TOWN OF ATLANTIC BEACH
TOWN COUNCIL MEETING

********

Tuesday, November 12, 2019
5:00 p.m.

The Town of Atlantic Beach Town Council meeting was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 12th day of November, 2019, and transcribed by Amanda Godfrey, Court Reporter and Notary Public in and for the State of South Carolina.
APPEARANCES

COUNCIL MEMBERS:
Mayor Jake Evans, Chairman
Councilman Lenearl Evans
Councilwoman Jacqueline Gore
Councilwoman Glenda Williams

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

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Call to Order:

MAYOR EVANS: This Town Council meeting is called to order this Tuesday, November the 12th, year 2019, at 5:00 p.m. Roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Here.

CLERK: Councilwoman Josephine Isom? Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Here.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Here.

MR. QUATTLEBAUM: Mayor and Council, for the record, Ms. Isom called and said she would not be attend the meeting tonight. She had a previous engagement.

MAYOR EVANS: Thank you. Council, I seek a motion to go into Executive Session for legal, personnel and contractual matters.

COUNCILWOMAN ISOM: So moved.

COUNCILMAN EVANS: Second.

MAYOR EVANS: Motion and a second to go into Executive Session for legal, personnel and contractual matters. Any other questions or comments?
MR. QUATTLEBAUM: Mayor, for the record, the legal matters to be discussed is the potential litigation of demolition of 406 30th Avenue and Ms. Cynthia Frazier, status update Timothy Taylor lawsuit, and status update Ocean Apartments legal settlement.

MAYOR EVANS: Is that it? Council, any other questions, comments? If not, roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted.

Executive Session:

(Executive Session.)

MAYOR EVANS: Council, I seek a motion to come out of Executive Session into the General Session please.

COUNCILMAN EVANS: So moved ---

COUNCILWOMAN GORE: So moved. Second.

MAYOR EVANS: Motion and a second to come out of Executive Session into the General Session. Any other questions or comments? Roll call?

CLERK: Councilman Lenearl Evans?
COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted.

General Session:

MAYOR EVANS: At this time, I want to take the time out to welcome the general public. Thank you, guys, for coming in such inclement weather we're having out there. And at this time, if you don't mind, if you have any cell phones or pagers or any devices that may disturb the proceedings, that you -- would you silence those at this time for us, please? And if you would, we ask that you stand for a moment of silence.

(Moment of Silence.)

MAYOR EVANS: Pledge of Allegiance.

(Pledge of Allegiance recited in unison.)

MAYOR EVANS: We're down to Ceremonial. Council, Ceremonial matters, anyone? If not, I seek a motion for the approval of the Agenda as it is outlined.

COUNCILWOMAN GORE: So moved.

COUNCILMAN EVANS: Second.
MAYOR EVANS: Motion and a second for approval of the Agenda. Any other questions or comments? Roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted.

Old Business:

MAYOR EVANS: We're down to Old Business, Town Council meeting minutes, minutes from Town Council meeting held on October 7th, 2019. Council, seek a motion for approval of the minutes?

COUNCILMAN EVANS: So moved.

COUNCILWOMAN GORE: Second.

MAYOR EVANS: Motion and a second to approve the Council meeting minutes for October 7th, 2019. Any other questions or comments? Roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?
MAYOR EVANS: Yea. Motion granted.

New Business:

MAYOR EVANS: We're down to New Business. And of course, we're down to the public hearing. We will be opening up a public hearing for the Land Management Ordinance 2017 to 2027. At this point, Council, I seek a motion to open the floor for the public hearing in regards to the Land Management Ordinance.

COUNCILMAN EVANS: So moved.

COUNCILWOMAN ISOM: Second.

MAYOR EVANS: There's a motion and a second to open the floor for public hearing in regards to the Land Management Ordinance. Any other questions or comments? If not, roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted. At this time, the floor is open to the public for questions or comments, or any issues you may have as far as the Land Management Ordinance from 2017 to 2027. I do see that we do have
our Planning Commission Chairperson present, Orton Bellamy. And any other commissions here? I think I did see Derrick Stevens here as well.

MALE SPEAKER: Who else?

MAYOR EVANS: I think that's it, that's all present.

(Inaudible background noise.)

MAYOR EVANS: Mr. Daniel from Waccamaw Regional as well.

MR. BELLAMY: Hi. Good afternoon to the Mayor, Town Council members, staff, and also the public at large. Yesterday ---

MAYOR EVANS: Can you all hear him well enough there?

(Inaudible background noise.)

MR. BELLAMY: Can you hear me now?

FEMALE SPEAKER: Yes.

(Inaudible background noise.)

MR. BELLAMY: Okay. Yesterday, we celebrated Veteran's Day. Any Veterans here today?

(Inaudible background noise.)

MR. BELLAMY: I served (inaudible) retired U.S. Army. Just to give you some history here, before I go into the Land Ordinance. Atlantic Beach played an integral part to African American soldiers from 1942 to 1945. During
that time, we had a segregated military. Soldiers from Fort Bragg, Camp Lejeune, Fort --
Charlotte Air Force Base, Charleston Air Force Base, Fort Gordon, Georgia, Fort Lee, Virginia
would come here to Atlantic Beach for R and R. R and R is rest and recreation. This is the
only place they could come on the East Coast. And as -- through my travels and assignments in
the United States military, I've met a countless number of soldiers that came here
during that time period, and they reportedly (inaudible) rest and recreation for soldiers.
And we would like to recognize of the Town of Atlantic Beach for their services to the United
States military. And thank you very much for your ancestors who had restaurants,
entertainment centers and rest -- and hotels for the soldiers, afford -- to afford them an
opportunity to come here and be a part for rest and recreation before they were sent over to
Germany, South Pacific, all over the world, from Atlantic Beach. Thank you very much.
Sharing that history with you about Atlantic Beach and their accommodation for the United
States military. We have on our staff -- we
had a countless number of hours with this Plan, and it is very comprehensive, very thorough. At this time, I would like to recognize Derrick R. Stevens. He is Vice Chairman, with Mr. Esco McFadden, Pot -- Ms. McNeil -- Poterressia McNeil and Mr. Timothy L. Vereen. And we'd like to recognize Mr. Benjamin Quattlebaum and Cheryl -- Ms. Cheryl Pereira, the Town Clerk. They did a phenomenal job far as logistics, coordinating meetings, telephone calls, e-mails to make this plan possible. And that's very reflective of the leadership from the Mayor, Jake -- Mr. -- Jake Evans, Council member Lenearl Evans, Council member Jacqueline Gore and Council member Josephine Isom. We thank you for your support in making this possible. We also would like to recognize the Waccamaw Regional Government that made -- played a major role in making this document possible. We started with Mr. Tom Britton. He's no longer with -- he's -- he moved back to Kentucky -- Hopkinsville, Kentucky. And Brett Morgan. Mr. Morgan is in Pittsburgh. We're -- also working with us, Mr. Jason Werner. And we have with us, Mr. Dan Newquist. As I stated that with
this development plan, Atlantic Beach can move forward and make history because you're in a position now -- once approved -- to develop Atlantic Beach and take it to the height -- take it to the next level. You have the documents in place -- planning, zoning, permit, procedures -- so when a developer comes to the Town of Atlantic Beach, we have the documentation. They have the permit procedure, they submit their architectural drawing. If it's within that compliance for that location, they send it -- submit it to the -- Mr. Quattlebaum, staff. From there, they can start building. Okay? At this time, if any questions -- any questions from the Town Council or Mr. Quattlebaum or his staff, in regards to our presentation? At this time, we have Mr. Newquist.

MR. NEWQUIST: Sure.

(Inaudible background noise.)

MR. NEWQUIST: Thank you, Mr. Bellamy.

(Inaudible background noise.)

MR. NEWQUIST: Good evening, Council.

IN UNISON: Good evening.

MR. NEWQUIST: Pleasure to be here. Again, my name
is Dan Newquist. It's a pleasure to be here representing the Waccamaw Regional Council of Governments. Mr. Bellamy listed a number of other staff members that played an integral role in the development -- not only of your Comprehensive Plan which, my understanding, was approved a few years back, but also the development of this Land Management Ordinance for the Town of Atlantic Beach. So, I can't take a whole lot of credit for putting the -- this document together. Mr. Britton was my supervisor for 10 years at the Council of Governments, and I did have a chance to brief -- did have a chance for him to brief me on the process that the Town has proceeded with. This ordinance -- in order to help facilitate the adoption process through the Town of Atlantic Beach and the Commission, and now Council. I was able to, you know, meet with the Planning Commission at their meeting on October 17 to present the draft document to them. And did brief them, like I said, a few changes that had been incorporated into the draft ordinance since -- as they were going through the process. So, I think it makes since to brief
the Council as well on changes that Mr. Britton advised me on. One is the flexible design district procedures that are incorporated into the Ordinance so you have the draft zone in -- zoning map and within the Waterfront 1 and Waterfront 2 Districts, they are provisions in the Ordinance that would enable a developer to have an increase in the height as well as it -- I mean the height of their structures based on the amount of public amenity investment that they are willing to contribute toward the Town of Atlantic Beach. Those public amenity features could be anything from beach access to the development of park and common space, sidewalk infrastructure within those zoning districts. And in exchange, they would, as an example, if they were to contribute three percent toward public amenity infrastructure, they would be able to increase their building height from 55 feet to 85 feet in the Waterfront 1 District, and the Waterfront 2 district they would be able to increase their maximum height from 125 feet to 200 feet. As far as administratively, those flexible design districts would be handled similar to the
planned development districts' provisions, which are also included in the Ordinance. The second item that Mr. Britton briefed me on was your Sign Ordinance. And the way they proceeded in developing the Ordinance was to make it content neutral. So, the best example to -- that I can share with you, there's provisions on temporary signs -- things like political signs, event signs, Christmas, you know, signs or decor. Those would all be handled the same way. The way that they would be addressed in terms of enforcement would be the height of a particular sign and the -- the height and size, location, the number on each parcel, the length of time that they are allowed to remain on the parcel. And that -- those -- the content neutral enforcement would extend through all the different types of signs that are allowed in -- within the Town. The final thing that Mr. Britton briefed me on was on a number of the articles within the document, we consulted a land use attorney out of Charleston, Mr. Tyson Smith. And there were some question on the prohibition of condominiums within the multifamily, any zoning
districts that permits multifamily uses. And the finding that Mr. -- Mr. Tyson Smith drafted a memorandum that, based on State law -- on State case law, the State courts would most likely overturn a zoning code that distinguishes between rental and condominium forms of ownership as categories of multifamily or accommodation uses. So, per his advice, we removed those provisions pertaining to the condominiums in order to make sure that this zoning ordinance was compliant with State law. In terms of other -- as far as procedurally this evening, in order to move forward with adopting the Land Management Ordinance, there is a few -- there's a few resolutions that come into play that are presented tonight. One is an ordinance to establish -- to reestablish the Planning Commission for the Town of Atlantic Beach. Brand new ordinance and hearing cases or permits, the -- there's a draft ordinance to establish -- reestablish Municipal Planning Commission for the Town. Then there are three resolutions. One, before -- presented before you. One is recommending -- recommendation to adopt amendments to the land use and priority
investment elements of the Comprehensive Plan.
So, with the provisions of this new ordinance, it's important to have your Comprehensive Plan reflect what is included in your, you know, Land Management Ordinance. So there were a few amendments per -- to those specific elements of the Comprehensive Plan. Hence, the need to approve those amendments. The second item is a resolution to recommend adoption of a flood damage prevention ordinance for the Town of Atlantic Beach. So, a land management ordinance incorporates a number of land development regulations into one single ordinance document. That would also include the flood damage prevention ordinance. And there's constantly new rulings on the federal level on how to implement the National Flood Insurance Program, and so there was some revisions to that specific ordinance, again necessitating that separate resolution to adopt -- recommend -- adopted the flood damage prevention ordinance. Then finally would be recommending adoption of the Land Management Ordinance itself, which is in your copy for -- in a copy provided to you tonight. And each of
those resolutions were recommended by the Planning Commission at their last meeting. But with that, I know I've covered a number of details here. I'd be happy to help address any questions that the Council may have.

MAYOR EVANS: Okay, since we're in the public hearing, we probably want to see if the public would have any questions for you, Mr. Newquist, or our Planning Commission Chair, Mr. Bellamy. So we're in the midst of the public hearing so if anyone in the audience have any questions as it relates to the Land Management Ordinance for Mr. Newquist or for the Planning Commission Chairperson, Mr. Bellamy, you're free to ask those questions or make comments at this time. The floor is open to you. Anyone?

(Inaudible background noise.)

MAYOR EVANS: Okay. If you don't mind, Mr. Booker, you can come to the podium so we can kind of pick up your name on the recording device as well and what question you may have for either one of them.

MR. BOOKER: Good evening, Mr. Mayor and Council, Town Manager, fellow citizens. My name is William Booker. I would like for you to set,
if you would, just give a little bit more plain
language, what that legal recommendation was
concerning the condominiums.

MR. NEWQUIST: Uh-huh.

MR. BOOKER: I didn't clearly understand what you
were saying.

MR. NEWQUIST: I can -- I have the memo with me this
evening and so instead of paraphrasing, I'd
much rather read off, you know, as I mentioned,
my involvement ---

(Inaudible background noise.)

MR. NEWQUIST: Sure. My involvement with the
development of the Ordinance was very limited,
only since Mr. Britton left was I involved in
assisting the Town staff and Planning
Commission. So just referencing the memo, I
know this was a -- my understanding, this was
an item that was discussed by staff with the
Planning Commission so we had -- we retain --
our office retained a land use attorney to
review (inaudible) purpose is to review any --
the entire, you know, ordinance and that
everything is cleared legally. So let me find
the exact ... So one item says here, sir, the
generally accepted rule of land use practice is
that ownership is not relevant to the use of land and therefore, that condominiums should be treated no differently than other multifamily units, or hotels available for rent, instead of ownership. And then, again, I read part of the final closing recommendations from the attorney, but I'll read it again. The State's -- the State courts most likely would overturn a zoning code district that distinguishes between rental and condominium forms of ownership as categories of multifamily or accommodations uses. Therefore, under the law as it exists today, we recommend that South Carolina local governments not treat multifamily or multi-unit land uses for condominium ownership different from those of rental or other forms of ownership. Any existing order -- any existing ordinances that make this distinction should be revised in accordance with current law. So -- and then they do cite a couple of court findings of the South Carolina Court of Appeals that states the South Carolina Court of Appeals rejected an attempt by the Town of Sullivan's island to prohibit the conversion of an existing
multifamily building to a condominium. The case cited was Baker versus the Town of Sullivan's Island. The court there held that the conversion of -- from an apartment building to condominiums constitutes a change of ownership rather than a change of -- change of use.

MR. BELLAMY: I just -- just for clarification only. About two years ago when we started working on the Plan, this -- we received info, feedback from the Town of Atlantic Beach citizens and individuals having interest in the growth and development of Atlanta Beach. One of the things that we looked at as preference for waterfront development was they have commercial on the first level and then the objective for vision was to build hotels, oceanfront hotels on the oceanfront, and that's when that came in (inaudible) had questions about the condos. But, as a preference, that they would like to see that happen as a vision of Atlantic Beach on the oceanfront there.

MR. QUATTLEBAUM: Let me just ask ---

MR. BELLAMY: Yes, sir.

MR. QUATTLEBAUM: --- if I may?
MR. BELLAMY: Yes, sir, go ahead.

MR. QUATTLEBAUM: In that discussion, the issue came up, could the Town of Atlantic Beach preclude condominium development on its waterfront? That's when we sought the legal opinion of the attorney through Waccamaw Regional Council Of Governments, hired an attorney and gave us a legal opinion, and indicated that the Town of Atlantic Beach could not exclude condominium development on its waterfront. So that's in plain language, what the outcome and the decision that came out.

MR. BELLAMY: And our position from the Planning Commission is that, based on the ruling from the court and what we call precedence in the legal system, and other referenced cases, is that, as a preference, we would like -- as Mr. Q, Mr. Quattlebaum, stated that, as a preference, we would like to see oceanfront hotels on the -- Ocean Boulevard as a preference. The language you have use is preference, based on court case, as a preference. Also, speaking of signage, we did provide some information, the Planning Commission, to Mr. Quattlebaum for street
signs. As you notice, you travel down North Myrtle Beach, they have -- their street signs are different colors, maybe blue -- they have a blue background. And we're looking at something similar be -- made a recommendation to reflect your logo back -- maybe at some point, you have the streets signs of Atlantic Beach with your, say, 20th Avenue with the design of the black pearl logo. And that's something that we discussed (inaudible) so it'd make it unique, stand -- as a preference -- as a logo for Atlantic Beach as a distinct -- as you -- as a distinction as you're traveling 17 North, 17 South, it really stands out as Atlantic Beach. So we're look -- we did provide that information. We'll continue on the (inaudible) on that, (inaudible) signage to be specific for Atlantic Beach street signs. And some welcome signs too. We have discussed that too. Maybe some banners that say welcome to Atlantic Beach like other cities. So we're working with the staff also to do that and approval by Council.

(Inaudible background noise.)
MR. DRUMGO: I'm Mr. Drumgo.

(Inaudible background noise.)

MR. DRUMGO: I've just got a couple of questions (inaudible). Just on (inaudible) like with your (inaudible) developments, what would be, if there are any foreseen, like, residual effects that may come down upon already-existing landowners, property owners, business owners that are already here in Atlantic Beach (inaudible) from this or taking place? Do you foresee any, like ---

MR. BELLAMY: No, there won't be any changes ---

MR. DRUMGO: Taxes for property owners or anything that would come down on already ---

MR. BELLAMY: Taxes, that's based on assessment.

MR. DRUMGO: Right.

MR. BELLAMY: The taxes aren't ---

MR. DRUMGO: Well, will we be (inaudible) developments or ... 

MR. BELLAMY: No, no, no.

MR. DRUMGO: No? Okay. And secondly, the developments you have proposed, that's -- your meeting (ph), will these things be made available to the residents?

MR. BELLAMY: Yes, public. This is all public
record here.

MR. DRUMGO: That's all public record, right?

MR. BELLAMY: Yes.

MR. DRUMGO: Oh, okay.

MR. BELLAMY: Once approved. And, correct me, 'cause I know (inaudible) and the City -- Town of Atlantic Beach and municipality recall it's one and two readings 'cause it's -- it has to go through two readings. Once that's approved -- we make recommendations and the Town Council makes the approval for ---

MR. DRUMGO: Oh, okay.

MR. BELLAMY: --- and this will be available, public record

MR. DRUMGO: 'Cause I've been a part of cities where it gets developed and then they all -- guys that's already there, they move out, they can't afford to live there no more.

MR. BELLAMY: Right.

MR. DRUMGO: (Inaudible) you guys foresee anything like that?

(Inaudible background noise.)

MR. BELLAMY: Yes, sir. Come on up, sir.

MALE SPEAKER: Good evening. I was looking at that layout there and it was probably property that
I've owned (ph). It's recommending that the zoning be changed R-2, Residential, to MS-2 (inaudible) Main Street 2. Can you tell me something about what Main Street 2 mean and all that, will homes be allowed in Main Street 2 zoning or ... 

(Inaudible background noise.)

MR. NEWQUIST: So, that's a good question, sir. Yes, within each district there are provisions for, you know, residential development, commercial development, mixed use development. Obviously, you know, some districts promote commercial or mixed use development, and other zoning districts -- the R-2 is an example -- the intention is to keep that primarily residential to leave it, you know, prohibit commercial uses. So to kind of focus development in certain parts of the Town. And within the MS-2 District, there's -- so there's provisions, you know, one thing I'll say about, you know, this Ordinance is, it's pretty thorough throughout, you know, each district on what is permitted and what's, you know, not permitted. And so, that is, you know, available for you to review, sir, and, you
know, it classifies a number of uses so each type of residential use you could think of -- traditional single family, detached house, you know, a duplex, a multifamily-type dwelling and which districts those are allowed in. In the case of the MS-2 District, there are some residential uses permitted, and there are also in that area, that district, there are some commercial and resort combination-type uses permitted. But each one of these districts is gonna have a number of permitted uses and a number of, you know, kind of prohibited types of uses.

MALE SPEAKER: So my question is, because the zoning's changing -- right now, single homes are permitted, and there are some (inaudible) in that zone next to me and around, behind me where I know people are anticipating building homes. And so the zoning, according to that document, is going to change. And so my question is, is it going to permit those people to build homes, or not?

MR. QUATTLEBAUM: Yes.

MR. NEWQUIST: Yes.

MR. QUATTLEBAUM: It will -- residential -- 29th and
32nd Avenue down to Seaview will remain residential. As you picked up the classification or the notification of what zoning areas is going to change. For example, currently now the waterfront is commercial, C-2. Will change to what the designation in the new Land Management Ordinance will be waterfront development. Waterfront development, WF-1 and WF-2. WF-1, exclusively commercial development, which is -- remains the same for that area from 30th Avenue all the way over to 29th, over to Bay Watch. That frontage will still remain commercial. The designation just changes to waterfront. MS just changed from the R-2, but is still the same categories of residential development exclusively on 32nd Avenue and 29th will remain the same.

MALE SPEAKER: All the way down to Seaview?

MR. QUATTLEBAUM: All the way down to the sea (ph).

MALE SPEAKER: Both sides?

MR. QUATTLEBAUM: Yes. And the -- also, one of the objectives was to get -- if you look at the old zoning map, there was some incongruent mixes of development, particularly on this side of 17. So it was -- the Land Management Ordinance
sought to unify the development, or the zoning, so that you don't have conflicting type of development uses on -- in the Plan, as we currently have now. So it's something that needs to be reviewed and studied. We are working with a -- on the question in terms of availability -- with a company now to have the Land Management Plan, all of our documentation and an upgrade to our website to have all these available online for review by the public. Currently, the comprehensive plan is on -- hopefully, we can get the -- met with the contractor to start uploading other documents, including Land Management Ordinance, hopefully in the next two weeks -- two to three weeks to have that online. But if anyone wants to see a copy, or review the document, it's available at our office and we'll make that available to the public.

MAYOR EVANS: Anyone else? If not, thank you, Mr. Newquist.

MR. NEWQUIST: Thank you.

MAYOR EVANS: Thank you, too, Mr. Bellamy.

MR. BELLAMY: Thank you.

MAYOR EVANS: And Council, at this time, I seek a
COUNCILWOMAN GORE: So moved.

COUNCILMAN EVANS: Second.

MAYOR EVANS: Motion and a second to close the public hearing. Any other questions, comments? Council? If not, roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted. Okay, Council, we're down to Item Number 9, Ordinance Number 7-2019, and this will be the first reading. An ordinance updating and adopting the Town of Atlantic Beach Land Management Ordinance 2019. The flood damage prevention ordinance and amendments to the land use element and priority investment element of the Town of Atlantic Beach Comprehensive Plan 2017 through 2027, including all references, plan maps and exhibits. And once again, this is the first reading, Council. I seek a motion to adopt Ordinance Number 7-2019.

COUNCILWOMAN GORE: So moved.
COUNCILMAN EVANS: Second.

MAYOR EVANS: There is a motion and a second to adopt Ordinance Number 7-2019, first reading. Any other questions or comments? Roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted. We're down to 9(A), which is Resolution Number 1-2019. And this is a resolution recommending an adoption of the Comprehensive Plan amendments for the Town of Atlantic Beach, South Carolina. Council, seek a motion to adopt Resolution Number 1-2019.

COUNCILMAN EVANS: So moved, Mr. Mayor.

COUNCILWOMAN GORE: Second.

MAYOR EVANS: Motion and a second to adopt Resolution Number 1-2019. Any other questions or comments? If not, roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.
CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. The motion is granted. And we're down to (B), Resolution Number 2-2019. And this is a resolution adopting -- adoption of a flood damage prevention ordinance for the Town of Atlantic Beach, South Carolina. Council, seek a motion to adopt Resolution Number 2-2019.

COUNCILWOMAN GORE: So moved.

COUNCILMAN EVANS: Second.

MAYOR EVANS: Motion and a second to adopt Resolution Number 2-2019. Any other questions or comments? Roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted. (C) is Resolution Number 3-2019, and this is a resolution recommending adoption of a land management ordinance for the Town of Atlantic Beach, South Carolina. Council, seek a motion to adopt Resolution Number 3-2019.

COUNCILMAN EVANS: So moved.
COUNCILWOMAN GORE: Second.

MAYOR EVANS: Okay, there's a motion and a second to adopt Resolution Number 3-2019. Any other questions or comments? If not, roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted. We're down to (D), Project Hope Outreach. Is there someone here that's gonna speak on behalf of Project Hope Outreach

FEMALE SPEAKER: Good afternoon, everyone.

IN UNISON: Good afternoon.

FEMALE SPEAKER: I'm gonna give you a little bit -- little background for Ms. Rue (ph). Ms. Rue accepts (inaudible) as a free, one-stop resource center for women in crisis. She builds relationships with local, state and federal agencies, as well as non-profit organizations and private companies throughout Horry County. Then she joins women's needs to available resources, often times challenging agencies to provide exponentially (ph) by
Ms. Rue has gotten out of her bed in the middle of the night, driven to collect a woman or her children from either off the street or the police station, resulting from the domestic violence and situation, and sheltered them in her own home. She would be up all night and early morning contracting -- contacting agency and non-profit organizations, even personal friends, to secure the necessary resources for that family including, but not limited to, the treatment, housing, food stamps, furniture, clothes and toiletry articles, linens and counseling. The list of women who she has personally assisted is enormous. Ms. Rue is a well-known figure in the Horry County, South Carolina community. She has partnership on, has worked tandemly (ph) with the following organizations over the past 15 years: the Salvation Army, the Goodwill, the Social Services, Habitat for Humanity, Helping Hand South (ph) Strand, Grand Strand Medical Center,
the Location Rehabilitation Center, Street Reach, United Way, Coastal Workforce Center in Conway, South Carolina, Waccamaw EOC in Conway, South Carolina. Her passion for assisting women in crisis is a matter of record. Her willingness to expand effort beyond (inaudible) is well documented throughout the countless numbers of women for whom she has been able to access resources. Many of the women who were blessed by her effort now live a stable life. Currently, Ms. Rue is working with partners on establishing a transitional housing program at Finklea Community Center. This full-service program is designed to empower broken women to regain their self esteem and guide them back to self sufficient. Her skill will undoubtedly attract resources, positive media attention and clients. Thank you very much.

MAYOR EVANS: Thank you.

BRENDA: Good afternoon, everybody.

IN UNISON: Good afternoon.

BRENDA: Or good evening, everybody. I want to thank the Council. I want to thank everybody for allowing me to come out tonight and share a little bit about me. My passion for Atlantic
Beach -- this is home. I left Atlantic Beach in '97. I came to Conway, and didn't know that God had me on a mission there. My goal to come back to Atlantic Beach is to see Atlantic Beach come back. I remember as a little girl, watching the merry-go-round, watching the beach full of people. I would love to see -- I've seen -- I keep seeing the soup kitchen -- it's not a soup kitchen, but I would like to see a kitchen once a month for the community to come around to get to know each other. To meet, to greet, and see where the needs in the community. I also would like to see a roll call where we can express what we're trying to do. Nobody knows nothing going on in Atlantic Beach, so we need roll call, so we need newsletters. We need the children to know that there's a safe place they can come to and play. We also need to know that there is a God, you know, everybody's talking about what they want, but we're not putting God first. I want to come back and bring Atlantic Beach 'cause it's home. We need counseling. We need to save our children now. We're losing our young men. We're losing our young children for
trafficking, human trafficking. We need to have a stop. We need be able to come as a family and Atlantic Beach, some of the things I want to share is my most important things that my goals that I want to do if I'm elected to come in. I want to work with my senior citizens that may need Medicaid and don't know where to go. We have a lot of Mexicans, Puerto Ricans. They don't have nowhere to go. I would like for this to be a one-stop shop. They may need mental health. They may need DSS. They may need WIC. We need after-school programs. We need learning programs, where we can teach our children that don't know how to read and write. We need meetings. We need women to come together, men to come together. We need to come as one, as a family here in Atlantic Beach. We need food, of course, a lot of people don't have food or don't get food stamps. We want to be able to have a food bank they can come once a week and get food. Deadly seriously about this human trafficking. Up in the Green Sea area where I was -- had the opportunity to be a coordinator at the community center, there's a lot of human
trafficking going on in the Green Sea area. I know that it's going on down here on the beach, everything is hush-hush. We have people -- there are different organizations that's willing to come in. My plan is, if I'm elected, at least once a week, somebody will come in if you need dental, if you need eye care, if you need mental health. We have somebody from each agency will come in. I plan on doing a calendar so -- put a roll call on and let people know whether -- if you need anything, we're here. We want to let you know that Atlantic Beach is just not Atlantic Beach, it's a home. It's -- we care. We want to come as one. Mainly, our youth has proper counseling. We need to counsel these young men because a lot of the families are broken. We don't have fathers, we don't have mothers. These young men is trying to raise theirself (sic). The young ladies are raising theirself. We need to start praying back, you know, praying. We need to put our families together, coming to the Community Center and say, if you have a problem, you can come talk to one -- the mayor, you can talk to city council, you can
talk to somebody. You don't have to go through this by yourself. There needs to be somebody at the door at all times if somebody wants to commit suicide. This is called the Community Center because it's for the community. I'm hoping and praying that you all will put in your heart to at least give me a chance to see the difference. I've worked two community centers, I've brought homes into the community centers up there in Loris, with the North Carolina -- South Carolina disaster, North Carolina disaster. I've worked the bus line coming through 701 and Loris and Green Sea. I'm good at what I do, and I feel like whatever I've done in my past I can make it right and do the right thing for Atlantic Beach because I pretty much did my thing here in Atlantic Beach. It's time we give back. I don't want to stay long. I just want you all to give me a chance because I know I can make a difference here. This is the pastor. Is there anything you have to say?

PASTOR: We didn't say the one -- board members sit -- to assist Sister Brenda (inaudible) we've been doing a lot of things in the community in
Conway and Myrtle Beach and Georgetown area. And we would like to see the Black Pearl get back on the map. My parents told me a lot about Atlantic Beach years ago and a lot of good things that happened back in the past. And I said to myself, I said why can't we bring these things back, a lot of programs that have gone away, a lot of different things that have gone away, and what Sister Brenda and I want to do, we want to bring a lot of programs back in this area, back in this community, to let people know that Atlantic Beach is alive and part of North Myrtle Beach and part of Myrtle Beach, and people can come from (inaudible) areas and participate and be in -- part of (inaudible) we have to offer. And that's all we want to do is to bless the area (inaudible) blessing to somebody else. And so we just gonna be thinking about doing programs for -- like, children's programs, getting gospel groups coming back. My dad told me years ago, many years ago, that there were big (inaudible) that they used to come out here years ago, but now they don't come any more. So we wanted to bring gospel (inaudible) back and let them know
that there's love in this area, and we will have a gospel band and gospel settings -- Bible settings, and let people know that they can come to a place if you need prayer, come to a place if you need someone to pray over your life. Because one thing that we have to do is seek God in the center of our life, and that's a fact, that's everywhere you go. So -- but that's what we want to do, is to bring God back in Atlantic Beach, to let Atlantic Beach know that someone here loves them. So we want to bring this whole (inaudible) back and let Atlantic know that there's people out here that want to come and be a part of what's going on in this area, and that's what we want to try to do, is bring Atlantic Beach back up and let people know that there's something good going on in this area. Amen. God bless you.

FEMALE SPEAKER: Amen.

MR. QUATTLEBAUM: Thank you.

FEMALE SPEAKER: Thank you, God.

MAYOR EVANS: Thank you.

MR. QUATTLEBAUM: Let me address -- respond. I applaud your vision for wanting to bring the services, the -- there's a number of them -- we
don't have to go into it tonight, but there are a number of issues that we have to get resolved in terms of operational times, liability. We have some issues that you're not aware of that we have to bring this facility back up to a certain standard, and we're working on plans of improvement. All of that has to be dovetailed and coordinated if we're going to do any type of services here. So we need to talk in more detail on the schedule of activities, when they're gonna be utilized. We rent this place out, got Council meetings, we have after-school already -- we've got a number of programs so we just to see if it can come together and meet all of the criteria that the Town will require to have a program activity run out of this center.

BRENDA: All right, thank you. And I'll put everything in God's hands.

MR. QUATTLEBAUM: All right.

BRENDA: Whatever He says.

MR. QUATTLEBAUM: All right.

FEMALE SPEAKER: Amen.

MAYOR EVANS: Thank you.

FEMALE SPEAKER: All right.
Report:

MAYOR EVANS: Okay, we're down to your report, Mr. Quattlebaum?

MR. QUATTLEBAUM: Here ...  

MAYOR EVANS: Town Manager's report.

MR. QUATTLEBAUM: Mayor and Council, I just want to echo the sentiments of the Chairman of the Planning Commission. I wish Mr. Britton could have been here to see this through. He has been very supportive and helpful in getting -- working with the Planning Commission, and the members of the Planning Commission, their sacrifice and diligence in getting this Land Management Ordinance recommended at this stage now. So I'd like to commend all of them for their participation and support. Waccamaw Regional and all of their support in assisting us to get to this point. I think it's a -- an outstanding milestone for the Town of Atlantic Beach, and will do -- go a long way with -- help facilitating future developments in the Town. So, thank you all Commission members for your participating. With that, Mayor, I don't have anything else.

Public Time:
MAYOR EVANS: We're down to public comments, and I have one public comment card, Brenda Deese.

MS. DEESE: Hello.

COUNCILWOMAN GORE: Hello.

COUNCILMAN EVANS: Hello.

MS. DEESE: Good evening, everyone. My name is Brenda Deese. I just have a few, I guess, suggestions for the Council. One, the gentleman who touched on a sign, or a banner. If maybe at some point we can look around to get quotes to maybe get a newer sign, a bigger sign, welcome to Atlantic Beach, something on 17, possibly like an LED like the one that they put up in North Myrtle on 17 and what is that? Highway 31, the entrance. Maybe not so big as that, but something, an LED sign, to let people coming up 17 and going down 17 know that one, welcome to Atlantic Beach. Two, to scroll the different businesses in town, advertisements for businesses in town because you're riding up and down 17, but you don't know anything that's off the beat, off 17. Okay, you have the club on the end. You have several restaurants. It's a -- you have a sign. People sitting at the traffic light, it's like oh, there's a bar
down there. Oh, there's a bakery now down there. So, it would be a little better advertisement for the Town if we had maybe, like I said, a newer, a nicer, a bigger sign out there. A committee to try to bring -- to try to, you know, get a committee of, say, the Town people, Council people, whoever, to try to bring, like the gentleman said, more entertainment back into town. Be it gospel, show, band, be it a seafood festival, be it (inaudible), be it whatever. Okay? A music festival, to just try to bring more festivals and more entertainment into town on the beach. So it doesn't have to be one person. A group of people, you know, trying to put it together, and getting calendars. Say, they just start out with a once a month type thing, you know. So that way you're bringing more people into town for a positive -- for something positive for Atlantic Beach that may not necessarily come into town. Okay, and lastly, I was speaking to a lady and she was saying -- I don't remember if she lives on 30th or 31st -- that we don't have any garbage cans, like, you know, Town garbage cans. So she said people
walk down the street in front of her home and they just throw the garbage 'cause they don't have any place to put it. So, is it possible that we can purchase, you know, garbage cans and put them sporadically on say 30th and 31st, you know, those two streets that a lot of people walk up and down. I think that's all I have. Okay, thank you.

COUNCILMAN EVANS: Thank you.

MAYOR EVANS: Thank you.

COUNCILWOMAN GORE: Thank you.

(Inaudible background noise.)

COUNCILWOMAN GORE: Ms. Deese, I'm glad you brought that conversation up about the sign.

MS. DEESE: (Inaudible.)

COUNCILWOMAN GORE: Well, that's what we was trying to emphasize to the Town from (inaudible) Street is that if we purchased that property out there, it would help us in more ways than one.

MS. DEESE: Uh-huh.

COUNCILWOMAN GORE: If we had purchased that property, which is probably getting ready to be sold right now by somebody else. They don't have to give us permission to put anything on
it, but we would had it for ourselves, we could
have put signs, every business that's in this
town could have (inaudible) that sign. We
could have made money off the sign 'cause we
could have sold ads to it. The property itself
would have paid for itself, but didn't -- I'm
gonna say three years -- that's a stretch --
maybe two years.

MS. DEESE: Uh-huh.

COUNCILWOMAN GORE: It would have been a piece
property that we would've always had in the
town. But now, we don't have it. And we voted
on it. We wanted it here. I wanted it here so
bad I could've screamed to the top of my lungs.
And the reason why is somebody would've been
buying -- we would be purchasing that property
in the town. We were buying it for $91,000 is
we was gonna purchase it for. Well, come to
find out, it wasn't worth that much to
whomever. I guess the value of it wasn't to
that degree is what we were ready to spend on
it. But it would have changed the whole plane
(ph) of Atlantic Beach 'cause now somebody came
in, spent $91,000 on a piece of property that,
to them, that's not worth no more than what,
$14,000, or whatever. It doesn't matter. We would've had that property here. We was ready to purchase. Everybody in the Town -- not -- I won't say everybody. Most of the people in the Town signed a petition stopping us from doing our job, which was trying to do things like -- it's stuff like that that we have in place now, we've been working for four years. You can't see it from me telling -- understanding from me telling you, there is a -- where you go over and check the specs over here, where you can go and see what we have done. We've done it -- we're paving our way. And we would love to have the community come out and help us.

MS. DEESE: Uh-huh.

COUNCILWOMAN GORE: That's what we want. We don't want this bitterness going around because of whatever situation may be. We can work together. We're (inaudible) our family's here. That's all we want.

MAYOR EVANS: With ...

MS. DEESE: On what you said about the land ...

COUNCILWOMAN GORE: Uh-huh.

MS. DEESE: My perception on that is -- and I think
if it was presented in -- and I believe we had
sidebars, okay, we had sidebars on this
(inaudible), and it was presented differently
to the community, as far as the price, as far
as it being able to pay for itself in five
years, 10 years ---

COUNCILWOMAN GORE: Because ---

MS. DEESE: --- I think the Town would have received
it a lot better and a lot differently and maybe
-- maybe not -- but maybe the Town would have
said okay, yes, we go for that. But I don't
think it was presented clearly enough to the
people of the Town for them to really
understand the total picture. That's just what
I saw from the whole situation. That's why --
you and I had a sidebar, and I'm like, oh, okay
---

COUNCILWOMAN GORE: Uh-huh.

MS DEESE: --- now, I get it. 'Cause at first, I
was against it as well. But once we had the
sidebar -- but I think the whole Town needed to
hear dollars and cents, okay, we're gonna pay
upwards of this. We're -- we will be able to
rent the sign out for this amount. We will
receive this amount of money per month in
revenue from the sign. In X amount of months or X amount of years, the sign will be paid for, and then after that, the Town will receive X amount of dollars per year. I think if it's presented in that ---

COUNCILWOMAN GORE: (Inaudible.)

MS DEESE: --- the Town would receive it better.

COUNCILWOMAN GORE: It wouldn't have.

MAYOR EVANS: Yeah.

COUNCILWOMAN GORE: Thank you.

COUNCILMAN EVANS: Thank you.

MAYOR EVANS: Thank you. Council, I seek a motion for -- to adjourn.

COUNCILWOMAN GORE: So moved.

COUNCILMAN EVANS: Second.

MAYOR EVANS: Motion and a second to adjourn. Any other questions, comments? Roll call?

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Yea.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Yea.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Yea. Motion granted. This meeting is adjourned at 6:58 p.m.

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