

Next-Door Nightclub Could Cause Parking Nightmare, Merchant Says

BY LYNN CARLSON

An Ocean Isle Beach merchant's complaint about parking problems could result in a re-examination of the town's ordinances governing businesses and commercial building codes.

Betty Causey, owner of Ocean Isle Beach Shop and Causey's Car Wash, asked the Ocean Isle Beach Board of Commissioners Tuesday if it is necessary for a nightclub locating next door to her shop to have fire doors opening onto her parking lot.

"People will automatically think they're supposed to be parking in my parking lot," Causey said about patrons of a private club reported to be opening next to the beach shop in a building on West Second Street operated last summer as J. Scott's restaurant.

"Nothing can be done about it building-code-wise," Building Inspector Druid Roberson said. Roberson agreed to ask state officials for a possible alternative to the side doors and that if there is not, he will ask the nightclub owners to put signs indicating that the side doors are fire doors only.

Commissioner Kendall Suh said Causey's problem is an indication that the town's commercial building codes should be updated.

Roberson said the nightclub building is in compliance with the town's parking space requirements, with about 35 spaces, but acknowledged that there are no regulations to permit several hundred people from being in the building at a given time.

"A private club is different from a restaurant,"

Causey said. "People aren't just going to stay for an hour and leave, they're going to be there for a while." Roberson said current ordinances do not differentiate between lounges and restaurants.

There is no building height limitation in the zone, Roberson said in response to a question from Suh. "That means that somebody technically could put a five-story parking deck there with a 10-story building on top of it," Suh said. "That's not what I think we want the character of Ocean Isle Beach to be."

The town's proposed new subdivision ordinance sets 35-foot height limitations in most residential zones but should also address commercial heights, Suh said. Roberson suggested implementation of fixed area ratio rules specifying how much land is required for buildings' dimensions.

Meanwhile, state regulations would not prohibit Causey from constructing a chain link fence along the property line, which is only six inches from the night-club building, Roberson said.

"That shows that we need to upgrade, if Betty's within her legal right to put a fence on the other side even if it would be completely blocking fire doors," Suh said.

Although Causey indicated no intention of putting up a fence, she said something should be done about parking woes which get worse every season in the commercial district.

Mayor Betty Williamson said the planning board will be asked to review the commercial codes.

WILLIAMSON'S FIRST MEETING

State Transportation Board Adjusts Road Project Funds

Budgets adjustments for several U.S. 17-related projects in Brunswick County were approved by a new State Board of Transportation last Friday in Raleigh, along with other routine items.

It was the first meeting of the board for new member Odell Williamson of Ocean Isle Beach, who was recently appointed by Gov. James Hunt to represent a six-county area of southeastern North Carolina.

Specifically the board allocated another \$838,500 to cover additional costs on current or recently completed projects, as follows:

■Another \$18,000 to cover cost overruns for construction of the 4.8-mile U.S. 17 bypass of Shallotte. Previously, \$4,882,664 had been approved.

■Another \$10,000 in construction funds for the rest area off of the U.S. 17 bypass of Shallotte, for a total of \$1,486,000.

■An additional \$120,000 for preliminary engineering on U.S. 17 from N.C. 211 at Supply to the South Carolina state line, a distance of 21.3 miles. The board has previously approved \$1,612,000 for the work.

■An additional \$50,000 for construction on U.S. 17 1.72 miles from N.C. 211 northwest to southwest of

Galloway Road (S.R. 1401), previously budgeted at \$2.83 million.

■An additional \$500,500 for right of way and utilities on U.S. 17 from less than a mile east of Red Bug Road (S.R. 1136) to N.C. 211 at Supply, a distance of 5.275 miles. Previously \$2,358,500 was budgeted.

■Another \$100,000 in addition to the \$1,820,000 previously approved for preliminary engineering, right of way and utilities for a new Sunset Beach Bridge.

■Another \$40,000 to cover cost overruns on a widening project on a 4.6-mile section of N.C. 133 from Funston Road (S.R. 1518) to Olde Towne Wynd (S.R. 1543). Previously a \$910,000 budget had been approved.

■Approved three road name changes as requested by the Brunswick County Board of Commissioners: S.R. 1322, Hughes Smith Road; S.R. 1401, Tucker Road; and S.R. 1845, Wilkes Street.

The board also reduced, by \$166,470, its budget for preliminary engineering and construction on U.S. 17 from the South Carolina state line to N.C. 87 South, a length of 22.85 miles (excluding the Shallotte and Bolivia bypasses). Previously \$1,299,419 had been approved.

■An additional \$50,000 for construction on U.S. 17 1.72 miles from N.C. 211 northwest to southwest of

Soles Selected To Chair Senate Judiciary Committee

State Senate Deputy President Pro Tempore R.C. Soles, D-18th District, has been named vice chairman of the Senate Judiciary II Committee by Senate President Pro Tempore Marc Basnight.



vital to the work of this committee. The Senate is fortunate to have a man of his considerable talents serving in a leadership role not only on this committee, but as deputy president pro tempore. R.C.'s guidance and advice have proven invaluable to me in the past, as I know they will in the future."

Soles is serving his ninth term in the Senate, and his first as deputy president pro tempore. In addition to serving as vice chairman of the Judiciary II Committee, he is a member of the Agriculture, Marine Resources; Banks and Thrift Institutions, Economic Development, Finance, Insurance, Pensions and Retirement, Public Utilities, Rules and Operation of the Senate, Ways and Means, and the Select Government Performance Audit committees.

Late Class Registration Will End March 12 At BCC

Registration for spring quarter curriculum classes at Brunswick Community College continues through Friday, March 12.

Prospective students should see their respective curriculum advisors first, said Public Information Officer Anne Marie Bellamy. New students should telephone the Office of Student Services at 754-6900, 457-6329 or 343-0203 to be assigned an advisor.

Registration will be held today (Thursday) from 10 a.m. to 1 p.m. and 5 p.m. to 7 p.m. at the main campus on U.S. 17 Business north of Supply. The last day to register is

Friday, March 12, from 10 a.m. to 1 p.m.

Some classes start Wednesday, March 10. The quarter will end May 27.

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Under the Holden Beach Bridge

Ocean Isle Sets Public Hearings On Subdivisions, House Moving

BY LYNN CARLSON

The Ocean Isle Beach Board of Commissioners will entertain comments on its proposed new 48-page subdivision ordinance at an 8:30 a.m. public hearing April 13.

Before the public hearing, the proposed ordinance will be reviewed by the town's planning board, which is not expected to recommend anything other than "nuts and bolts" changes, according to Druid Roberson, the town's building inspector.

Roberson said the new ordinance, if adopted, would benefit developers, townspeople and the commissioners by clarifying regulations and procedures and providing a checklist to determine whether plans are in compliance.

Under the proposal, subdivisions would be classified as major or minor. Minor subdivisions would be defined as those which will have no new private or public streets or right of way dedications, which will have five or fewer lots, and whose entire tract is five acres or less in area.

It would require initial subdivision plans to go to a "subdivision administrator," currently proposed to be the building inspector, before being forwarded to the planning board, and ending up with the commissioners for final approval.

It would require thoroughfare plans, prohibit "piece-

meal development to circumvent the subdivision regulations," and provide an avenue for variances.

"It spells out better what has to be on the plans," Roberson said. "It specifies who is responsible for streets and makes it very clear that it is imperative that utilities meet the requirements of the ordinance and are paid for by the subdivider."

To comply with floodplain management regulations, the ordinance would require permanent benchmarks within 1,000 feet of all subdivisions.

The proposed ordinance was drafted by planning consultant Roger Briggs of North Topsail Beach, who also drew up the town's recent land use plan update and extraterritorial jurisdiction ordinance.

In the same April 13 session, the commissioners will hold a public hearing on a proposal to add to the zoning ordinance rules for moving older structures.

The commissioners on Tuesday approved a resolution drafted by Town Attorney Elva Jess to require property owners to move buildings within six months of the date of their permit to do so. The zoning amendment ordinance to be drafted will specify when and how structures may be moved over the Odell Williamson Bridge, will set permit fees and will mandate that exteriors of relocated buildings be made "equal or superior to" buildings in the new neighborhood, Jess told the commissioners.

Saturday Rabies Clinics Scheduled

Brunswick County's Animal Control Department, in cooperation with local veterinarians, will sponsor a low-cost rabies clinic on Saturday, March 27, at various locations in the county.

All vaccinations will cost \$5. Other shots will be subject to veterinarian's charges. Following is a list of locations and times:

- Sunset Grocery, Sunset Harbor, 12:30-1 p.m.
- Bolivia Post Office, 1:30-2 p.m.
- Boiling Spring Lakes Town Hall, 2:15-3:30 p.m.
- Town Creek Park, 4:45-5 p.m.
- Midway Trading Post, 12:30-1 p.m.
- Long Beach Town Hall, 1:30-2 p.m.
- Yaupon Beach Town Hall, 2:15-2:45 p.m.
- Southport Town Hall, 3-3:30 p.m.
- Companion Animal Hospital, Shallotte, noon-12:30 p.m.
- Smith's Grocery, Civitown, 12:45-1:15 p.m.
- Bill's Quick Stop, Boone's Neck Road, 1:30-2 p.m.
- Pat's Beach Shop, Holden Beach Causeway, 2:15-2:30 p.m.
- Varnamtown Town Hall, 2:45-3:15 p.m.
- Leland Veterinarian Hospital,

Clairmont Plaza, 8 a.m.-noon

■Wilson's Grocery, Leland, 1-1:30 p.m.

■Holly Bucks, Leland, 1:45-2:15 p.m.

■Phoenix Country Store, Mt. Misery Road, Cedar Hill, 2:30-3 p.m.

■Maco Truck Stop, 3:15-3:45 p.m.

Parvo and distemper shots will be available.

For more information, call Brunswick County Animal Control between 8 a.m. and 4:30 p.m. Monday through Friday at 754-8204 or 1-800-233-2169.

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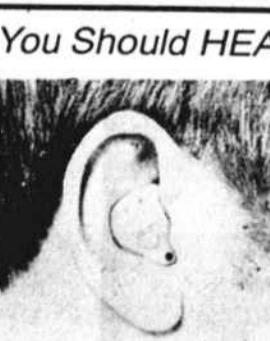
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