

**TOWN OF ATLANTIC BEACH  
PLANNING COMMISSION MEETING**

\*\*\*\*\*

**Thursday, August 21, 2025**



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**APPEARANCES**

**COMMISSION MEMBERS:**

Titus Leaks, Chair  
Stephen Fera, Vice Chair  
Timothy L. Vereen, Commission Member  
Kathryn Allen, Commission Member  
Michele Brown, Commission Member

**ADMINISTRATION:**

Adrian Jones, Town Manager  
Carnisha Hennigan, Assistant Town Clerk

**ALSO PRESENT:**

Ashley Cowen, CPRP Planning Project Manager  
- Diamond Shores  
Leigh Kane, Local Planning Services Director,  
Waccamaw Regional Council of Governments

**INDEX**

**PAGE:**

**CALL TO ORDER . . . . . 3**

**MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE . . 4**

**NEW BUSINESS:**

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON . . . . 4

APPROVAL OF APRIL 3, 2025 MINUTES . . . . . 5

**MOTION FOR THE APPROVAL OF THE AGENDA: . . . . 6**

**PRESENTATION:**

ASHLEY COWEN . . . . . 7

**ADJOURNMENT . . . . . 65**

Certificate . . . . . 66



1 CALL TO ORDER:

2 **MR. LEAKS:** Everyone, as of August 21st, 2025 at 1:00  
3 o'clock. Well, 1:02 p.m, I would like to call  
4 this meeting to order. Roll call.

5 **MS. HENNIGAN:** Roll call. My name is Carnisha and  
6 I'll be doing the roll call. Titus Leaks?

7 **MR. LEAKS:** Here.

8 **MS. HENNIGAN:** Mr. Stephen Fera?

9 **MR. FERA:** Here.

10 **MS. HENNIGAN:** Mr. Timothy Vereen?

11 **MR. VEREEN:** Present.

12 **MS. HENNIGAN:** Ms. Kathryn Allen?

13 **MR. LEAKS:** Kathryn.

14 **MS. ALLEN:** I couldn't -- I can't understand what  
15 she's saying.

16 **MR. LEAKS:** Oh, she's ---

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

18 **MR. LEAKS:** --- roll call.

19 **MS. HENNIGAN:** Ms. Michele Brown?

20 **MS. BROWN:** Present.

21 **MR. LEAKS:** Okay. Today when you speak into the mic  
22 can you just please state your name first, then  
23 speak so the minutes can be captured  
24 accordingly. So just before you speak, just  
25 say your name and then go to speak. And that's



1 every time you speak. Okay, we'll move to a  
2 moment of silence and the Pledge of Allegiance.

3 **MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE:**

4 (Moment of silence observed.)

5 (Pledge of Allegiance recited in unison.)

6 MR. LEAKS: Titus Leaks speaking. So next we'll  
7 move to New Business.

8 **NEW BUSINESS:**

9 **ELECTION OF A NEW CHAIRPERSON AND VICE CHAIRPERSON:**

10 MR. LEAKS: We'll move to Election of a new  
11 chairperson and vice chairperson.

12 MR. FERA: This is Steve Fera speaking. I'd like to  
13 nominate Titus to be the chairperson.

14 MR. VEREEN: Timothy Vereen, I second that.

15 MR. LEAKS: Titus Leaks, roll call.

16 MS. HENNIGAN: Roll call, Carnisha speaking. Mr.  
17 Titus Leaks?

18 MR. LEAKS: Yes.

19 MS. HENNIGAN: Mr. Stephen Fera?

20 MR. FERA: Yes.

21 MS. HENNIGAN: Mr. Timothy Vereen?

22 MR. VEREEN: Yes.

23 MS. HENNIGAN: Ms. Kathryn Allen?

24 MS. ALLEN: Yes.

25 MS. HENNIGAN: Ms. Michele Brown?



1 MS. BROWN: Yes.

2 MR. LEAKS: Okay, so Titus will still remain as  
3 chairperson. So next we'll move to vice chair.  
4 I nominate Stephen Fera for vice chairman.

5 MS. BROWN: Second.

6 MR. LEAKS: Roll call.

7 MS. HENNIGAN: Roll call. Mr. Titus Leaks?

8 MR. LEAKS: Yes.

9 MS. HENNIGAN: Mr. Stephen Fera?

10 MR. FERA: Yes.

11 MS. HENNIGAN: Mr. Timothy Vereen?

12 MR. VEREEN: Yes.

13 MS. HENNIGAN: Ms. Kathryn Allen?

14 MS. ALLEN: Yes.

15 MS. HENNIGAN: Ms. Michele Brown?

16 MS. BROWN: Yes.

17 MR. LEAKS: Okay. Stephen will remain as vice  
18 chair.

19 **APPROVAL OF APRIL 3, 2025 MINUTES:**

20 MR. LEAKS: So we'll move on to approval of April  
21 3rd, 2025 minutes. Everything looks good  
22 except the spelling of a few names. Leigh Kane  
23 name was spelled wrong. Her name needs a K  
24 versus a C. Titus Leaks, his last name was  
25 spelled wrong, it's L-E-A-K-S. Michele, your



1 name is okay?

2 **MR. FERA:** Yeah.

3 **MR. LEAKS:** And then the only other thing was, like  
4 I said -- mentioned earlier, speaking into the  
5 mics with our names stated so the minutes can  
6 be captured accordingly. But other than that  
7 I make a recommendation to approve the minutes  
8 from April 3rd, 2025.

9 **FEMALE SPEAKER:** I have a point of order -- or just  
10 point of information. The minutes also  
11 indicate female speaker throughout, and that  
12 also needs to be revised to Carnisha Hennigan.

13 **MR. LEAKS:** Okay. So also we're adding updates to  
14 Carnisha as listed as Female Speaker in the  
15 minutes. Anymore changes anyone notices?  
16 Yeah, I think the main issue was the names.

17 **MR. VEREEN:** That was a big thing.

18 **MOTION FOR APPROVAL OF THE AGENDA:**

19 **MS. BROWN:** I make a motion to accept the minutes as  
20 amended.

21 **MR. FERA:** This is Steve Fera, I second it.

22 **MS. BROWN:** Sorry, can I say my name? Should I do  
23 it again? I'm gonna say it -- I'm gonna do it  
24 again with my name. This is Michele Brown. I  
25 make a motion to accept the minutes as amended.



1 **MR. FERA:** And this is Steve Fera, I second the  
2 motion.

3 **MR. LEAKS:** Titus Leaks, roll call.

4 **MS. HENNIGAN:** Roll call, this is Carnisha.

5 **MR. LEAKS:** You wanna try this one?

6 **MS. HENNIGAN:** Let's try this one. This is  
7 Carnisha, I'll do the roll call. Mr. Titus  
8 Leaks?

9 **MR. LEAKS:** Yes.

10 **MS. HENNIGAN:** Mr. Stephen Fera?

11 **MR. FERA:** Yes.

12 **MS. HENNIGAN:** Mr. Timothy Vereen?

13 **MR. VEREEN:** Yes.

14 **MS. HENNIGAN:** Ms. Kathryn Allen?

15 **MS. ALLEN:** Yes.

16 **MS. HENNIGAN:** Ms. Michele Brown?

17 **MS. BROWN:** Yes.

18 **MR. LEAKS:** Okay. So next -- Titus Leaks speaking -  
19 - next we'll move to the presentation of the  
20 Comprehension Plan and Land Management  
21 Ordinance Review by Ashley Cowen, planning  
22 project manager with Diamond Shores.

23 **PRESENTATION:**

24 **MS. COWEN:** Is it already on?

25 **MR. LEAKS:** Oh, push and -- yeah, push and hold the



1 button.

2 **MS. COWEN:** I have to hold it down?

3 **MR. VEREEN:** Just hold it to get it started.

4 **MS. COWEN:** Excellent. Hello, everyone. Ashley  
5 Cowen with Diamond Shores. We are working on  
6 your Comprehensive Plan rewrite, your Land  
7 Management Ordinance update and potential re-  
8 write, and also your Commercial Master Plan.  
9 I'm actually gonna take this over here so I can  
10 advance my slides. Just for a refresher for  
11 anybody who is maybe watching at home, the  
12 Comprehensive Plan is a long range planning  
13 document. It helps guide the future of the  
14 Town. You can think of it kind of as a road  
15 map for the future. It's largely guided by  
16 public input, what you're planning for the  
17 future in terms of your infrastructure, your  
18 transportation, your housing and whatnot. As  
19 you can see here on these images we've got the  
20 1939 imagery, 1959 and so forth through the  
21 past and into the future. What the  
22 comprehensive plan basically does is help you  
23 look at the past, bring you into the future and  
24 let you vision where you want to go, okay? Is  
25 this what you want to see into the future? Is



1 this what you want to see into the future? Or  
2 is something like this what you want to see  
3 into the future? And through a series of  
4 exercises, public input sessions, meetings like  
5 this, what we're intending to do is help you  
6 kind of hone in the vision and put it into  
7 writing so that the guiding document of the  
8 comprehensive plan can help guide your  
9 decisions into the future. So what are the  
10 elements of the comprehensive plan? Like I  
11 said, is your priority investments into your  
12 infrastructure, your natural resources, that  
13 beach front that you have, that gorgeous dune  
14 system that you have, your cultural resources,  
15 things like the churches that you have in your  
16 community, this community center that you have.  
17 The resilience, this is a new element that is  
18 now required, it's how you bounce back from any  
19 impacts from hurricane and such that happen in  
20 the community. Your community facilities, so  
21 your police and fire and rescue, all of those  
22 sorts of things that go into making your  
23 community run. Economic Development, I know  
24 that has been a lot of discussion recently in  
25 Atlantic Beach and how you see the Town



1 continuing to move forward with that economic  
2 development. I'm gonna skip land use for a  
3 second. Housing, of course that is whether you  
4 intend to continue with single family housing  
5 moving forward, whether you see multi-family  
6 housing and apartments, potentially townhouses  
7 or even hotels moving forward. Population  
8 growth, I know there's been a lot of discussion  
9 with how much population growth will be good  
10 for the town moving forward. Whether you see  
11 something a goal of 1000 people as a permanent  
12 population base, or even fifteen to 2000 people  
13 as a permanent population growth. What is that  
14 level that want for the future. And then  
15 transportation, you've got a great street  
16 system right now. There's been conversations  
17 about connections through and through this  
18 process we hope to find a vision that is  
19 cohesive for your transportation  
20 infrastructure. And there's also been  
21 conversations about bus stops. That's also  
22 included in that transportation element. Now  
23 land use is that future land use map that  
24 you've talked about at previous meetings. It  
25 is a collection of all of these things put into



1 a visible map that you can use to guide those  
2 decisions moving forward. It is that vision,  
3 that color on a piece of paper, that you can  
4 say, okay, a rezoning request has come through,  
5 what does the map say we should do with this  
6 request. And then you can use that as a  
7 guiding -- a guiding force basically, to give  
8 your recommendations forward to Council. And  
9 then they too will use this document as that  
10 guiding force to decide what to do into the  
11 future. And of course all of these elements,  
12 okay, are guided by the voices of the people,  
13 okay? Their input is what helps us determine  
14 what is put into each of these elements. Your  
15 land management ordinance, I'm gonna just touch  
16 on this really quick because it is largely  
17 guided by our comprehensive plan. It basically  
18 establishes the rules for development. A lot  
19 of this is stuff that your staff are gonna deal  
20 with. The people who review the plans, the  
21 people who approve the plans. It's basically  
22 how that development is gonna be reviewed.  
23 What types of development can occur in each  
24 zoning district? How it can impact the topics,  
25 such as landscaping. When you build a new



1 house, how many trees do you need to add back  
2 to it? How much of a buffer do you need to put  
3 between houses or commercial and a house, okay?  
4 How many plants do you need to put in that  
5 buffer? Does that buffer need to include a  
6 storm water infrastructure? Okay? Things like  
7 fencing, do you need to put a fence in between  
8 a residential property and a commercial  
9 property? Does it need to be six feet high?  
10 Can it be chain link? All of those types of  
11 things are established in the your land  
12 development ordinance, okay? It also let's  
13 you know, can you put an adult industry next to  
14 a residential property? How far away can it be  
15 if that's something that an adult industry  
16 wants to come in and do? Okay, these are all  
17 governed by the land management ordinance. And  
18 again, a lot of the public input that we're  
19 gathering is helping us guide decisions for the  
20 future land -- for the land management  
21 ordinance changes that we are gonna put into  
22 the document. All of this will come back to  
23 you so that you can see some of those potential  
24 changes as we move through the process. So  
25 where are we in the process? I've included in



1 your packet this document. It's kind of a  
2 conceptual idea of the process and how we move  
3 through it. You guys have seen this before.  
4 So we're in a three step process. The first  
5 step is the groundwork. That's where we are  
6 now. We've got about a month, month and a half  
7 left of the groundwork before we move forward  
8 into the drafting phase. The groundwork is  
9 basically the research. We're out on the  
10 field, we're taking a look at the properties,  
11 we're checking out the infrastructure, we're  
12 doing a lot of background research, which I'll  
13 show you in just a minute. We're talking to  
14 people, we're kind of learning the basis for  
15 the Town, we're diving deeply into some of the  
16 records that we've been able to obtain. And  
17 we're really kind of dipping our toes in the  
18 water, splashing around a little bit, taking a  
19 look at anything we can get our hands on to  
20 learn what the Town is and wants and could be.  
21 So let's see a little bit of what we've done.  
22 You'll see this map back in the back. This is  
23 a map of all of the properties in Atlantic  
24 Beach. What we've done here is mapped out the  
25 age of the structures in the Town and all of



1 the property owners, okay? We've tried to  
2 determine who lives here, what property owners  
3 actually live here in Atlantic Beach, what  
4 property owners live in the surrounding area in  
5 a driveable distance? So they might live in  
6 Conway, they might live in North Myrtle Beach,  
7 they might live Marion County, they might live  
8 in New -- in Brunswick County. So a decent  
9 driveable distance here for a meeting, for, you  
10 know, coming to check out their property for  
11 the weekend, something like that. Some live in  
12 Columbia. So easy distance to get here. And  
13 then we've also tracked who does not live  
14 anywhere near here. You've got a lot of  
15 property owners from New York, Ohio,  
16 Pennsylvania, I could list a lot of different  
17 states. But about two thirds of your property  
18 owners actually do not live in this state.  
19 That could be for a number of reasons, and as  
20 we've been tracking some of the deeds we're  
21 finding that a lot of that is because they've  
22 inherited the property. And then they've moved  
23 off and they've not come back. It could be  
24 that they intend to develop the property and  
25 they just haven't done so yet, or it could be



1 that they just intend to sit on the property  
2 and not do anything, we don't really know but  
3 we are trying to reach out to those property  
4 owners in an effort to gain insight into what  
5 it is they intend to do. You can see here  
6 there's some color on the map. These darker  
7 oranges and yellows are properties that more  
8 than 50 years old. That have structures that  
9 are more than 50 years old. These could be at  
10 some point determined locally historic. These  
11 lighter colors, these light oranges and light  
12 yellows are ones that could be 50 years old in  
13 the next 10 to 15 years. So if you were to  
14 develop a local register of historic  
15 properties, these are the ones that you could  
16 be considering moving into the future. These  
17 maps we're tracking the housing and we're  
18 tracking the structures when they are being  
19 torn down and when new structures are being  
20 torn up -- or put up. So that's something that  
21 we're tracking, where that new development is  
22 happening, where old structures are being taken  
23 down. You can actually start to see some  
24 patterns in where new structures are going up  
25 and what types of structures are going up. And



1 here we're starting to track your current land  
2 uses. It's an incomplete map. We're still  
3 working on it, but eventually each of the  
4 squares will have a designation so that we can  
5 see what's currently being operated on that  
6 property. You guys can feel free to stop me at  
7 any point and ask questions. I do not want to  
8 just be speaking at you. I'd like for you to  
9 chat back with me if you'd like to. Now  
10 judging from your last meetings and from what  
11 I've heard from the community, deed  
12 restrictions have been a hot topic in Atlantic  
13 Beach. We are developing a tracking system for  
14 the properties using a very large spreadsheet,  
15 and using GIS. So we are actually putting the  
16 information that we're gathering through deed  
17 research into GIS so that the Town can monitor  
18 it moving forward. What we are finding is  
19 actually fairly interesting for the deeds. And  
20 I -- I will hesitate to say that it seems as  
21 though that there is three to four, potentially  
22 five, different types -- I'm gonna actually  
23 walk back over here so I can use my paper and  
24 put this down. There are a number of different  
25 deeds that are used relatively frequently.



1           There is a type of deed from the 1930s, and I  
2           do have copies of these.    There's a type of  
3           deed from the 1940s.    There's another type of  
4           deed from the 1940s, so that's two from the  
5           1940s and two from the 1950s.   And they tend to  
6           repeat themselves.    So in the 1930s the deed  
7           restrictions were either nonexistent, in other  
8           words properties were purchased without any  
9           restrictions as all and we have found specific  
10          properties that that has happened with.    So  
11          George Tyson sold specific properties with no  
12          deed restrictions attached to them.    Or they  
13          were sold with six specific deed restrictions,  
14          and those were: buildings shall be no closer  
15          than 15 feet to the street, so a 15 foot street  
16          setback, that there shall be no business houses  
17          on the property, so specifically the term  
18          business houses, there could only be one  
19          residence on a lot, that the lot had to be  
20          painted, so the residence had to be painted, so  
21          no unpainted residence on the property, no  
22          surface toilets, that's something that we see  
23          throughout the different types of deed  
24          restrictions, and an easement of five feet  
25          reserved on the rear of the property for



1 utilities. Okay, not don't quote me, that's  
2 not exactly what it says, but that's what it  
3 amounts to. A five foot utility easement on  
4 the rear of the property. So that's what we  
5 see from the 1930s and there are number of lots  
6 that were sold in the 1930s with this easement.  
7 In the 1940s, okay, and I'm specifically  
8 holding a deed from 1947, we see a slightly  
9 different type of restriction. Let's see, this  
10 is one, two, three, four, five, six again deed  
11 restrictions. No lot shall be subdivided, so  
12 that's different than we saw in the 1930s. And  
13 it also says in that same, first, deed  
14 restriction, a 30 foot front setback and five  
15 foot side setbacks. Okay, that's specifically  
16 spelled out in the deed restrictions. The  
17 second restriction is no surface toilets. The  
18 third restriction is, and this is the one that  
19 continues to come up in conversations that I've  
20 witnessed, only to be used for residential,  
21 clubhouse or boarding house. It goes on to say  
22 no horses, mules, cows or hogs may be kept.  
23 Okay, the third -- the fourth, no more than one  
24 building permitted on the property, but it  
25 stipulates that you can have a garage, a garage



1 apartment, a wood house or other out building.  
2 And it also, as the second to last says that  
3 there is a five foot utility easement in the  
4 rear of the property. Interestingly, in the  
5 40s, this is not included in the 30s deed, it  
6 says these are deemed covenants running with  
7 the land, binding on both the grantor and  
8 grantee, their heirs, successors and assigns.

9 **MR. JONES:** Question.

10 **MS. COWEN:** Yes.

11 **MR. JONES:** So, on the deed restrictions that says  
12 there are -- there shall be no -- there  
13 shouldn't be two properties on one, is that  
14 still consistent in today's deed restriction?

15 **MS. COWEN:** I'm getting to it.

16 **MR. JONES:** Gotcha.

17 **MS. COWEN:** Okay. Also in the 1940s you have ones  
18 that have absolutely no restrictions, okay? So  
19 again, we're seeing that consistency. There is  
20 properties that do have restrictions,  
21 properties that have no restrictions.

22 **MS. BROWN:** I do have a question.

23 **MS. COWEN:** Yes.

24 **MS. BROWN:** So for these different sort of  
25 permutations of restrictions, are you seeing



1           them clustered together, meaning like the ones  
2           with none are together, the ones with some are  
3           together?

4       **MS. COWEN:**     What we see is that they're not  
5           necessarily clustered in terms of location but  
6           they're clustered in terms of who they were  
7           sold to.

8       **MS. BROWN:**    Okay.

9       **MS. COWEN:**    So, if you see on the map here, it's  
10           mostly the -- I'm gonna walk over here now. A  
11           lot of them are clustered here, mostly because  
12           they were sold to the same owner. And mostly  
13           because that's where I've concentrated the  
14           research at this point. I've mostly been  
15           looking at the beachfront and along 30th. And  
16           if I search up one property it shows me the  
17           other three or four properties that that  
18           property owner purchased.

19       **MS. BROWN:**    Got it.

20       **MS. COWEN:**    So, for example, in my very large  
21           spreadsheet that I'm tracking this, I can see  
22           that this person purchased this one, this one,  
23           this one, and one of these up here. So that  
24           person might have purchased four to eight  
25           properties and they got the exact same deed



1 restrictions on every single property.

2 **MS. BROWN:** Okay.

3 **MS. COWEN:** The same is true for some of these blue  
4 properties. These are the ones that have no  
5 restrictions, all these blue ones. These  
6 yellow ones down here have some deed  
7 restrictions, but they're not the residential  
8 type. It's only these red ones that have a  
9 residential type restriction.

10 **MR. FERA:** So ---

11 **MS. COWEN:** Yes.

12 **MR. FERA:** At what point did we determine the  
13 business area or residential area? So like  
14 today we look at 29th and 32nd as residential  
15 streets, 30 and 31 as business. How did the  
16 deed restrictions impact in that way, or do  
17 they?

18 **MS. COWEN:** I don't have an ---

19 **MR. FERA:** I forgot to say my name, it's Stephen  
20 Fera.

21 **MS. COWEN:** I don't have an exact answer to that.  
22 But what I can say towards that question is  
23 that there are a number of properties that do  
24 not match the restrictions that are in the  
25 deeds historically. So you've got quite a few



1 properties that I can think of off the top of  
2 my head that have these historic deed  
3 restrictions that have mismatching current  
4 uses. Now, that is not to say that these deed  
5 restrictions have not been cleared up, that  
6 have not been changed. It is possible to  
7 change deed restrictions. I am not a land use  
8 attorney, I have not specifically looked for  
9 potential for these to be cleared up. That  
10 would involve looking through quite a few court  
11 records and such. What I have done is look  
12 through deeds and track them back through time  
13 to find ones that were historically restricted.  
14 In South Carolina planning law it gives  
15 property owners the ability to come forward  
16 with a document that says this deed restriction  
17 has been cleared up, this deed restriction no  
18 longer exists, I no longer have these  
19 restrictions on my property. In which point  
20 that document would have been filed with the  
21 Register of Deeds and it would be available for  
22 your planning staff to find and verify because  
23 it would be registered. So it is possible that  
24 some of these potentially deed restricted  
25 properties have that in place.



1 **MS. BROWN:** This is Michele Brown, I have two  
2 questions. The first is just more basic. How  
3 does a deed restriction get defined in the  
4 first place? Is it the seller who defines it?

5 **MS. COWEN:** From what this -- from what these have  
6 said, it looks as though Tyson and whoever he  
7 was selling the property to reached the  
8 agreement that they would be restricted.

9 **MS. BROWN:** So the developer?

10 **MS. COWEN:** And that's the language that's in the  
11 deeds.

12 **MS. BROWN:** Okay.

13 **MS. COWEN:** So, for example, the 1930s said,  
14 provided however that it is understood and  
15 agreed by the parties hereto that this property  
16 is sold under strict restrictions as followed.

17 **MS. BROWN:** Got it.

18 **MS. COWEN:** Some of the other ones language is a  
19 little different.

20 **MS. BROWN:** But (inaudible) the developer. And then  
21 secondly, you said there may be some scenarios  
22 where the property owner has proven that the  
23 mismatch is cleared up. Can you think of an  
24 example that would justify a clearing up to  
25 reconcile current use with the deed?



1 **MS. COWEN:** So a property owner that maybe has a  
2 historic deed restriction could go to the court  
3 and petition the court and I have never  
4 experienced this, however I have clients that  
5 have done this or are in the process of doing  
6 this. They can go an petition to the court to  
7 remove deed restrictions and at that point it  
8 would be in front of a judge with a lawyer to  
9 prove that the deed restrictions can be  
10 removed. There's a number of things that they  
11 have to prove in order to do that.

12 **MS. BROWN:** Can you give an example?

13 **MR. JONES:** Adrian Jones, so I heard you say that,  
14 like for instance, those in the red, right?  
15 You said they were particularly sold to one  
16 person.

17 **MS. COWEN:** Yeah.

18 **MR. JONES:** Okay, so if they were sold to one  
19 person, is possible for one person that  
20 purchased one of those lots be able to get a  
21 deed restriction removed and they remained on  
22 the rest of the lots?

23 **MS. COWEN:** Yes. Yes, you can remove it on one  
24 specific lot and not have it on other lots,  
25 yes.



1 **MR. JONES:** Okay.

2 **MS. COWEN:** So let's say this specific deed, right.  
3 And it has three lots on it, 3, 26, and 8 --  
4 28, 3, 26 and 28. That's for three different  
5 lots. Let's say this person Armour Blackburn  
6 (ph), okay, they decided not to do anything  
7 with their property, they kept it for 50 years,  
8 1980s, and they decided to give it to their  
9 children when they passed. So now they've  
10 passed, they've got three children and now  
11 their three children have inherited it. Let's  
12 say their three children decide, well I don't  
13 -- I don't want to put just a residence on it,  
14 I would rather do something different with it.  
15 They can actually go to the court and petition  
16 it to be changed. That being said, they could  
17 also not do that and keep it as residential.  
18 A different scenario, this guy says, I've  
19 decided I need to move -- I need to go down to  
20 Florida, it's not hot enough here for me. This  
21 person could take the three properties, five  
22 years later, okay, this was 1936, 1941 decide  
23 I don't want these three properties anymore.  
24 Now they're sold them so somebody else. That  
25 somebody else, okay, 1941, another deed, okay,



1 notice this one says no restrictions. Now they  
2 deed it to somebody else, okay? It says not  
3 restrictions on it. Now this person turns  
4 around and they sell it, they sell maybe one to  
5 one person, one to another person, one to  
6 another person. Now there's three deeds and  
7 this person never knew that there were deed  
8 restrictions on it, okay. And now that person  
9 had sold three properties to other people. And  
10 nobody knows there's deed restrictions on it.  
11 Okay, they would not have known that there were  
12 deed restrictions unless their attorney at the  
13 closing had done enough research to go back in  
14 time to find this original document to find out  
15 that there deed restrictions. Now let's think  
16 about the 40s and whether there was a really  
17 good paper trail for, you know -- so that's  
18 where some of this stuff probably got lost, was  
19 paper trails. There wasn't electronic  
20 documents. Nobody was going down to the Horry  
21 County Courthouse to look through was there  
22 good filing system back them, probably not. So  
23 ---

24 **MR. VEREEN:** Question.

25 **MS. COWEN:** --- I hope that somewhat answers the



1 question.

2 **MR. JONES:** Go ahead, go ahead.

3 **MR. VEREEN:** Question, Timothy Vereen. So my  
4 question is, we have the deed restrictions and  
5 they were a long time ago, even when you go  
6 back and try to file and change deed  
7 restrictions, does the court come back and look  
8 at what your planned use is and everything like  
9 that for the Town or to see if they want to  
10 change it or not? Like what -- what is  
11 actually the hierarchy, like, if the Town says  
12 these properties in this group should be used  
13 for this use, do the court system look at that  
14 before they change it or?

15 **MS. COWEN:** That's a really good question that I  
16 probably would need to do additional research  
17 to find out. And I can't really answer it at  
18 this moment because I don't know the answer.

19 **MR. VEREEN:** Okay.

20 **MS. COWEN:** One thing I do ---

21 **MR. JONES:** That was my question.

22 **MS. COWEN:** --- know that they look at is whether  
23 the property has historically been used for  
24 what the deed restrictions are on it. So if  
25 the deed restrictions have been broken before,



1           they do look at that as one of many determining  
2           factors.

3   **MR. VEREEN:**   But ---

4   **MS. COWEN:**   But that does not ironclad mean that  
5           they will take away the restrictions.

6   **MR. VEREEN:**   That's what I was -- and I was just  
7           wondering, like, still, like even if the Court  
8           takes it away but then the Town has it deemed  
9           as this use, how would that, like, would have  
10          the Town have to go back and battle with the  
11          Court or what happens with that?

12   **MS. COWEN:**   That's a really good question, I don't  
13          know the answer to.

14   **MR. VEREEN:**   Okay. I think that's really what our -  
15          - what it's gonna boil down to, what -- who  
16          actually who has the hierarchy. Like if we do  
17          this plan and we plan it out to say, we want  
18          this street or these lots to be this, this to  
19          be that and then it comes back then somebody  
20          still can come back and change one lot, just  
21          saying, that's kind of what we want to know.

22   **MS. COWEN:**   Yeah.

23   **MR. VEREEN:**   If we can or not.

24   **MS. COWEN:**   It's a excellent question.

25   **MR. VEREEN:**   Gotcha.



1 **MS. KANE:** Leigh Kane, you also want to make sure,  
2 and this is something that I've come across  
3 just as I've been working with the Town is, the  
4 zoning, if it actually only allows things that  
5 are restricted for a property, it will keep  
6 that property from being able to be developed.

7 **MR. VEREEN:** That's right.

8 **MS. KANE:** And so I don't think it's a coincidence  
9 that the Town has so many undeveloped lots and  
10 getting either deed restrictions cleared up or  
11 adopting zoning that supports the deed  
12 restrictions, are really the things that y'all  
13 are gonna have to be working on through this  
14 process to make sure that there's a united  
15 vision ---

16 **MR. VEREEN:** That's right.

17 **MS. KANE:** --- between and the future. Or trying to  
18 help work with property owners to alleviate  
19 those deed restrictions. And there are  
20 entities out there that would likely be able to  
21 work with individual property owners, like the  
22 Center for Heirs' Properties. They do a lot of  
23 work throughout the state of South Carolina and  
24 helping alleviate things, whether it's  
25 something's tied up where you've got an heir



1 system, where you've got multiple family  
2 members that are owning a property. That's  
3 when you're honestly gonna have a really hard  
4 time clearing up a deed restriction is if you  
5 can't actually have clear title. So a lot of  
6 these things kind of go hand in hand with one  
7 another. And I think Ashley is laying a good  
8 groundwork so we have an understanding about  
9 how we need to move forward, not just with the  
10 comprehensive plan, making sure the future land  
11 use map and the comprehensive plan can actually  
12 be implemented instead of just being a vision.

13 **MS. COWEN:** Yes.

14 **MR. JONES:** Adrian Jones, so, Ashley, just so I'm  
15 clear. A great deal of what we have to do on  
16 the front end pertaining to this comprehensive  
17 plan is, we're gonna have to make sure that  
18 since the 30th street is the one that's gonna  
19 draw the most commercial focus, we're gonna  
20 need to go up and down 30th and make sure that  
21 the deed restrictions are in place for that to  
22 happen, in order to keep us from stalling  
23 throughout this process with the plan, correct?

24 **MR. LEAKS:** I think she had a ---

25 **MS. COWEN:** Yeah, we'll -- her name is Kathryn?



1 **MR. LEAKS:** Kathryn.

2 **MS. COWEN:** Okay, Kathryn, we'll get to you in one  
3 second. Let me answer Adrian's question.  
4 Adrian, I'm gonna answer your question in a  
5 round about way. I have not had the ability to  
6 look up all of the properties yet on 30th. The  
7 ones that I have had a chance to look at are  
8 these ones towards the end, which do show  
9 historical deed restrictions for residential  
10 only properties. So if the Town's vision is  
11 for commercial on 30th, we will have to use  
12 creative ways to implement that. Whether that  
13 be commercial towards 17 and residential  
14 towards the ocean. Or clearing up deed  
15 restrictions or I'm open to suggestions. But  
16 that's part of this process is to uncover and  
17 envision and find the ways to move forward like  
18 Leigh was saying.

19 **MS. BROWN:** So, now this is making a lot of sense.  
20 This is Michele Brown, so maybe this is an  
21 ordinance question. So if a person, my  
22 neighbor understands -- I'm on 30th, this has  
23 to be multi- -- you know, it has to be multi-  
24 family or, you know, mixed use for commercial  
25 but they find their deed is resi only and they



1           were to submit a resi only permit, you cold  
2           deny it from the ordinance, so their only  
3           recourse would be to ---

4   **MS. COWEN:** Apply for a rezoning.

5   **MS. BROWN:** --- apply for a rezoning.

6   **MS. COWEN:** Yes.

7   **MS. BROWN:** Okay. I think that's an important  
8           education that's missed when ---

9   **MR. JONES:** Yes.

10   **MS. BROWN:** --- people get the ordinance.

11   **MR. JONES:** Yes.

12   **MS. BROWN:** Because they just don't know how to undo  
13           it.

14   **MS. COWEN:** Right, what their options are.

15   **MS. BROWN:** What their options are. And so the  
16           question would -- so then the application would  
17           say, because I'm deed restricted, I have the  
18           opportunity to do what my deed says, so will  
19           you change the restriction just on my lot to  
20           align to my deed?

21   **MS. COWEN:** Right. And there's ways too as well.  
22           Say you do end up with kind of like a broken  
23           piano key framework on 30th where some are  
24           residentially constrained. Design guidelines  
25           for the corridor could still make everything



1 look cohesive.

2 **MS. BROWN:** Got it. So maybe there's some like ---

3 **MS. COWEN:** So it maybe something that looks like a  
4 brown stone or, you know, something that's  
5 still a single family but still has that  
6 downtown look and feel that I think a lot of  
7 people have indicated an interest in.

8 **MS. BROWN:** So, just hypothetically speaking, so  
9 what we could do with the ordinance is say,  
10 have it be very, very broad, but have very  
11 strict, like, facade requirements, such that if  
12 it's resi or it's commercial, kind of looks the  
13 same.

14 **MR. JONES:** Kind of what the Architectural Committee  
15 should be doing.

16 **MS. BROWN:** Exactly, instead of trying to be so  
17 prescriptive with what you can actually build,  
18 be less prescriptive there and more  
19 prescriptive on how it should look.

20 **MR. JONES:** What it looks.

21 **MS. BROWN:** That way you can sort of neutralize ---

22 **MR. JONES:** Correct.

23 **MS. BROWN:** --- all these restrictions. That might  
24 be the best method forward because this is  
25 impossible. I mean, had I known I could have



1 done, I need to go check my deed. I wonder if  
2 you did mine. But yeah, I mean, I think it  
3 creates a real -- I think it creates -- it  
4 eliminates -- this is Michele Brown by the way.  
5 It eliminates a friction point that's almost --  
6 -

7 **MR. JONES:** Guaranteed ---

8 **MS. BROWN:** --- can't be resolved in other ways. I  
9 mean, I -- for example, my neighbors, I think  
10 I have one, they're the house behind me,  
11 there's a building behind me but on one side  
12 there's nothing and I -- I couldn't find these  
13 people. You try to write them, call them, for  
14 a boundary conflict and it took me eight  
15 months. And I can't imagine trying to go  
16 through a court system to align a deed ---

17 **MR. JONES:** Yep.

18 **MS. COWEN:** Right.

19 **MS. BROWN:** --- to an ordinance.

20 **MR. JONES:** Which is what my concern is with this  
21 plan.

22 **MS. BROWN:** And then you have costs which is gonna  
23 make you not wanna even do it.

24 **MR. JONES:** Correct.

25 **MS. BROWN:** So I think it's really interesting. So



1           thank you for explaining that.    I had an  
2           epiphany.

3   **MS. COWEN:**   Yeah.   And we'll get back to Kathryn's  
4           question now.   I'm trying to move closer so I  
5           can hear you.

6   **MS. ALLEN:**   Great, thank you.   And unfortunately to  
7           zoom is going in and out so I think I've missed  
8           a fair amount of stuff here but I did want to  
9           just -- this is S. Kathryn Allen.   By  
10          background I'm actually a real estate attorney  
11          and I own a title company for the last 20  
12          years.   So I kind of have a lot information  
13          about title and deed restrictions and whatever.  
14          But I -- there were a couple of things that I  
15          just wanted to raise that I don't know if they  
16          were said or not.   Somebody asked about who  
17          does them and it's actually, it could have been  
18          -- generally it's the previous owner, but it  
19          could have been like a homeowner association,  
20          it could have been a developer who developed  
21          like a whole area, and actually the town does  
22          have authority to do some.   Like not like in  
23          mass.   And then the other thing that kind of  
24          concerned me is, and I don't know if I misheard  
25          this or how it was stated, but was that as a



1 homeowner you can go to court to get the deed  
2 restriction removed. But my understanding of  
3 it, and I'm -- you know, I'm not licensed in  
4 South Carolina, but my understanding of how is  
5 that all of the folks with deed restrictions,  
6 with that same deed restriction would have to  
7 agree to take it off. So I just think that a  
8 really important ---

9 **MS. BROWN:** That's another ---

10 **MS. COWEN:** Or their heirs.

11 **MS. ALLEN:** --- like minor point.

12 **MS. COWEN:** Or their heirs.

13 **MS. ALLEN:** It's not so minor but it's not like you  
14 could just say, oh, I don't want this anymore  
15 and go to court and get it removed.

16 **MS. BROWN:** Okay, clarifi- -- this is Michele Brown.

17 **MS. ALLEN:** Is that your understanding as well?

18 **MS. COWEN:** Yes, yes. It would be the current  
19 owners of the deed that has been restricted,  
20 yes. Yeah, sorry if that was unclear.

21 **MS. BROWN:** This is Michele Brown. Just a followup  
22 question. The lifts would be for all the  
23 properties with the same restriction of a  
24 single owner or all the owners with the same  
25 restrictions?



1 **MS. ALLEN:** All the owners. Not just the same one.  
2 Because, then sort of think about it, what  
3 would be the point of doing deed restrictions  
4 if, as a new owner, you could just go to court  
5 and say I don't want this.

6 **MS. BROWN:** Exactly. Okay. But everybody who has  
7 the same ---

8 **MS. ALLEN:** The idea is that it's on the whole land  
9 or a plot or a group.

10 **MS. BROWN:** So everybody has the same deed.

11 **MR. JONES:** So everybody who has the same  
12 restriction need to petition that ---

13 **MS. ALLEN:** Exactly.

14 **MS. BROWN:** Okay.

15 **MS. ALLEN:** Exactly.

16 **MR. JONES:** Which makes it difficult because  
17 somebody ---

18 **MS. COWEN:** What's -- okay, who's ---

19 **MS. ALLEN:** Would have to agree to remove it if  
20 that's what you were trying to do or to change  
21 it if that's what you were trying to do.  
22 Because the whole idea is that it's a community  
23 of how the previous folks wanted this community  
24 to be. We bought those lots with those deed  
25 restrictions. And one of the things we always



1 do on my side as an attorney and as a title  
2 attorney is make sure you understand what those  
3 deed restrictions are-on your -- on your title  
4 or on your deed prior to you purchasing it  
5 because it absolutely will influence and will  
6 impact what you can do with that land going  
7 forward. So I just -- I didn't mean to  
8 interrupt your flow because I appreciate what  
9 you're doing. And I'm interested in the -- I  
10 know my parents bought our lot in the 50s so  
11 I'm really interested to hear what else you  
12 have to say about the deeds. But I did want to  
13 just make those two things more clear because  
14 I didn't -- I didn't get it and I was -- I want  
15 to make sure folks know that.

16 **MS. COWEN:** I really appreciate that comment. I  
17 would love to have further conversations with  
18 you about that because of the -- the many  
19 different ones that we've seen throughout the  
20 town and where they're located throughout the  
21 town.

22 **MS. BROWN:** Right.

23 **MS. ALLEN:** I would ---

24 **MS. COWEN:** So I would love to have more  
25 conversations.



- 1 **MS. ALLEN:** I would absolutely enjoy doing that.
- 2 **MS. COWEN:** Yeah.
- 3 **MS. ALLEN:** Absolutely.
- 4 **MR. FERA:** So -- this is Steve Fera. I have a  
5 question about the current deeds. If I  
6 understood what you said, any restrictions have  
7 to be recorded with the Recorder of Deeds?
- 8 **MS. COWEN:** Yes.
- 9 **MR. FERA:** So any property that exists today, it is  
10 governed by whatever the Recorder of Deeds has?
- 11 **MS. COWEN:** Yes.
- 12 **MR. FERA:** So the example you used earlier if there  
13 was a restriction on the property from the 30s  
14 and when they sold it in the 40s it went to no  
15 restrictions, somebody didn't do the due  
16 diligence to check to see what happened, is the  
17 no restrictions one recorded or if it's not  
18 recorded, is it whatever there? Because  
19 whatever the restrictions are, it sounds like  
20 we should be able to the Recorder of Deeds and  
21 see every property has this restriction on it  
22 right now or not. That's your base that we  
23 start from, regardless of what happened in any  
24 transaction between the 30s to today, whatever  
25 the Recorder of Deeds, that's what the legal



1 restriction is right now?

2 **MS. COWEN:** Go for it.

3 **MR. FERA:** If that's the case ---

4 **MS. KANE:** I can respond to some of that too,  
5 because I think one of the things we have to  
6 know is, these restrictions were not applied  
7 across the whole town.

8 **MR. JONES:** Correct.

9 **MS. KANE:** So it's not -- this isn't a town  
10 overarching set of restrictions. They are  
11 property specific deed restrictions. They're  
12 individual. And so in a lot of cases it's  
13 clusters of two, three -- actually I think it's  
14 three to ---

15 **MS. COWEN:** Yeah, to some eight.

16 **MS. KANE:** --- I think you said some of them went up  
17 to more than that.

18 **MS. COWEN:** Nine.

19 **MS. KANE:** But they weren't necessarily next to one  
20 another. They were spread out and most deeds  
21 you will see, they will have a clause within  
22 them that say any other previous restrictions.  
23 But they may not copy and paste what the  
24 previous restrictions are. The person doing  
25 your title work has to go back and verify all



1 the way back that there weren't other. And  
2 this is for anybody, any property when you go  
3 through the purchasing process for title  
4 search. And a lot of this has probably  
5 happened over time because of lack of good  
6 title search.

7 **MR. JONES:** Correct.

8 **MR. FERA:** But I guess what I'm saying is, okay,  
9 let's say my property doesn't have any deed  
10 restrictions on it, I would know that from my  
11 deed, right?

12 **MS. COWEN:** Only if they went back far enough to  
13 find the information.

14 **MR. VEREEN:** They would have had to do the title and  
15 deed search.

16 **MS. BROWN:** And there could have been a court ---

17 **MS. COWEN:** That they didn't find.

18 **MS. BROWN:** --- dispute where they made an  
19 exception.

20 **MR. JONES:** So a lot of it is on the front end -- on  
21 the front end, if they haven't done their due  
22 diligence from your attorneys to the people  
23 that are doing the work to sell you the  
24 property, which a lot of them don't do, 'cause  
25 they're trying to sell the property.



1 **MS. COWEN:** Right.

2 **MR. JONES:** And they don't want to sell you a piece  
3 of property that you've already shared with  
4 them what you want to do with it. And then if  
5 you tell them that they lose the sell. So  
6 they're going to give you half truths and sell  
7 you a piece of property that you think you can  
8 do this on, and then it's not in there until we  
9 get to a situation like we are in now ---

10 **MS. BROWN:** When you try to build ---

11 **MR. JONES:** --- and we're trying to do a  
12 comprehensive plan that develops the community  
13 as a whole, and then now we have these cluster  
14 of people that are out of alignment that need  
15 to all be in alignment to get those  
16 restrictions removed. And so it's -- it gets  
17 complicated, the more you dig, the more  
18 complicated it becomes.

19 **MR. FERA:** It sounds like, you know, we don't really  
20 have a starting point because you could think  
21 one thing and then once you start down a path  
22 and doing something, you could find, oh wait a  
23 minute.

24 **MS. BROWN:** Yeah.

25 **MR. JONES:** Yeah.



1 **MS. COWEN:** Well, I will also just say that ---

2 **MS. ALLEN:** Steve, this is -- if -- I just want to  
3 be clear about this though. It's not -- and I  
4 don't know who was just talking, but it's not  
5 about what's in the Recorder of Deeds, it's  
6 about what's on your deed and what's in your  
7 title. And whoever made the comment, the  
8 responsibility really is at the point of  
9 purchase, we as title attorneys do a 60 year  
10 back search of your -- of your deed and your --  
11 the property ownership. That's when it's  
12 supposed to be caught. So it's not -- it's not  
13 like -- for most of our properties and most of  
14 our deeds, and that's why we did that deed  
15 search like two years ago or something, that I  
16 -- Jada Vine (ph) and I helped do, where we  
17 went back and looked at all of the deeds on the  
18 whole beach and certainly on the beachfront  
19 properties. That -- that was to show at least  
20 60 years ago through to now where was there a  
21 deed restriction because it will apply even if  
22 somebody missed it or somebody didn't carry it  
23 forward.

24 **MR. JONES:** Yeah, but 60 years wouldn't be far  
25 enough back for these particular properties,



1 correct?

2 **MS. COWEN:** So what Kathryn is saying is that in  
3 South Carolina, through the legal precedent and  
4 through South Carolina law, realtors only have  
5 to go back a certain number of years in their  
6 deed search. So if those before them didn't  
7 catch it, then that will continue forward if I  
8 wasn't caught.

9 **MS. BROWN:** So 60 years is kind of like the ---

10 **MS. COWEN:** Yeah. And like I was say- -- like I  
11 said before, you know, we're talking about  
12 record keeping the 30s, 40s, and 50s. I mean,  
13 paper trails and such were not the best back  
14 then. And in an effort to move us forward  
15 because I know this is -- this is an issue we  
16 can continue to go through, I'd be happy to  
17 workshop it with people, we'll continue to take  
18 a look at it. There are a number of properties  
19 that I've outlined here in green. I know  
20 they're a little difficult to see. A lot of  
21 these are like we said, heirs' properties or  
22 they were distributed through the court system  
23 and our paperwork stops with the courts. I  
24 can't go through a lot of that without an  
25 attorney. So I can't find deeds if there's no



1 reference to the prior deed. Unfortunately a  
2 lot of those I'm not gonna be able to find. So  
3 an attorney is gonna need to take a look at  
4 some of those. There's only so far you can go.

5 **MR. LEAKS:** Yeah, I question before we move forward.

6 **MS. COWEN:** Yeah.

7 **MR. LEAKS:** This is Titus. I know you mentioned,  
8 you said some of the properties that have the  
9 restrictions, they didn't follow those  
10 guidelines.

11 **MS. COWEN:** Yeah.

12 **MR. LEAKS:** So how does that work? So how can you  
13 enforce it on certain properties ---

14 **MS. COWEN:** That's a great question.

15 **MR. LEAKS:** --- when you have a great number of  
16 properties that have buildings or whatever they  
17 have there that don't follow the deeds.  
18 Because as I'm looking at the pink or the red  
19 on 30th, I can remember a number of properties  
20 that had things there that don't align with  
21 residential. So how do you -- how does that  
22 work? 'Cause, you know, I don't really  
23 understand that part. If you let one do it,  
24 how can you come back and try to enforce it on  
25 something else?



1 **MS. COWEN:** That's an excellent question. I know  
2 for a fact you've got motels on some of these  
3 residential properties. You've got ---

4 **MR. VEREEN:** Commercial buildings.

5 **MS. COWEN:** Yeah, we've got a lot of things going  
6 on.

7 **MR. LEAKS:** You have public housing on some of those  
8 properties.

9 **MS. COWEN:** Yeah.

10 **MR. JONES:** Yep.

11 **MS. COWEN:** And it's something to address moving  
12 forward. Certainly they exist now, you're not  
13 gonna go and rip them down. A lot of them are  
14 hallmarks of the community. They are the  
15 historic properties ---

16 **MR. LEAKS:** Historic properties, yeah.

17 **MS. COWEN:** --- that we've designated as this is  
18 part of Atlantic Beach. And it's something  
19 that the Town's gonna have to grapple with.

20 **MR. LEAKS:** Yeah.

21 **MS. COWEN:** What -- what is it that we want moving  
22 forward?

23 **MR. LEAKS:** Yeah.

24 **MS. COWEN:** And at the moment we're getting a lot of  
25 input from the community that we want to



1 cherish the preservation of the historic  
2 community, the historic buildings. We want  
3 feel that we had back -- back when where this  
4 whole strip was that commercial hub, those  
5 night clubs that had the music and our families  
6 could go and dance out on the boardwalk at --  
7 you know, at night and it was a good, wholesome  
8 feel for everybody and you knew your neighbor  
9 and all of that. And that's what people are  
10 saying they want again on 30th. How do we --  
11 how do we mix that with the deed restrictions?  
12 And that's something that we'll come back to  
13 time and time again as we try to wrap that all  
14 up with a pretty little bow into the  
15 comprehensive plan.

16 **MR. LEAKS:** Okay.

17 **MS. COWEN:** So it was a great question and it's  
18 definitely one we've got to answer going  
19 forward. Moving off the deed restrictions,  
20 we're also working on some conceptual planning.  
21 We're going back through time. We've got  
22 images from the 30s, actually, like I said.  
23 And we're just doing some conceptual, breaking  
24 it down, where were the roads, where were the  
25 houses back in the 30s, where were the houses



1 in the 50s, where was the hubs of activity?  
2 And we're sketching that out trying to work on  
3 the conceptual, commercial plan for you. So  
4 what's important for you today? The public  
5 input survey. We have had a whooping ten  
6 responses guys. Ten responses. That is less  
7 than in this room right now. Please, please  
8 everyone here should take that survey, share it  
9 with your neighbor, share it with your husband,  
10 share it with your wife. You don't have to  
11 just do one per household, you each have an  
12 opinion, please share the opinion. Let your  
13 kids take it, all of council should take it.  
14 Everyone who lives far away but still owns  
15 property should be taking this survey. I'm  
16 gonna give you a little highlight of what we  
17 are seeing so far. Future vision for the Town,  
18 people love the events. I want the public to  
19 see too. People love the events. People love  
20 the festivals. People want the feel of  
21 community. Okay, they want that, they knew it  
22 in the past, they see it in the future, they  
23 want it to continue. They think Atlantic Beach  
24 is charming and they want Atlantic Beach to  
25 continue to be charming. They love the history



1 and the culture and they want it to continue.  
2 They love their neighbors. Okay? They want to  
3 know their neighbors, they want to know their  
4 neighbor's names. They want to wave at their  
5 neighbors. Okay, these are all the things that  
6 they see for the future and that they want to  
7 continue. What are the top three things that  
8 they love about Atlantic Beach? It's a small  
9 place. They love the people. They love the  
10 community. Y'all, they love the beach. They  
11 love the ocean, they love how friendly it is.  
12 And I agree. I was welcomed with loving arms  
13 and happy faces and smiling community members  
14 every time I'm here. They love how historical  
15 it is, okay. We want to make sure that the  
16 plan and the land management ordinance captures  
17 this and makes it continue going into the  
18 future. Part of the most important part of the  
19 survey is what you envision the future to look  
20 like physically in the town. Okay, so what  
21 I've done here is show you what the answers to  
22 some of these -- these questions have looked  
23 like. People prefer residential with  
24 commercial mixed use on top, largely, 25.8  
25 percent of the ten people that have answered



1 this survey. So keep a caveat, keep a caveat,  
2 okay. And single family homes. Okay, these  
3 are largely the top two choices when people  
4 choose future residential for the Town. Type  
5 of commercial development, people largely want  
6 these two that look very similar: a downtown  
7 commercial district and commercial with  
8 residential above. Okay, they look very  
9 similar. One has residential on top, the other  
10 doesn't, but they have a very similar feel.  
11 Tourism related housing, okay. Bed and  
12 breakfast: I know I heard Leigh talk about this  
13 earlier. You can have commercial that looks  
14 like residential. Okay, this might be a really  
15 great way to integrate that in. People also  
16 like the raised beach homes as a tourism  
17 related housing option. Okay, these are your  
18 Airbnbs, these are your rental homes, these are  
19 your weekly rentals. People can rent them for  
20 the whole summer if they want to. So these are  
21 another option that can look like housing but  
22 actually be commercial. Public open space:  
23 every time I come out here people are like, we  
24 need the tennis courts, we need a pickle ball  
25 court, we want to upgrade that thing down



1           there, we want to make sure the beach front --  
2           so we've thrown this question in because we  
3           know that the recreation aspect of Atlantic  
4           Beach and those public open spaces that you  
5           guys want to gather in, that you want to feel  
6           like a community in, are really important.  
7           What people want: festival venue and a plaza.  
8           They want places to gather with each other.  
9           They also really like the public murals, which  
10          is great because you're already implementing  
11          it, right? They want a place for permanent  
12          musical -- music festivals, which is, again, a  
13          great place for revenue generation for the  
14          Town, especially if we can integrate it in with  
15          a festival venue and maybe a plaza. Maybe we  
16          can get all these things in one. And they want  
17          community gardens. They want that green space.  
18          They want the Town to be beautiful. What can  
19          you do moving forward? Please be involved with  
20          us. Please come to these events. Please share  
21          these events with your friends and your family.  
22          We've got an -- a virtual open house coming.  
23          If you know people who are out of town that  
24          want to come to the virtual open house, we've  
25          got a focus group with children and families.



1           There's a flier on that back table. They will  
2           do something very similar to how we are going  
3           to close out my portion of our presentation.  
4           Give me just one second and I'll get to that.  
5           And we've got an open house and education  
6           session on the 19th of September. I heard a  
7           question from -- I forgot your name.

8   **MS. BROWN:** Michele.

9   **MS. COWEN:** Michele, to Leigh just a few moments  
10          ago. Now it's longer than a few moments but  
11          you asked about the process of getting the  
12          rezoning of developing your property. That's  
13          what these open house and education sessions  
14          are. They are an open forum. We play a game  
15          that outlines the process, the process for  
16          putting in for development, for going through  
17          a rezoning if you need it, that answers the  
18          question of how do I even get approved, what do  
19          I even need? Do I need a survey for this? Do  
20          I not need a survey for this? Do I need an  
21          engineer for this? That's what these are for,  
22          just to help you learn. I saw maybe a  
23          question. And then we're gonna through the  
24          next step and do a virtual. So everything  
25          we're doing in person, we're also doing virtual



1 for these open houses. We want those people  
2 that are far away but own property here to also  
3 get the opportunity to learn. We've also got  
4 things coming in the next few months. You have  
5 a packet that has multiple pages, not this one  
6 but the other one that has multiple pages  
7 showing you everything that's coming up. It's  
8 the one that has -- yep, that one. Perfect.  
9 So please make sure you join us with -- at each  
10 of these things. And now for your tiny little  
11 activity. I think, if you'd like to do this  
12 too, there's a blue folder right there next to  
13 Mr. Booker, one spot over. So you've got this  
14 great little activity. If any of you have  
15 children it's very similar to the activity that  
16 your children do at school. Basically what  
17 you're gonna do -- I don't have a pen. Does  
18 somebody have a pen? Perfect, sorry.  
19 Basically what you're gonna do with this  
20 activity is you are gonna pretend that you're  
21 George Tyson, okay? So the activity is, if you  
22 were George Tyson, land use activity. First  
23 page is commercial uses. Option number one is  
24 roadside stand. If you wanted to place a  
25 roadside stand in Atlantic Beach, where would



1           you want to put it. Take your little pen, draw  
2           a line from roadside stand to wherever you  
3           would want to put it. There is no right or  
4           wrong answer. There's no right or wrong  
5           answer, you just draw a line, circle wherever  
6           you'd want to put it. You want more than one,  
7           draw another line, circle another spot. Let's  
8           say you want a gas station, that's the next  
9           option. Draw a line, circle where you want to  
10          put it. Don't want a gas station, big X, cross  
11          it off the list. Okay? Don't want a retail  
12          big box store, cross it off the list. Do you  
13          see what I'm doing here with the circles and  
14          the lines? Let's say I do want this stand  
15          alone commercial, I'm gonna draw a line, circle  
16          where I want it to go. The next page is  
17          residential uses. If you want multiples, draw  
18          multiple lines and circle them. You are not  
19          paying attention to zoning. You are not paying  
20          attention to land -- to the future land use  
21          map. You are not paying attention to what  
22          exists today. Okay? Don't pay attention to  
23          who owns the property, don't pay attention to  
24          any of those other factors. You are George  
25          Tyson, it is clear, clean land.



1 **FEMALE SPEAKER:** Just know you can't fit a big box  
2 retail on a 7,000 square foot lot.

3 **MS. COWEN:** It is clean, clear land, okay? If you  
4 want to circle multiple properties to fit that  
5 big box retail, please feel free to, okay? Big  
6 sweeping downtown main street. Let's say you  
7 want downtown main street, all along 30th, make  
8 it a big circle, okay? Does not have to be  
9 individual properties that you're circling. It  
10 could be big, swaft places, okay? Now, you  
11 don't have to do this right now. I see some  
12 are already -- this is an activity, finish it  
13 up after the meeting, pass it over to me. This  
14 is part of the input that we're gathering. And  
15 with that my contact information is up on the  
16 board. And I really appreciate y'all. Please  
17 reach out to me. I would love to talk to you  
18 guys more. And I'll be back.

19 **MS. BROWN:** Thank you. This is very helpful.

20 **MS. COWEN:** Yeah.

21 **MS. BROWN:** I learned a lot.

22 **MS. COWEN:** I'd be happy to answer anymore  
23 questions.

24 **MS. KANE:** This is Leigh Kane. I wanted to point  
25 out, the Planning Commission, per state law, is



1 the lead for the comprehensive planning  
2 process. For what ends up getting recommended  
3 to council for their consideration for  
4 adoption, so your involvement in these  
5 meetings, your atten- -- it's important so that  
6 way the public sees your face and knows that  
7 you are truly engaged in this process. This  
8 plan, while it is technically a ten year plan  
9 per state law, it's always better to look out  
10 even further from that, because you know how  
11 long it takes to get a project done. And  
12 before you know it, we'll be turning around and  
13 going, goodness, it's already our ten year  
14 update.

15 **MS. BROWN:** Yep.

16 **MS. KANE:** What have we implemented? So a lot of  
17 times plans will even look even further than  
18 ten years, just because it takes that long to  
19 get things done, especially when it comes the  
20 infrastructure improvements. So, yes, please.  
21 Anything you can do to involve yourself in this  
22 process and to share with family and friends.  
23 And it doesn't necessarily have to be people  
24 that live within the town or own property  
25 within the town. It may be people that



1 frequent the community.

2 **MS. COWEN:** That come to events.

3 **MS. KANE:** Or vacation here.

4 **MS. COWEN:** May want to buy your land or ---

5 **MS. KANE:** That, you know, your family comes here  
6 for a month at a time.

7 **MR. LEAKS:** Okay.

8 **MS. COWEN:** With that all being said, we will be  
9 back before you in October. At that point we  
10 will be in the drafting phase and we will  
11 potentially have some information on actual  
12 elements of the plan before you. So we will  
13 actually be presenting portions of the future  
14 plan to you and we will be wanting your  
15 feedback on those elements.

16 **MS. BROWN:** This is Michele Brown speaking. So, I  
17 learned a lot today. Since I didn't understand  
18 -- you know, you hear the word deeds and  
19 restrictions and you don't really know what  
20 that means, ordinance, all of those things.  
21 But I just think that when we survey and we  
22 have these interactions and we create the plan,  
23 it has to be in consideration of the obstacles.  
24 I think sometimes you're blind to the obstacles  
25 so you ask for something, not knowing it's



1 impossible. So I just wonder, like, in the  
2 context of these next sessions, maybe we can  
3 add in just five minutes, it's a tic-tac-toe of  
4 deed restrictions. So there's not gonna be  
5 continuity of geography to have one thing in  
6 one place. I think if that's known, now what  
7 do we do? I think that's the context of the  
8 working sessions because I feel -- I mean, my  
9 conclusion, which seems pretty straight forward  
10 to me, is the facade restriction. It's not a  
11 land use restriction. Right? Because  
12 otherwise in 50 years we're gonna be like,  
13 maybe next year we can -- right? And I think  
14 that's the conversation that needs to be  
15 triggered through this understanding. And most  
16 people don't understand. And so I just think  
17 we do that first, it might ease, simplify the  
18 next steps to get a plan that's really  
19 actionable, number one. And number two, I do  
20 think that even doing things like bringing  
21 samples, if you know any, where it's different  
22 uses but similar facades, so people can start  
23 to envision how that might look. Because, I  
24 like this but I know it's not possible based on  
25 what you just said, right? I didn't know that



1 two hours ago.

2 **MR. JONES:** Prior to the conversation.

3 **MS. BROWN:** Prior to coming here. And so I think  
4 leading with that will be very productive in  
5 leading to a conclusion that, you know, that we  
6 can move forward with, so.

7 **MR. JONES:** This is Adrian Jones. This is Adrian.  
8 I think we need to approach this from a  
9 prospective of -- we need to be more  
10 educational on the front end ---

11 **MS. BROWN:** Yes, yes.

12 **MR. JONES:** --- on what the process looks like,  
13 because a lot of people don't understand the --  
14 the language, the terminology and the  
15 definitions that are associated with it. So we  
16 need to figure out ways to get very creative on  
17 the educational side of selling this to the --  
18 to the land owners and the people that's in the  
19 community. That will help us go a long way  
20 once we don't -- 'cause a lot of the words,  
21 when you hear deeds and restrictions, people  
22 just shy away from it.

23 **MS. BROWN:** It sounds expensive.

24 **MR. JONES:** It sounds -- it sounds legal.

25 **MS. BROWN:** Hard.



1 **MR. JONES:** It sounds like a lot of work, a lot of  
2 time. And so if we can simplify things, I  
3 think that will help us be able to navigate  
4 with the community as a whole ---

5 **MS. BROWN:** Yeah, yeah.

6 **MR. JONES:** --- on getting feedback. Just the  
7 educational piece I think will go a long way.

8 **MS. COWEN:** Okay.

9 **MS. BROWN:** And one last thing, if I may. In the --  
10 I know there's a lot of sessions, you probably  
11 have them all planned out, but I do think there  
12 might be a geographic component to these  
13 sessions that might draw more participation.  
14 So, as an example, I think it would be  
15 interesting to have a 30th corridor review,  
16 then an ocean front review, then a resi -- kind  
17 of -- because that's how people talk about the  
18 town, right? And some of the nostalgia you're  
19 kind of getting to, I mean, I think maybe you  
20 have like a historical -- like what is the  
21 historical experience? And that's just one  
22 session.

23 **MR. JONES:** Yep.

24 **MS. BROWN:** What is the business experience, and  
25 that's just one session. That might also draw,



1           you know, people sort of are, you rep your  
2           street.

3   **MR. JONES:** Yeah. And I came up with an idea. This  
4           is Adrian again. And I was thinking about,  
5           some of these planning sessions that we have,  
6           maybe we should have them outside. Maybe at --  
7           -

8   **MS. BROWN:** At the lot.

9   **MR. JONES:** Maybe at Tiki -- maybe at Brenda's Tiki  
10          Bar ---

11   **MS. BROWN:** Yeah.

12   **MR. JONES:** --- we can barbecue, have a grill out to  
13          get the community out, outside. A lot of  
14          people don't want to come to the government  
15          building.

16   **MS. BROWN:** Yeah.

17   **MR. JONES:** So maybe if we can meet the people ---

18   **MS. BROWN:** Yeah.

19   **MR. JONES:** --- where they are.

20   **MS. BROWN:** Yeah, because even -- I was looking at  
21          your map. You kind of had some color codes  
22          where, like, you said, okay there are deed  
23          restrictions, there was a couple different sets  
24          based on time frame. So I think it would be  
25          interesting to say, this -- these four lots are



1 restricted by 1940s version 2. It says you can  
2 do A, B, C, and D. And now you're at that  
3 place and now look at this, what can we do  
4 here, knowing ultimately this is gonna guide  
5 what you can building. It's a very different  
6 conversation than letting people be too  
7 aspirational because we're like up in the  
8 clouds.

9 **MR. JONES:** Yeah.

10 **MS. COWEN:** Right.

11 **MS. BROWN:** Right?

12 **MS. COWEN:** Well, I will say, up in the clouds is  
13 good to start with.

14 **MS. BROWN:** Up in the clouds is good to start with.

15 **MS. COWEN:** And then we can hone ---

16 **MS. BROWN:** Hone it in.

17 **MS. COWEN:** --- hone it in.

18 **MS. BROWN:** And then you're outside and you say, but  
19 you really have 7,000 square feet.

20 **MR. JONES:** Yeah.

21 **MS. BROWN:** And, you know, the two on the side are  
22 something different than you and now what can  
23 you build in this space?

24 **MS. COWEN:** Yeah, yeah.

25 **MS. BROWN:** Right?



1     **MR. JONES:**   Yeah.

2     **MS. BROWN:**   With that restriction.

3     **MR. LEAKS:**    I can see it, yeah.

4     **MR. JONES:**    Yeah.

5     **MS. BROWN:**    In this space, with that restriction, I  
6                    may have given you 20 things but only three  
7                    things work.

8     **MR. LEAKS:**    Will work.

9     **MR. JONES:**    Yeah.

10    **MS. BROWN:**    And now you only are choosing among  
11                    three things. I think that's the -- that's the  
12                    conversation that we need to have, sorry.

13    **MS. COWEN:**    I love that -- no, I love that. And  
14                    that is exactly what we do ---

15    **MS. BROWN:**    Yes.

16    **MS. COWEN:**    --- for our open house and education  
17                    session.

18    **MS. BROWN:**    Okay. I'll be there.

19    **MS. COWEN:**    We've got a whole game that we play.  
20                    It's called the planning game. We plan Pearl  
21                    Town. So come to that, it's definitely great.  
22                    I would actually be happy to do an individual  
23                    session just with planning commission, just  
24                    with council, just with staff. Those are all  
25                    things that I would be happy to do. We can get



1 as in depth or as general as we want to with  
2 that game. But it's an excellent thing and I  
3 can talk about it because I actually brought  
4 the pieces with me. They're on the back of one  
5 of my maps over here. So I would -- I would  
6 love to actually do that with you guys if  
7 there's an education session that the cog plans  
8 for you, I could definitely do that with you.  
9 And again, I will do it with the public too.  
10 We've got six actual sessions, three virtual  
11 and three in person of that game. So I'm glad  
12 that you suggested it, it's what we're doing.

13 **MS. BROWN:** Thank you so much. I appreciate. Okay.

14 **MS. COWEN:** Okay. Anything else? Excellent, thank  
15 you, guys.

16 **MR. LEAKS:** Thank you.

17 **MS. BROWN:** Thank you.

18 **MR. VEREEN:** Thank you.

19 **MR. FERA:** Thank you.

20 **MR. LEAKS:** That's it. Okay, so this is Titus  
21 speaking. Next we can move to public input.  
22 Any non-agenda items? So anybody that want to  
23 speak, I'm not sure if anybody signed up or  
24 anything. Anybody in the public have anything  
25 to say?



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**ADJOURNMENT:**

**MR. LEAKS:** Okay, so if not, I make a motion to adjourn the meeting at 2:15 p.m. on August 21, 2025. Roll call.

**MS. HENNIGAN:** Mr. Titus Leaks?

**MR. LEAKS:** Yes.

**MS. HENNIGAN:** Mr. Stephen Fera?

**MR. FERA:** Yes.

**MS. HENNIGAN:** Mr. Timothy Vereen?

**MR. VEREEN:** Yes.

**MS. HENNIGAN:** Ms. Kathryn Allen?

**MS. ALLEN:** Yes.

**MS. HENNIGAN:** Ms. Michele Brown?

**MS. BROWN:** Yes.

**(There being nothing further, the meeting concluded at 2:15 p.m.)**



**CERTIFICATE**

This is to certify the transcript of the Atlantic Beach Town Meeting consists of sixty-five (65) 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 November 17, 2025.



---

Heather Sincore-Helms

Notary Public for South Carolina  
My Commission Expires: November 8, 2034



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