

Holden Beach Developer Says Backlog Causing Hardships

A backlog of construction starts with new building regulations becoming effective in December and January is going to cause hardships, developer Alan Holden told the Holden Beach commissioners Monday night when he appealed for their help.

The problem, Holden explained, is complying with the deadline for the new regulations when it is impossible to begin construction of houses already under contract under the old regulations because of the backlog.

"Very few people install pilings," Holden said, which has created a backlog of housing starts.

The new regulations will raise the costs of house construction from \$2,000 to \$3,000, according to Holden.

There was no discussion by Holden or commissioners as to how the town government can help alleviate the situation since the new building regulations are mandated by the federal flood insurance program or the state of North Carolina.

Holden also asked commissioners to appoint a representative to attend all meetings and public hearings of the Coastal Resources Commission where CAMA regulations are formulated and report back to the town. He said the town needs to have input on regulations which affect it and should be made aware of proposals before they are adopted.

Building Inspector Reports
According to building inspector Dwight Carroll's report, permits were issued during October for construction of six new houses valued at \$368,390. In the same month a year ago permits were issued for construction of six new houses.

Last month 33 repair and bulkhead permits were issued for construction valued at \$80,685, there were 32 applications for CAMA permits and \$2,463 were collected for building permit fees.

At the end of the month there were 42 houses and one condo unit actively under construction.

Fiscally Sound

The audit report for the fiscal year ended June 30, 1985 prompted finance commissioner Hal Stanley to "pat himself on the back" and praise the job done by all town employees.

Commissioner Gloria Barrett asked auditor Minto Padgett if the town isn't in the best shape in the past five years? Although Padgett couldn't vouch for that length of time, he agreed that he didn't remember "a time any better."

The report shows an increase of \$35,291 in the general fund balance, the difference between total revenues and total expenditures, up from \$138,513 in 1984 to \$173,804 in 1985.

The water fund increased by \$34,280, up from \$322,914 in 1984 to \$357,194 in 1985.

Net income, the difference when total operating expenses and net non-operating expenses are subtracted from revenues, increased \$23,090, from \$24,838 in 1984 to \$47,928 in 1985.

Stanley said he is pleased with what has been done and hopes to continue to see the fund balance grow. "We need to have the financial wherewithal to take care of the beach for at least a year in case of a hurricane," he added.

Public Safety Report

According to public safety commissioner Barrett's report, police officers answered 75 service calls during October, conducted 12 investigations, made two arrests and issued 21 citations and 40 warnings. They drove 7,156 miles on 562.1 gallons of fuel at a cost of \$685.76 and worked 744 man hours.

Following her report, Barrett said her goodbyes to fellow commissioners and the audience. Her decision not to seek re-election does not mean she has a lack of interest in town affairs, she remarked.

Other Business

In other business commissioners: •Heard Mayor Kenner Amos report that a previous application for

funding of a bicycle path the entire length of the island is under consideration by the state but the decision will depend on how much political clout can be mustered;

•Voted to designate the secretary-receptionist at town hall as a registrar for voters residing in Holden Beach to make it easier for new residents and property owners to register for elections;

•Voted to discontinue opening town hall on Saturdays after a trial period of two months showed little public response;

•Were advised by the town administrator that the "substantial rewrite" of the town's land use plan should be wrapped up as soon as possible after the public hearing set for Nov. 18 at 7:30 p.m.

Lounge Owner Charged In Shooting

The owner of two lounges or "joints" in the Shallotte area, was charged Saturday with assault with a deadly weapon with intent to kill.

Adolph G. Holmes, 44, is accused of shooting a customer, Steve Grissett, in the left hand with a small-caliber handgun, according to a warrant taken out by Detectives Lindsey Walton and Nancy Simpson of the Brunswick County Sheriff's Department.

He was released from the

Brunswick County Jail on \$10,000 unsecured bond. A probable cause hearing is scheduled in Brunswick County District Court on Nov. 14 at 9:30 a.m.

Walton said the incident occurred about 12:15 a.m. Saturday at Holmes' lounge on Airport Road near Shallotte.

Grissett's gunshot wound required emergency hospitalization and treatment, according to the warrant.

Holden Beach Reaffirms Moratorium On Moving Houses

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the site, said the house is to be moved back 125 feet toward the street and away from the ocean. Unless the moving moratorium is lifted the house would remain on eye-beams until such time as it can be moved off the island.

Holden apparently was fishing to see if the commission might let the house be located on another lot on the island because of unusual circumstances. He said the house, located in an area recently rezoned commercial, is directly in front of where the new high-rise bridge will empty onto the island. The owner must move it or lose it, Holden explained, since it is "less than eight feet from falling into the ocean."

He said he is not sure the bridge will be ready in time to move the house to the mainland since the town ordinance stipulates that any house moved must be brought up to standards within 90 days.

He was assured by commissioners that a 90-day extension would be granted if a written request is received. Six months would be more than enough time since the bridge is

scheduled to be open for traffic in February or March of 1986, it was pointed out.

The commission's moratorium on moving of houses was imposed last year after residents of neighborhoods where older houses had been moved complained.

Although the moratorium leaves room for consideration of emergency situations, the commission has yet to make an exception.

One commissioner observed that Mrs. Price is fortunate to have enough lot to be able to move her house back from the ocean. On the extreme east end, a number of houses on lots with no room to move back are threatened by erosion, the commissioner noted.

Split On Zoning Changes
Although commissioners were unanimous in sticking by their moratorium, they were divided on one of two amendments to the zoning ordinance.

They agreed unanimously to set a time limit on which proposed zoning amendments must be decided following a public hearing. Under the amended ordinance, they must

decide on or before the third regular meeting following a public hearing on the change.

Its drafting was prompted when the board rezoned property in May which was discussed at a public hearing 33 months before.

Commissioner Stanley's motion, seconded by Commissioner King, passed unanimously.

Commissioners couldn't agree on a change, drafted by the planning and

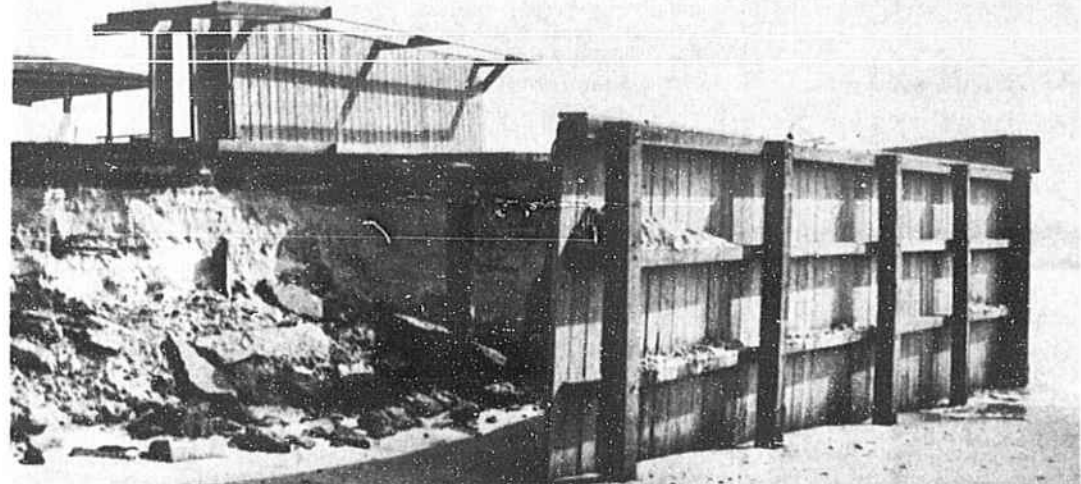
zoning board at their request, which would have imposed the same setback restrictions on commercial building as residential structures. The restrictions call for a 25-ft. front setback, five feet on each side and 20

at back.

Commissioner Gloria Barrett's was the only vote for the change. Although Commissioner Stanley seconded her motion for discussion purposes, he favored a 10-ft. setback for commercial buildings instead of 20 which would have been required had the change passed. Commissioner King expressed a preference for a five-ft. rear yard setback for commercial buildings.

After a number of motions were proposed and withdrawn, it was agreed to send the matter back to planning and zoning for consideration of the rear yard setback only.

Lyn Holden, who at earlier meetings favored a smaller rear yard setback, arrived too late at Monday night's meeting to participate in the vote. He was unaware the commission's meeting time had changed from 7:30 to 6:30 from now until next March. Commissioner Jim Griffith, who is not seeking re-election to another term, was absent. However, all candidates for election attended Monday's meeting, including John Tandy who is running unopposed for mayor.



THE WEST END of a seawall built this year by the town at the end of Ferry Road has severely eroded and steps that once led to the beach have been removed.

Commissioners decided to wait and see what nature does for the next 30 days before considering sandbagging.

Sunset Council Accepts Land But Keeps No Parking Signs

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If development has not begun within three years, the land reverts to the firm—an effort to encourage speedy development, said Gore. "Hopefully it will be in service sometime next year or sooner than three years."

Gore submitted a description of the property, but reserved the right to obtain a survey. His agreement with the town also stipulates that the land would revert back to the firm if not used for the purpose for which it is donated—public parking.

He said the unzoned tract with 1,600 feet of ocean frontage is the only island property that can be developed for parking. He said all other properties have been subdivided and are restricted by deed covenants which take precedence over zoning.

"Also," he added, "it is the only tract large enough to address the town's current and future parking needs."

Donald Safrit made the motion to accept the land, noting, "Opportunity is knocking a second time on our door; I don't think we can pass it up." He was on a parking committee that may not have come up with any alternative solutions, he said, but contrary to the opinions of some, did tackle the problem "aggressively."

Approval of the gift brought a round of applause from the audience that the board made no attempt to quieten.

On two other occasions Gore called down the audience for outbursts of laughter or applause.

With a proposal for meeting some of the town's long-range parking needs behind them, council members Hill and Griffith proposed the town end its restrictions on island parking along the shoulder of Main Street from September to May only, not affecting signs placed at the request and expense of property owners on their property.

"We still have a problem we need to face," said Hill. "It's not fair to shut people out from the beach and use of

it and that's what we're doing."

Gordon and Gore said access to the beach wasn't being denied, but the councilwomen interjected that yes, in effect, it was, because of the lack or inconvenience of existing parking.

The town may have 35 beach accesses, but without varied parking, noted Sea Trail resident Zane Winters. "You have to park near the pier and walk a mile and a half to where you want to fish."

Winters came to the meeting with a committee of four others to voice the objections of Sea Trail Community Association to the ban on right-of-way parking along Main Street.

As an alternative, the committee suggested covering, not removing, the signs from Labor Day to Memorial Day so parking would be provided the length of the island, including the east end.

While the vote had been taken, he suggested, "Maybe you'll change your mind."

Several other property owners spoke on parking and access, with Matt Long offering to share "some of the horrors that have happened at my place"—including public use of a downstairs toilet after electrical service has been shut off for the winter.

Long acknowledged that a "minority's always messing it up for the majority," but also asked "what protection" oceanfront property owners like him get in return for the higher taxes they pay. Audience and council members alike replied, "You get to live there."

Winters said that some degree of public abuse should be expected by anyone purchasing on the beach, which drew mixed reactions.

Hugh Munday proposed right-of-way parking on Main Street so long as driveways weren't blocked, while Dick Maher suggested having each property owner donate one parking space per lot.

Gore said that would require the support of a majority of property owners since public parking isn't allowed by deed restrictions.

Joe Majette agreed that parking as well as access is needed. He questioned if the town has "discharged its responsibility" in that area, referring to land he alluded was originally intended for that purpose.

Zoning Matters

Council gave preliminary approval to a subdivision plat for the area in the extraterritorial zone called Gate 1, Section A, of Sea Trail Links golf development.

Single-family homes are proposed on the 56-lot tract that spans two zoning districts, MR-3 and MR-2. The developers' minimum lot size of 12,000 square feet and minimum housing square footage of 1,500 square feet exceed the requirements for both zoning districts. Martin told the board before it gave unanimous approval. The developers have up to a year to submit their final drawings for recording, which must show no significant deviations from the preliminary plans.

Joint public hearings on two unrelated requests will be held before the Dec. 2 council meeting at the request of the Sunset Beach Planning Board.

Peggy Turnage has asked that Lot No. 1 on Seaside Road be rezoned from MH-1 (mobile home) to MB-1 (mainland business).

Doug Stanaland has requested rezoning of land near his home along N.C. 179 and south of Landing II and III be rezoned from MR-2 (single-family residential) to MR-3, which allows retail businesses and offices as well as single family and multiple family housing, motels and hotels, churches and other structures.

The hearings are not required by law, Gore was told upon asking, but council agreed to the request.

Other Business

In other business, council members:

•Agreed to hear a presentation at its Dec. 2 meeting from Brunswick Electric Membership Corp. for street lighting. BEMC proposes to replace existing lights with a system of 330 high-pressure, lower-energy lights spaced at 200-foot intervals on all streets. The system is expected to cost the town no more than billing and maintenance of its current system, said Martin.

•Voted to get estimates for installing a drainage system on Lakeshore Drive similar to a system recently installed on 33rd Street that Martin said worked well during rainstorms of the past week. After repeated complaints about the poor drainage and delays in repair of her driveway, property owner Lynn Faircloth paid the assessment for paving the street, but withheld interest of \$175, for which she will be billed by vote of the council.

•Heard the October police report. During the month one breaking and entering, two breaking and enterings with larcenies, one disturbance and two firecracker uses were reported. 114 town citations (most for parking) and four state citations were issued. Officers assisted at one wreck, delivered eight messages and assisted in the county eight times.

•Heard that police officers logged 4,001 miles on 400 gallons of gas, while the water department used 61 gallons and the sanitation department, 119 gallons.

•Heard from Martin that the town used 3.6 million gallons of water during October, down from the seven and eight million used in August.

•Adopted resolutions honoring Foster's service to the board and Toney and Richard Edwards' service to the town and fire department. Foster's term on the board ends in December. He was appointed to fill a vacancy on the board created by the resignation of Toney Edwards following the last town election. The Edwards left Sunset Beach this week for Savannah, Ga.

County Will Accept Water System Bids

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routing the pipeline down U.S. 17 probably cost the county around \$700,000.

Originally, the pipeline was to run along N.C. 133 to Southport rather than to the southwestern end of the county. Brunswick Energy Company (BECO), an oil refinery that would have used 6 million gallons of water a day, decided not to locate in the area, making the N.C. 133 route less attractive to the county.

Jerry Lewis of Lewis and Associates, at the time a consulting engineer for the county, told the commissioners the county could save \$1.6 million by instead routing the line along U.S. 17.

Shields approximates that when all costs are figured, including engineering, the 24mgd water treatment plant, and the water facilities contracts, the price tag of Phase II will

be around \$37 million, the amount bonded by the county for the project.

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