

Tighter Commercial Building Restrictions Tabled By Board

BY EDDIE SWEATT

Holden Beach commissioners remain divided on changing the zoning ordinance regulating commercial building, but the decision to table the matter was unanimous Monday night.

They considered a recommendation that would have made restrictions for commercial building the same as for residential.

Commissioner Jim Griffin said it was not necessary to change "what we have now" and motioned to reject the recommendation. The motion died for lack of a second.

Commissioner Gloria Barrett's motion to approve the change was seconded by Commissioner Hal Stanley. In the ensuing discussion Commissioner Lyn Holden favored no rear setback for commercial property since he said it is likely to be used for parking. Later, both Stanley and Holden said they would accept five feet all around.

Had the proposed change passed, the front yard setback would have been 25 feet, side yard five and rear yard 20 feet.

Griffin's motion to table the matter passed unanimously.

The rezoning question was the first matter on Monday night's agenda following two public hearings at which no public comments were offered.

The hearings concerned two amendments to the zoning ordinance which had been approved by the planning and zoning board.

One would allow open uncovered stairs to project up to ten feet into a required front or rear yard in commercial structures.

The other amendment would require commissioners to decide on any proposed zoning amendment on or before the third succeeding regular meeting following the public hearing on the proposed change. Its drafting was prompted when the board rezoned property in May which was discussed at a public hearing 33 months before.

A request to rezone property at 113 and 142 Ocean boulevard, East from R-1, residential to C-1, commercial was turned down on a motion by Commissioners Graham King and Stanley. Rejection was said to be because there is no contiguous commercial property.

Holden Appeals Again

John Holden, through his attorney Grover Gore, again appealed for action to bring property at 195 Hillside Drive into conformity with a building permit issued the property owner, Woody Fulford.

Gore said his client did not know the status of a lawsuit brought against Fulford by the town on August 3, 1984, but he said he did know that Fulford seems to be "doing what he wants to" with the property.

Holden wants the house restored to its original size, shape and condition. It is built within inches of the property line, Gore said, asking that the matter, which has been going on since 1978, be "put to rest."

There was no response from the commission to Gore's presentation.

Contract Approved

With a stipulation, commissioners approved a contract for fire service with Tri-Beach Fire Department for the coming year. The contract is for Tri-Beach to operate the sub-station located on the island.

Price of the new contract, \$13,000, is up from \$10,000 last year. "A 30 percent increase is quite high," Commissioner Griffin remarked.

The stipulation is that Tri-Beach furnish quarterly reports of income and expenses to the town commission. The town had asked for a copy of the Tri-Beach budget but one was not furnished.

Resurfacing Approved

An unusual 3-2 split vote approved resurfacing Rothschild Street in

front of town hall and a part of Brunswick Ave. in back to the tune of an estimated \$6,500. Commissioners Stanley and Holden voted against the expenditure. Stanley said he thinks the money can be better spent on other roads.

Commissioners were unanimous, however, in voting to pave Davis St. where the new bridge empties on the island. Property owners on the north side of the street will pay 25 percent of the cost, according to Street Commissioner King.

Other Business

In other business, commissioners:

- Approved the sale of 1980 Chevrolet used by the police department to the high bidder, Homer W. Best Jr., for \$402.21;
- Agreed with Commissioner Griffin's recommendation to postpone painting of the elevated water tank until spring since there are no bidders for the project;
- Learned from Police Commissioner Gloria Barrett that the Alcoholic Law Enforcement group (ALE) is to be asked to provide crowd control for the annual Festival by the Sea street dance. The officers will be dressed for undercover work, she noted.

Reports Heard

Only one permit was issued in September for new house construction valued at \$52,198, but it was one more than the same month a year ago, according to the report of building inspector Dwight Carroll.

During the month 25 repair and bulkhead permits were issued for construction valued at \$110,493, and

there were 12 applications for CAMA permits. Fee collections totaled \$668.

At the end of the month 40 houses and one condo unit were actively under construction.

Holden Beach police officers answered 101 service calls during September, conducted 12 investigations, arrested one, and issued 13 citations and 16 warnings, according to the police report.

Officers drove 7,650 miles, used 458 gallons of fuel at a cost of \$592.12 and worked 720 man hours.

Town Administrator Bob Buck suggested commissioners set a public hearing for Nov. 11 at 7:30 p.m. to hear comments on the final draft of the town's land use plan update, following a review of the document by the state.

Waterslide Owner To Appeal CAMA's Decision On Seawall

Holden Beach developer Alan Holden said Tuesday he plans to appeal CAMA's decision not to allow him to build a seawall in front of his oceanside waterslide.

He said he has already made plans to take it down, however, if his appeal is turned down.

The subject of the waterslide was broached briefly at Monday night's meeting of the town commission, when building inspector Dwight Car-

roll told commissioners he had not received written notice of the CAMA action.

Although no action by the building inspector was discussed, the inference was that the town would ask that the waterslide, damaged last year by Hurricane Diana, be removed. It has not been operative since the hurricane.

Holden had asked CAMA for permission to erect a seawall between

the waterslide and the ocean where erosion has eaten away at the lot. He wanted to tie the seawall on the west to one built recently at the pavilion and on the east to a lot he owns.

Holden admits he is reluctant to give up short of the "due process of law," because if the waterslide is moved, he cannot build anything else on the commercial lot which has 270 feet of oceanfrontage.

Erosion has narrowed the lot to the

point where it does not meet minimum requirements for building, he explained.

If the houses he moved off the lots to build the waterslide were still there, Holden remarked, he could have built a seawall because they would have been "grandfathered."

As it stands now, he can only put sandbags out to protect the waterslide. It would not be enough, he added.



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