and, obviously,  
10          we're excited about, you know, the potential,  
11          and Michele and I have had many conversations.  
12          I follow, you know, her building that's going  
13          on, and getting excited. But to be honest with  
14          you, if the beachfront commercial turns  
15          residential, I feel like the value of my three  
16          properties on 30th Avenue would significantly  
17          be impacted. And so that's where our concern  
18          is, is when -- when we built, when we bought  
19          it, and we had intentions of building and  
20          living here, this was part of our grand plan.  
21          I'm just concerned that the value of all of our  
22          properties are going to go down based on the  
23          fact that the oceanfront will not be  
24          commercial. And I value everybody's opinion  
25          about high rise versus low rise ---



1     **MALE SPEAKER:**     (Inaudible)

2     **FEMALE SPEAKER:**     --- and I'm sure that we can, you  
3             know, have that conversation. And I can, you  
4             know, be schooled on, you know, what that  
5             process is, whether we can go high rise or low  
6             rise, and what, you know, commercial property  
7             is gonna come here. But I think if we make  
8             this decision right now to take away the  
9             opportunity for commercial and we go all  
10            residential, all of our property values might  
11            be impacted. And so no, I'm not ready to -- to  
12            build unless, you know, it's prosperity.

13    **MR. LEAKES:**     Thank you for that. Does anybody else  
14             have anything to say before we close the floor  
15             to the public?

16    **MS. GORE:**     One more question. Who paid for this?

17    **MR. LEAKES:**     Come to the mic.

18    **MS. GORE:**     (Inaudible) process required, and I  
19             could be wrong, but I was so sure that the  
20             process required for somebody to ask the --  
21             give the planning board, the Commissioner,  
22             Chairman, a letter. So, who -- did you get a  
23             letter from somebody requested to rezone?

24    **MR. LEAKES:**     No, I -- I didn't receive it. Ms.  
25             Cheatham, it came from the Town, correct?



1     **MS. CHEATHAM:**     Came from the Town.

2     **MS. GORE:**        So, the Town request -- so, the Town  
3                   request to change the zoning? Thank you. So,  
4                   that's what we're paying tax dollars to  
5                   whoever's trying to rezone (inaudible). That's  
6                   all I wanted to know.

7     **MALE SPEAKER:**    So, did it come at the request of a  
8                   land owner or what?

9     **MS. CHEATHAM:**    Based on -- as I said earlier, based  
10                   on my conversation with property owners about  
11                   their inability to do certain things under the  
12                   zoning, we made a request to the Planning  
13                   Commission as the LMO suggests ---  
14                   (Inaudible due to simultaneous speakers.)

15    **FEMALE SPEAKER:**    Do we have documentation or just  
16                   conversations?

17    **MALE SPEAKER:**    Who made the request? Who made the  
18                   request?

19    **MS. CHEATHAM:**    (Inaudible)

20    **FEMALE SPEAKER:**    See, I mean ---

21    **FEMALE SPEAKER:**    Do we have we have documentation  
22                   from the property owners who are making  
23                   requests for the rezoning, or is this based on  
24                   conversations that were had, and, therefore,  
25                   this proposal came to be?



1     **MR. LEAKES:**     Yeah, can you repeat your question in  
2                   the mic?

3     **FEMALE SPEAKER:**   Sorry about that. The question is  
4                   that, obviously, multiple times we're hearing  
5                   that conversations were had, and, therefore,  
6                   that's why this proposal came to be. So, what  
7                   I'm asking is, do we have official  
8                   documentation, not just conversations between  
9                   two individuals, but official documentation  
10                  from homeowners, from landowners saying that  
11                  they are putting this request forward for this  
12                  rezone?

13    **MS. CHEATHAM:**        I don't have any written  
14                   documentation that I can share. But as the  
15                   Town Manager, the Town has the ability, per the  
16                   Land Management Ordinance, to make requests of  
17                   the Planning Commission to take certain  
18                   actions. And that is what happened. And I  
19                   have told you that it wasn't just one property  
20                   owner, it has been more than one.

21    **MS. GORE:**       And nobody don't have a clue who they  
22                   are.

23    **FEMALE SPEAKER:**       So, can that information be  
24                   furnished?

25    **MR. LEAKES:**     Come back to the mic. Can you come to



1 the mic?

2 **FEMALE SPEAKER:** What?

3 **MS. GORE:** You on the Planning Board?

4 **MS. ALLEN:** Which I'm -- why I'm sitting out here.  
5 I'm recused.

6 **MS. GORE:** Okay. So, I mean.

7 **MS. ALLEN:** But I'm saying, I'm ---  
8 (Inaudible due to simultaneous speakers.)

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

10 **MR. LEAKES:** (Inaudible) audience.

11 **FEMALE SPEAKER:** I think we're just asking again  
12 for transparency, because it's apparent that it  
13 came from the Town Hall and the Town Manager.  
14 But if you can furnish some kind of  
15 information, whether it's on the Town Hall  
16 website or sent out to all the property owners  
17 on who requested it, when they requested it,  
18 and how this process works. Because it seems  
19 as -- as individuals, where we can do this, but  
20 I guess we're concerned about the process that  
21 instead of individuals requesting their own  
22 plot of land, that it goes to the Town, and  
23 then the Town requests it, and next thing you  
24 know, we're getting an agenda from the Town  
25 Hall saying that, you know, 20-some odd PIN



1           numbers are going to be rezoned, based on one  
2           or two landowners that want to convert from  
3           commercial to residential. So, again, if we  
4           can be transparent, get that information of who  
5           these property owners are -- and, again, you  
6           know, transparency. Thank you.

7       **MS. GORE:**   And, just for the record, I just want to  
8           say one more thing. (Inaudible)

9       **MR. LEAKES:**   Yeah, walk up to the mic.

10      **MS. GORE:**   (Inaudible) just -- I'm about to walk  
11           out the door because I'm not saying anything  
12           else today, but I will say this right here for  
13           all that's being done today, this planning  
14           meeting that's lasted for a couple hours or  
15           whatever, I'm kind of lost on why we're even  
16           here today. Because a first reading has  
17           already been passed on this very meeting right  
18           here. Before this meeting ever took place,  
19           Council has already passed the first reading.  
20           So, therefore, we get -- now being known that  
21           it didn't even have to come to the Planning  
22           Board. Well, I'm here to tell you that it's  
23           already gonna be passed if it can be, if  
24           there's no (inaudible) in between here and  
25           there, it's going to get a second reading,



1           okay. But anyway, y'all have a good day.

2   **MR. LEAKES:**    Okay. Thank you.

3   **FEMALE SPEAKER:**   (Inaudible)

4   (Inaudible due to simultaneous speakers.)

5   **FEMALE SPEAKER:**   I have a question.

6   (Inaudible due to simultaneous speakers.)

7   **MR. LEAKES:**    (Inaudible) come to the -- (inaudible)  
8           both of you come back.

9   **FEMALE SPEAKER:**   My question would be if -- okay,  
10           if we be -- I'm interested in purchasing. Now,  
11           if I were to buy a commercial property and in  
12           several years the Town or, you know, comes to  
13           me that they want to turn it into residential,  
14           wouldn't that be a loss to me, just like it is  
15           -- like what they're trying to say? Because  
16           then that makes me reluctant to want to  
17           purchase here because, you know, if I want to  
18           thrive, you know, revenue brings in  
19           (inaudible). Makes no sense to buy a property  
20           that I'm -- later on I'm gonna have a risk of  
21           losing what I've built there. See? If I place  
22           a business there, and all of a sudden I have to  
23           dismantle it, because, you know, a decision was  
24           made like that. So, what is the security for  
25           me to purchase a commercial property and you





1           guys, you know, deciding, you know, the fate of  
2           my business later on in the future?

3       **FEMALE SPEAKER:**    I appreciate you ---  
4       (Inaudible due to simultaneous speakers.)

5       **FEMALE SPEAKER:**    --- deciding for them, as well,  
6           when it comes to vote.

7       **MS. CANE:**       So, I can speak to it from -- this is  
8           Lee Cane again.    I can speak to it from the  
9           standpoint of, say, you purchase a commercial  
10          property, and you build the commercial  
11          property, and the zoning changes, that would be  
12          considered a non-conforming use.    It would  
13          allow -- be allowed to stay in business as a  
14          non-conforming use, as long as it wasn't  
15          expanded, or it didn't shut down for more than,  
16          I believe, six months.       So, there are  
17          provisions in there in order to protect a  
18          property owner.

19       **FEMALE SPEAKER:**    Okay.

20       **MS. CANE:**   And say you purchased a commercial tract  
21           and you did not build on it, if you had  
22           submitted development plans to the Town that  
23           would be considered by South Carolina state law  
24           to be considered a vested property that you  
25           have a vested interest in building, if you have



1 not submitted development plans to the Town to  
2 be considered for review, state law indicates  
3 that that is not a vested interest and you  
4 can't -- the Town can go through and rezone a  
5 property.

6 **FEMALE SPEAKER:** Thank you very much.

7 **FEMALE SPEAKER:** (Inaudible) we have a realtor  
8 (inaudible)

9 **FEMALE SPEAKER:** I'm sorry?

10 **FEMALE SPEAKER:** We have a realtor (inaudible)

11 **MS. BOOKER:** Good afternoon, everyone. Can you  
12 (inaudible)? Can you all hear me?

13 **FEMALE SPEAKER:** Yeah.

14 **MS. BOOKER:** My name is Linda Booker. I just want -  
15 - I've listened to a lot of information since  
16 this meeting has started, and I've listened to  
17 a lot of misinformation. To the young ladies  
18 seated on the front line, you want to know who  
19 wanted these changes. We had a meeting just  
20 like this a few months ago, this room was  
21 packed, packed with all of the residents here  
22 on the beach. We also had members of the local  
23 NAACP that came and everybody here, with the  
24 exception of five people, voted against this  
25 commercial development on the beach. That's in



1 the minutes. You can get the minutes and you  
2 can read 'em, and that way you'll know who --  
3 when Ms. Cheatham said the Town, you'll know  
4 who these people are. There were people crying  
5 because if -- a high rise was gonna change the  
6 whole dynamic of our Town. I have a respect,  
7 Mr. Chair, for the past. I came here about 16  
8 years ago, so I saw the remnants of what you  
9 guys had had here before I came. But let me  
10 just say something, when you put a high rise  
11 that the Morants (ph) want to put here, you  
12 think that Ocean Boulevard is gonna stay  
13 closed? Do you all really believe that? I  
14 mean, you're delusional, because there are  
15 going to be so many cars and so many people and  
16 this place is gonna turn. You talking about  
17 your property values decreasing, they will  
18 decrease, because you're gonna have so many  
19 people in and out of here. The congestion is  
20 gonna be unreal. The crime is gonna go up.  
21 You ask our police chief right there about our  
22 crime right now, but you're gonna have all  
23 these outside elements coming in, and  
24 everything is gonna change, and your property  
25 values will remain. And another thing, during



1           the time that you spoke of, how many people had  
2           cars? How many people had cars? There was  
3           probably one car per family, if that. We can't  
4           stay on the path that we were on. I don't care  
5           what your decision is today. I know what I  
6           want, but I want us to be realistic about what  
7           we're talking about here. One other thing I  
8           want to address, the Planning -- the past  
9           Planning Commission where Ms. Allen was a  
10          chair, we asked for workshops all the time. I  
11          went to Mr. Stevens and Mr. Quattlebaum all the  
12          time because we were members of the  
13          Beautification Committee and we said we would  
14          like to have workshops around the changes that  
15          are going on, and they were denied to us. So,  
16          I want you to hear both sides of the story and  
17          not one side of the story. I have nothing else  
18          to say, but I just want to straighten up some  
19          things that are not factual. Thank you.

20       **MALE SPEAKER:** Thank you, ma'am.

21       **FEMALE SPEAKER:** Thank you.

22       **MR. LEAKES:** Anybody else that would like to speak  
23                      or say anything?

24       **MALE SPEAKER:** (Inaudible)

25       **MR. LEAKES:** Okay. We will close the floor to the



1           public.     It's now time to vote regarding  
2           Rezoning Case 125 from (inaudible). Do we have  
3           a motion on the floor?

4     **FEMALE SPEAKER:**     Motion to approve or deny.

5     **MALE SPEAKER:**     Make a motion to approve -- or deny.

6     **FEMALE SPEAKER:**     (Inaudible) make one or the other.

7     **MALE SPEAKER:**     To approve.

8     **FEMALE SPEAKER:**     Second.

9     **MR. LEAKES:**     Roll call.

10    **FEMALE SPEAKER:**     Steven Fera.

11    **MR. FERA:**     Yay.

12    **FEMALE SPEAKER:**     Michele Brown.

13    **MS. BROWN:**     Yay.

14    **FEMALE SPEAKER:**     Timothy Vereen.

15    **MR. VEREEN:**     Yay.

16    **FEMALE SPEAKER:**     Titus Leakes.

17    **MR. LEAKES:**     No. So, the motion has been passed to  
18           make a recommendation to Council to approve.

19    **APPROVAL OF JULY 25, 2024 MINUTES:**

20    **MR. LEAKES:**     Go down to B, approval of the July --  
21           July 25th 2024 minutes meeting.

22    **FEMALE SPEAKER:**     (Inaudible)

23    **MALE SPEAKER:**     Is the old minutes from July last  
24           year?

25    **FEMALE SPEAKER:**     Yeah, uh-huh, yes.



1     **FEMALE SPEAKER:**     Yeah.

2     (Inaudible due to simultaneous speakers.)

3     **MS. CHEATHAM:**     (Inaudible) said that we're just  
4     approving that (inaudible)

5     **MALE SPEAKER:**     Do we have them?

6     **MS. CHEATHAM:**     They're in there.

7     (Inaudible due to simultaneous speakers.)

8     **MALE SPEAKER:**     Oh, okay.

9     **MS. CHEATHAM:**     Yeah.

10    **FEMALE SPEAKER:**    I move to approve July 25th, 2024,  
11    minutes.

12    **MALE SPEAKER:**     I'll second the motion.

13    **MR. LEAKES:**       Roll call.

14    **FEMALE SPEAKER:**    S. Kathryn Allen.

15    **MS. ALLEN:**        Yay.

16    **FEMALE SPEAKER:**    Steven Fera.

17    **MR. FERA:**         Yes.

18    **FEMALE SPEAKER:**    Michele Brown.

19    **MS. BROWN:**        Yay.

20    **FEMALE SPEAKER:**    Timothy Vereen.

21    **MR. VEREEN:**        Yes.

22    **FEMALE SPEAKER:**    Titus Leakes.

23    **MR. LEAKES:**        Yes.     So, the motion has been  
24    approved.

25                            **NEW BUSINESS:**



**APPROVAL OF JANUARY 16, 2025 MINUTES:**

**MR. LEAKES:** Down to New Business. Approval -- I make a motion to approve the January 16, 2025, minutes.

**FEMALE SPEAKER:** Second.

**MR. LEAKES:** Roll call.

**FEMALE SPEAKER:** S. Kathryn Allen.

**MS. ALLEN:** Yes.

**FEMALE SPEAKER:** Steven Fera.

**MR. FERA:** Yes.

**FEMALE SPEAKER:** Michele Brown.

**MS. BROWN:** Yes.

**FEMALE SPEAKER:** Timothy Vereen.

**MR. VEREEN:** Yes.

**FEMALE SPEAKER:** Titus Leakes.

**MR. LEAKES:** Yes. The motion has been approved.

**PUBLIC INPUT, NON-AGENDA ITEMS:**

**MR. LEAKES:** Now, we're down to Public input, non-agenda items. Does anybody in the public have anything else to say?

(No response heard.)

**ADJOURNMENT:**

**MR. LEAKES:** Okay. So, at this moment, I -- 2:58, April 3rd, I declare the meeting ...

**(The meeting was adjourned at 2:58 p.m.)**



### **CERTIFICATE**

This is to certify the transcript of the Atlantic Beach Town Meeting consists of ninety-seven (97) 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 May 8, 2025.



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Amanda J. Creel Godfrey  
Court Reporter

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



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