

# Zoning Will Replace Septic Tank Limits In Controlling Ocean Isle Density

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 canals 14, 17, 19, 21 and 23.  
 On those lots where the 30-foot setback is required, any structure built must contain at least 1,200 square feet on the first floor, including porches and decks. As first worded, the 1,200-square foot restriction would have applied to all lots in the R-1 single family zoning district.

Compromise also is reflected in the total square footage and "footprint" rules.

The "gross floor area" above flood level must represent no more than 36 percent of the "total deeded lot area." At the public hearing, it was pointed out that portions of some deeded areas are under water on certain lots.

Gross floor area means the area within the inside perimeter. It includes corridors, closets, stairs, thickness of walls and other features. With this new wording, Mayor LaDane Bullington said, storage areas built beneath the flood level with break-away walls (where allowed) would not count in the total. Neither will screened porches or other areas not enclosed within permanent walls.

And, the footprint of the structure—or the area with 100% impervious coverage—cannot exceed 36 percent of the lot area. Driveways and walkways are excluded.

The only proposed amendment unchanged following the public hearing is a side yard requirement. Exterior walls of all dwellings are to be located no closer than seven feet from the lot side lines.

### Fencing Rule

Voting so quickly that Williamson had no time to comment from the audience, commissioners also adopted another zoning amendment recommended by the planning board,

restricting fences that obstruct access to the side yards of residential structures by emergency vehicles such as fire trucks.

"We need a way to get between and around these houses," said Williamson, who is president of the town's fire protection association which oversees fire department operations.

A motion by Commissioner Gibson deleted a sentence that would have required all houses to conform by Jan. 1, 1991, allowing existing fences to remain.

Commercial structures must comply with state building code regulations governing side yard access.

### Reclassification

At Mayor Bullington's suggestion, the board voted to petition the state's Environmental Management Commission to reclassify finger canal waters from "SA" quality to "SB" quality.

The mayor said the change would better reflect the way the waters are actually used.

Also, she said, if state agencies consider stricter regulation of land bordering shellfishing quality waters in the future—stormwater runoff management, for instance—the change could make it easier for property owners to get permits to improve their property.

The state Division of Marine Fisheries has closed the canal waters to shellfishing because of high coliform bacteria levels, a pollution indicator.

"SA" is the designation given by the EMC to tidal saltwaters intended for shellfishing for market and for any other usage requiring waters of lower quality. "SA" quality waters are the only tidal saltwaters presently protected by EMC permit regulations, the mayor indicated.

Shellfishing for market isn't allowed in "SB" waters, but bathing is

allowed, along with fishing, wading and other activities.

One or more public hearings will be required before the state can adopt the change.

### Other Business

In other business, commissioners:

•Agreed in concept with Police Chief Jerry Gurganus' recommendation to adopt an ordinance that requires trucks hauling building debris, shrubbery, trash and the like to be covered. Dump trucks hauling dirt, gravel and similar materials are excluded. Gurganus said the problem became even more apparent with the opening of the new bridge. Winds are stronger at the higher level, he said, and more debris is landing in the roads and along the rights-of-way. Town Attorney Elva Jess will draft the ordinance.

Agreed to re-examine the sewer assessment role from legal and utility angles after Driftwood Drive property owner Stuart Ingram requested exemption from the assessment for 30-foot by 60-foot lots to small cannot be developed with anything but boat ramp facilities. Ingram doesn't plan to pay the assessment. Attorney Jess initially said the town could either "ignore it or sue him."

•Heard from Building Inspector T.D. Roberson that he received 33 building permit applications during the first 10 days of December. During November he handled 18 building permit applications, collecting fees of \$7,087.50 for construction valued at \$699,000. Compared to 80 CAMA permit applications last year, he has received 563 in 1985, including 352 in November alone, collecting application fees only of \$44,720 year by the end of the month. The town had budgeted revenues of \$5,860 for all state and local CAMA fees collected during the year.

•Directed Jess to write east-end property owner James L. Roveche Jr. declining his request for the town to pay the cost of replacing dirt recently washed away from under his house and "see what happens."

The town doesn't think it is liable for the damage to Roveche's property caused by recent washing. Roveche suggested runoff flowed from the road shoulder under his house because flow to the end of the street had been blocked by citizens' erosion control efforts. But Jess and Police Chief Jerry Gurganus said the wash appeared to be escarpment caused by the ocean.

Street Superintendent Odell Williamson said he had considered installing drain pipes in the area, but said, "I recommend the town do nothing if he's going to act like that and ask the town to accept liability for something that's not our fault."

•Adopted a policy of allowing the town to dispose of items valued at less than \$500 without seeking formal bids, then agreed to sell Odell Williamson an old town truck for \$200 unless a higher bid comes in within seven days. The high bidder for the truck doesn't have the money, Williamson said, and his bid is higher than that of the second high bidder, who offered \$151.



HOLDEN BEACH COMMISSIONER Lyn Holden (left) proposed a double parking area along the right-of-way in the Dream Harbor subdivision, in the 800 block of Ocean Boulevard West, if the owner would agree.

Among those looking on are from the left Town Administrator Bob Buck, Commissioner William Williamson, Mayor John Tandy and Commissioner Hal Stanley.

# Parking Compromise Sought

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public parking. Holden Beach has four such street ends available.

At Sunset, factions are sharply divided over where and how much public parking should be provided on the island—so much so that Jerry D. Hardesty, DOT deputy assistant secretary, said that if an equitable compromise were not reached, one side or the other would "lose," possibly widening the existing rift in the community.

Sunset could develop and maintain for public parking a 35-acre tract on the west end donated by Gore—a location he says is equidistant (a matter of several miles either direction) between the east end and the Little River Jetty Project, both popular fishing locations. He says it could hold up to 600 vehicles, not 200 as previously mentioned.

"Once we achieve that, then anyone who gives it serious consideration would agree we have exceeded our legal obligation and met any moral obligation to the public as a town," said Gore.

Meanwhile the town has leased three parking areas near the causeway on a month-to-month basis—not because the town intends to "jerk the parking away," Gore said, but because one of the property owners wanted the short-term lease arrangement. Paid parking is available at the pier.

Holden expects to obtain the use of the area under its old swing bridge for parking once the new highrise is in operation. Also, Mayor John Tandy said the town is negotiating with Holden Beach Enterprises and the U.S. Army Corps of Engineers to obtain permission for the public to park in a portion of the Corps' easement area along the waterway. Most of the areas under easement are owned by Holden Beach Enterprises; cooperation of both parties would be required.

### Dream Harbor?

Also Thursday, Commissioner Lyn Holden proposed establishing extra parking in the small Dream Harbor subdivision along the 800 block of Ocean Boulevard West, by using the right-of-way and a strip of land bet-

ween the right-of-way and the marsh, should the property owner agree. Fellow board members said the idea was good, but that there were no public accesses nearby. The town owns a 50-foot access between 799 and 803 Ocean Boulevard West.

## Second OIB Bond Sale Scheduled On March 4

Ocean Isle Beach will hold its second sale of sanitary sewer bonds in March.  
 The Local Government Commission has tentatively scheduled the \$800,000 sale for March 4 in Raleigh, Mayor LaDane Bullington announced at a Tuesday afternoon meeting of the town board. That will bring the town's total bond sales to \$3.4 million.  
 On July 2, the town sold \$2.6 million bonds at a net interest cost of 9.52% to help finance the \$5 million to \$6 million sewer project.  
 This additional sale is primarily to cover the cost of extending service to eight canal-side streets east of the bridge. Apparently due to an oversight of project engineers Henry von Oesen & Associates, the area was earlier excluded from the Phase I bids.  
 In June the town had projected a need to sell only an additional \$300,000 in bonds, for a total of \$3.1 million.

## Temperatures To Rise A Little

Slightly warmer weather's in the forecast for the South Brunswick Islands, says Jackson Canady, Shallotte Point meteorologist.

Temperatures should move from slightly below normal to a little above normal, he said, ranging from the mid-40s at night into the mid-60s during the daytime. Rainfall should average about one-half inch.

"Not bad at all," said Canady. For the period Dec. 3-9, a maximum high temperature of 66 degrees was recorded on Dec. 9 and a minimum low of 23 degrees was recorded on Dec. 7.

An average daily high of 56 degrees combined with an average daily low of 31 degrees for an average weekly daily temperature of 44 degrees, about four degrees below normal.

Canady recorded .26 inch of rain on his backyard gauge.

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