



STAFF PHOTO BY ERIC CARLSON

Care Bears

Cathy Stewart (left), president of Brunswick County Community Watch and sheriff's department Crime Prevention Officer Don Gates accept an armload of stuffed teddy bears from Martha Jo Stewart, president of the Pilot Club of the South Brunswick Islands. The bears ride along with local law enforcement officers, who use them to comfort small children they encounter at accident scenes, domestic dispute calls and other traumatizing incidents. The Pilot Club, a regular contributor to the program, recently donated \$100 to purchase more bears for the holiday season.

Adjustments Board Okays Pool, Tables Lot Size Variance

BY LYNN CARLSON

The Ocean Isle Beach Board of Adjustments Tuesday granted a special use permit for a swimming pool to sgrve property owners in the new Crouse, Ross and Summer Place developments, but turned down a property owners' appeal to exceed the town's 25-foot front yard setback restriction.

A third case—a request for variance from the town's 5,000-square-foot minimum residential lot requirement—was tabled so that the board can seek guidance from the town attorney, who was not present. The board of adjustments is a quasi-judicial body which grants variances and special use permits and which interprets the town zoning ordinance. Ocean Isle's board of adjustments is comprised of its board of commissioners, though at Tuesday's meeting Planning Board Chairman DeCarol Williamson sat in briefly as an alternate for Commissioner Kendall Suh, who was late.

Swimming Pool

Phil Holcomb of Ocean Isle Partners spoke in favor of the swimming pool request, reporting that the pool will be available to property owners only, though it will adjoin a public parking lot.

Building Inspector Druied Roberson said the plan meets criteria for recreation facilities allowable by special use permit. Council unanimously approved the pool.

Setback Request

Mark Saunders of Coastal Development represented Bob and Cathy Brown in an appeal of Roberson's ruling that the Browns may not exceed the town's 25-foot front yard setback requirement.

Saunders, who is building the Browns' home on Asheville Street, contended that the setback regulations as written can be interpreted to mean that the setback is a minimum and not an absolute. The Browns had hoped to set their home back farther from the street to maximize views and avoid use of the lower spots on their property, he added.

Council voted unanimously to uphold Roberson's ruling.

Variance Tabled

After lengthy discussion, council tabled a request by the Charles Adams family for a variance which would allow their home on Driftwood Street to be rebuilt if it were destroyed, although the property falls short of the town's 5,000-square-foot minimum lot requirement.

The family acquired the 4,500-square-foot lot prior to adoption of the minimum lot size in 1975, according to Stuart Cooke, real estate broker representing the Adamses.

Cooke said the home is under

contract to sell, but that the buyers cannot get a mortgage because town ordinances would prohibit its replacement if destroyed in a fire. "This basically renders the property worthless."

Roberson said similar 50-by-75-foot lots on Duneside were re-deeded and re-subdivided to make them conform to town standards. "This lot stands alone. It does have some uniqueness," he said.

Neighbor Finley Boney said the Adams cottage was built in 1976 or 1977. "They may have bought (the property) prior to 1975, but they didn't build it that early."

Roberson said town records go back only to 1977.

Cooke argued that the circumstances constitute a hardship to the Adams family, who he said hopes to sell the property soon to settle the estate of its ailing elderly matriarch. Cooke said the case is similar to a variance granted recently to a Holden Beach property owner in a similar situation.

DeCarol Williamson argued, "Holden Beach went against its town attorney on that ruling. I hope we wouldn't be so foolish."

Odell Williamson, a former Ocean Isle Beach building inspector, argued that no variances should ever be granted for lots smaller than 5,000 feet. "You need to up your requirements for variances—maybe make people pay \$500 to \$1,000 to get a hearing," he added.

Council unanimously agreed to table the Adams request until Town Attorney Elva Jess could be present during discussion of the issue. Commissioner Kendall Suh asked that it be determined exactly when the cottage was built, also.

Action is expected to be taken when the adjustments board reconvenes Tuesday, Dec. 21, at 8:30 a.m. in the town hall.

Clegg Sworn As Deputy ESC Commissioner

David Clegg, former Brunswick County manager and county attorney, was sworn in Friday as a deputy commissioner and hearing officer for the Employment Security Commission of North Carolina.



CLEGG

Clegg took the oath at 10:30 a.m. in the office of ESC Chairman Ann Duncan in Raleigh.

In his position as a deputy commissioner, Clegg will handle appeals cases, disputed tax and unemployment claims and Equal Employment Opportunity cases for the commis-

Ocean Isle Beach Board Continues Discussion Of Height Limitation Relaxation

BY LYNN CARLSON

Ocean Isle Commissioners Tuesday delayed for the second time adopting a planning board recommendation to allow some homes to exceed the town's current 36-foot residential building height limit.

Planning Board Chairman DeCarol Williamson presented a proposed amendment to the town zoning ordinance to increase the maximum residential height limit "to the minimum necessary to allow eight-foot-high ceilings on two living area floors."

The proposal continues, "When the height of such a structure exceeds 36 feet above grade in a Federal Flood Insurance Rate Map 'V' Zone the first living floor shall be constructed within one foot, two inches of the required flood plain ordinance base flood elevation.

"Roof slope on structures allowed to be greater than 36 feet shall be no greater than a 5 and 12 pitch.

"The maximum height allowed...shall not be greater than 40 feet above grade."

William said he feels the amendment "is as fair as we can be at keeping the heights down while enabling people to rebuild if their home is destroyed. The highest we could have is 39 feet on the very lowest lot on this beach."

Building Inspector Druied Roberson said there have been considerable changes in federal base flood elevation levels in recent years. Homebuilders must conform to federal flood regulations regarding the elevation of homes, as well as to local ordinances restricting their height.

Williamson said the ordinance's purpose is to ensure that any property owner on Ocean Isle Beach can build a home with two living floors atop pilings.

Commissioner Debbie Fox argued that the amendment should include a "definite, not-ambiguous definition of 'grade'" and that the definition be subject of a public hearing.

The commissioners agreed, and tabled the recommendation until the planning board can recommend such a definition.

A proposed definition is expected to be presented when the commissioners reconvene as a board of adjustments on Tuesday, Dec. 21, at 8:30 a.m. in the town hall.

Members Sworn In

New Commissioner Ken Proctor, returning Commissioner Bill Benton and returning Mayor Betty Williamson were sworn in by Town Clerk Daisy Ivey. Proctor was top vote-getter in the November election, unseating Terry Barbee. Betty Williamson ran unopposed.

Council re-elected Benton as mayor pro tem.

Appointments Made

The mayor made several appointments, including Commissioner Kendall Suh, County Emergency Medical Services Advisory Board; Proctor, Cape Fear Council of Governments; Proctor and Betty Williamson, to oversee the underground utilities project; Fox, recycling; and Commissioner Janet Sanders, beautification.

The board accepted Proctor's resignation from the planning board. "You've made a great contribution, and we appreciate your time and effort," the mayor said.

Subdivision Ordinance

The commissioners have received a proposed revised subdivision ordinance for Ocean Isle Beach, the mayor reported. DeCarol Williamson asked for one additional workshop between the planning board and commissioners before a public hearing is scheduled on the document.

That workshop will be held following the adjustments board meeting Tuesday.

Fish Fry Benefit Set For Chris Stanley Sat.

A fish fry Saturday, Dec. 18, will benefit cancer patient Chris Stanley of Shallotte.

The dinner will be held from 11 a.m. to 3 p.m. at the shopping center parking lot adjacent to the South Brunswick Islands Chamber of Commerce, Main Street, Shallotte. Plates are \$4 each, with tickets available in advance at Tompkins's Land Surveying office in Seaside Plaza or Woodrow Russ's station in Shallotte. Soft drinks will be available for 50 cents each.

Tompkins said all supplies for the fish fry have been donated, which means all money received will go directly to Stanley to help pay bills.

Shallotte Man Injured

A Shallotte man was seriously injured last Wednesday afternoon when his car missed a curve at the south end of the U.S. 17 bypass of Shallotte and overturned.

James Robert Burris, 27, was transported to The Brunswick Hospital with serious, non-incapacitating injuries, reported the N.C. Highway Patrol office in Wilmington.

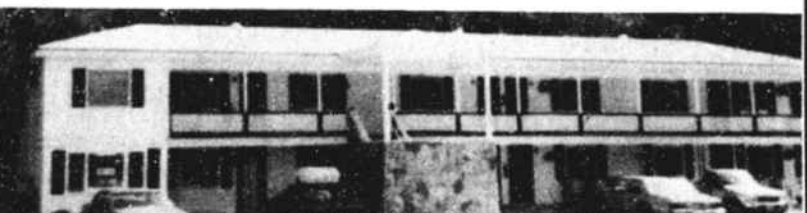
He was traveling south on U.S. 17 at approximately 4:25 p.m. last

Wednesday when he came to where the bypass lanes merge into a single southbound lane just south of Old Shallotte Road. His 1985 Chevrolet station wagon failed to make the curve, struck several barricades at the entrance to the road construction area, and overturned.

Damage to the vehicle was estimated at \$3,900.

Trooper R.L. Murray, the investigating officer, filed no charges.

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