

# Town Planning Boards Hear Extraterritorial Proposal

BY DOUG RUTTER

Town councils at Calabash and Sunset Beach are expected to adopt an adjusted extraterritorial border between the two towns before the end of the year.

Dick Good and John Johnson, planning board chairmen of Sunset Beach and Calabash respectively, said a proposal presented by Brunswick County Planning Director John Harvey concerning the towns' extraterritorial jurisdiction border should be accepted with a few further adjustments.

During a joint meeting of the towns' planning boards last Thursday at the Sunset Beach Town Hall, Harvey presented maps and a written description of the proposed extraterritorial border adjustment.

Harvey said the Shady Forest subdivision, a previously incorporated area located between an undeveloped tract of land belonging to Cleo Smith and Landing II, would be parceled out to both towns by continuing along lot lines approximately 500 feet west of N.C. 179.

Shady Forest has been under the jurisdiction of the county since its unincorporation in 1986. But Harvey said, "I think it's ridiculous for my people to handle the jurisdiction in this little pocket."

He also explained that the new extraterritorial border would remain approximately 500 feet west of N.C. 179 but would no longer bisect individual lots in the subdivisions of R.J. Somerset, Bonaparte's Retreat, Landing II, Heritage Haven and Bonaparte's Retreat II.

He said that in situations where the extraterritorial border line bisected lots, he adjusted the border to fall along the lot lines, and did so according to the percentage of lot area currently under each town's jurisdiction.

Harvey also mentioned that Calabash's extraterritorial jurisdiction had never officially been adopted by the town council when it was adjusted in 1982.

He said it was approved, but never adopted, and that it had been followed the past five years without any problems.

Harvey advised Calabash council member Suzy Moore that council should simply wait and adopt Calabash's extraterritorial jurisdiction area along with the addition of

the extraterritorial area of Sunset Beach.

Harvey said both towns would be required to adopt resolutions defining the Calabash extraterritorial jurisdiction area and the addition to the extraterritorial jurisdictional area of Sunset Beach for the border to become official.

Ms. Moore mentioned that Calabash council had intentions of annexing many of the subdivisions within the town's extraterritorial jurisdiction after establishing zoning ordinances for those areas.

Harvey also said that Sunset Beach council could add to its extraterritorial jurisdiction an area including the subdivisions of Heritage Haven and Bonaparte's Retreat II and one tract that is still undeveloped.

Sunset Beach currently has

jurisdiction of these subdivisions up to 500 feet west of N.C. 179, but now has the option of including the remainder of these land areas which lie within the one mile limit of their extraterritorial jurisdiction and outside the one mile limit of Calabash.

Harvey said, "I encourage including whatever areas you can in your extraterritorial jurisdiction so the county doesn't have to worry about them. We have enough area now in the northern part of the county to take care of."

Currently, areas falling under the extraterritorial jurisdiction of Sunset Beach are subject to state building codes, subdivision regulations and zoning regulations, while areas included in the extraterritorial jurisdiction of Calabash are subject to state building codes only.

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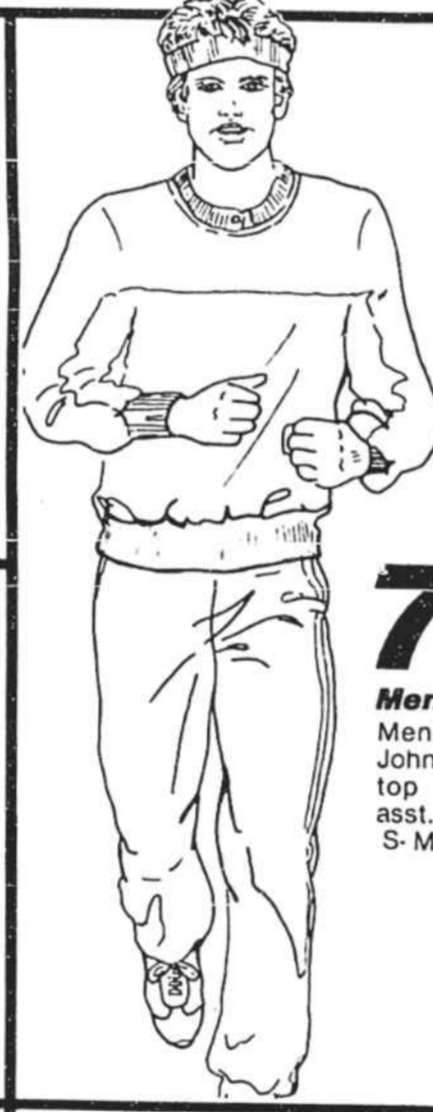
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