

Planning Committee Looks To Ease Rules In Subdivision Law

BY ERIC CARLSON

Developers who can't afford to pave all the roads in a subdivision before selling the first lot may get some relief from a law requiring those improvements from a planning committee that met last week to consider modifying the ordinance.

Responding to complaints that the subdivision ordinance requirements put too great a financial burden on developers, the former Brunswick County Board of Commissioners directed the planning board to join with local home builders to consider changing the law.

The newly formed Ad Hoc Subdivision Committee held its first meeting Wednesday (Feb. 17). Joining the Brunswick County Planning Board to form the committee was one member from each voting district representing development interests, including Art Skipper, Don Gilbert, Dean Walters, Steve Simmons and Graham Justice.

Justice was unable to attend the Wednesday meeting.

The group discussed ways of making sure a developer completes all required improvements to a subdivision without demanding that all the work be done before the plat can be recorded and lots sold.

"We want to help the developer and still assure the citizens of Brunswick County that things will be done right," said County Planner John Harvey.

Planning Board Member Marion Warren explained that the intent of the subdivision ordinance requirements was to prevent an unscrupulous developer from selling subdivi-

sion lots without following through on promised improvements.

"I'm worried about infrastructure, about good roads," said Warren. "We have a lot of reputable developers with good track records. But some have come in here with a lot of hollow promises. They started out fine, then ended up selling \$50,000 lots with no paved access."

"We're not here to penalize people. But we don't want people paying taxes for someone's quick profits," Warren said.

Among the proposed alternatives was a cash bond that would be put in escrow by the developer and used to complete improvements if the builder failed to do so. But several committee members noted that this would still require the developer to have a large amount of capital before recovering any money though lot sales.

A suggestion to impose a lien on undeveloped property was likewise criticized because it would prevent a developer from borrowing money against the encumbered land.

One suggested method that received support was phased development. Instead of seeking plat approval for an entire large subdivision, the builder would be encouraged to develop the area in stages. All improvements would have to be completed in each phase before the next section of the subdivision could be approved.

The committee also looked favorably on a proposal by County Engineer Robert Tucker, who suggested a release system under which subdivision lots could be sold to

raise capital for development, but building permits would not be issued until improvements were in place. Tucker said the method has been used successfully in the Raleigh area.

The ad hoc committee agreed to study the proposals and to seek suggestions from other developers. The group will reconvene after the planning board's next regular meeting March 17.

In regular business before the committee meeting, the planning board:

■Gave preliminary approval for the 30-lot first phase of "Woodbridge at Old Towne" subdivision. Several residents of Old Towne attended the meeting to ask the board not to approve the developer's eventual plan to create a through road connecting the existing development with Chappell Loop Road. At the board's request, developer A.O. McCarley agreed instead to end the road in a cul de sac.

■Approved an eight-lot first phase of Holly Hills II subdivision immediately north of Holly Hills I on the border of Halawasa subdivision. The developer, E.G. Dale, agreed to submit a stormwater drainage plan and to have a 6-inch base of marl on unpaved roads within the mobile-home development. Dale told the board he eventually plans to pave the road.

■Waived a requirement for the paving of 200 feet of road in a proposed seven-lot subdivision off Old Ferry Road. The board agreed to the developer's request on the condition that he install an approved 6-inch marl base. The subdivision already has been approved as a five-lot development for which no road improvements are required. The road will not serve any homes outside the development.

■Agreed to extend the borders of a small commercial zoning district at Exum Crossroads to include an existing commercial use that was overlooked on the zoning map.

Teachers To Talk Trash At Workshop

Teachers who have used "Big Sweep" educational materials in their classrooms will have a chance to "talk trash" on TV next week as part of an interactive broadcast called "Don't Splash Trash."

Enrollment is limited to 25 participants at UNC-Wilmington, one of six sites statewide. The workshop is sponsored by North Carolina Big Sweep, a statewide waterway litter cleanup and year-round educational program, as well as several corporate sponsors.

The workshop will be broadcast

on the CONCERT video network from 12:30 p.m. to 3:30 p.m.

Registration is required, but there is no fee for attendance. Half-day reimbursement for a substitute teacher is available on a limited basis from the Big Sweep office, P.O. Box 550, Raleigh, N.C. 27602.

To register, contact Charles R. Ward at UNC-W, 1-919-395-3168. Teachers eligible to participate include those who teach in informal settings as well, such as 4-H and scouting.

Salisbury Man New BCC Dean Of Continuing Ed

A new dean of continuing education has been hired by Brunswick Community College, filling a position that has been vacant for approximately two and one-half years.

President Michael Reaves said he expects Thrift to begin work in the latter part of March, after giving 30 days' notice.

Jerry L. Thrift of Salisbury was selected from a field of 76 applicants for the post previously held by the late Jesse Clemmons. Thrift has served as dean of continuing education at Rowan-Cabarrus Community College since 1986.

Of the 76 applicants considered, 10 were interviewed. Those included two of the five minority candidates who applied.

"We had some really good applicants for this position," said Belinda Formyduval, personnel officer.

At Rowan-Cabarrus, Thrift administered continuing education, adult literacy, occupational extension and other programs in the school's two-county service area. He oversaw a budget of \$1.5 mil-

lion. Prior to that position, he was associate dean of continuing education for eight years.

He received a master's degree in higher education administration from Appalachian State University in 1981 and has a bachelor's degree in economics from Pfeiffer College.

Under a planned staff reorganization announced last week by Reaves, Thrift will become one of four administrators who report directly to him. Others will include the two vice presidents and the dean of student services.

Reaves said the changes are an effort to improve in-house communication and to have more direct contacts with directors and programs. He intends to work with those four administrators to make other staff changes as needed to make information flow better.

Also, Belinda Formyduval, presently Reaves' administrative assistant and personnel officer, will become full-time personnel officer and another person hired as his full-time assistant.

BCC Ranks Near Middle In Civil Rights Compliance

Brunswick Community College ranked near the middle in a "desk audit" by the N.C. Department of Community Colleges that checked on compliance with civil rights requirements in vocational education programs.

The state standard is 10.5 percent utilization of black professionals and 61 percent plus or minus 20 percent female professionals, based on the percentage of blacks and females receiving master's degrees in 1992 from public institutions in North Carolina.

In results released in January, BCC ranked 16 overall, while the highest ranked school was Durham Technical, at 38, and the lowest

ranked was Tri-County, with a rank of 1. As a result, Tri-County was one of four campuses targeted for on-site visits in 1992-93.

The rankings also note program imbalances in student enrollment on the basis of race and sex, with BCC ranked at 19 on race and among the lowest-ranked, at 5, on sex.

According to figures published by BCC, as of February the school had 71 full-time employees, of which 12 were black, and 333 part-time employees, 60 were black or of some other racial minority group.

Of the 767 students enrolled, 650 were white, 108 black and nine from some other racial group.

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