

Ocean Isle Commissioners Accept New Plans For Park

BY DOUG RUTTER

Ocean Isle Beach Commissioners Tuesday accepted a revised set of plans for development at the west end of the island which caters more to the family beach concept the board has tried to promote.

Plans for more than 200 single-family homes received during Tuesday's town meeting represent a reversal of plans presented and approved about five years ago. The earlier plan included commercial and high-density residential uses.

DeCarol Williamson, developer of the Ocean Park property, requested approval of the resubdivision of the land.

Mayor Betty Williamson, however, said the town attorney, who was unable to attend this week's meeting, wanted the board to delay its approval until the plans could be reviewed.

At the close of Tuesday's 80-minute session, the board adjourned to reconvene next Tuesday, Dec. 20, at 9 a.m. to discuss the proposed resubdivision of the property.

The board is also expected to continue its deliberations on the possible purchase of land for a new ABC store. This week, commissioners discussed the matter in executive session for about 20 minutes without taking action.

Commissioner Ed Steele voiced reservations about the Ocean Park project in light of its potential impact on the town sewer system. He called for research on the stress which could be added to the system following development of the subdivision.

"If this project is going to jeopardize the present system," he said, "then let's do something about it now."

However, engineer David Criser of Henry Von Oesen and Associates of Wilmington, who was involved in the design of the town system, assured commissioners that the subdivision will not overload the present system. He also noted that sewage treatment capacity on the island will eventually have to be expanded anyway.

Ocean Isle Building Inspector Druid Roberson added, "This really isn't adding an additional load to your system. The system's designed for this and a little bit more."

Steele was the only board member to voice concerns about the project. Commissioner Virginia Gibson said the revised plans were better than the previous ones in that they did more to promote the "family beach" concept.

Island developer Odell Williamson, father of DeCarol Williamson, also spoke highly of the long-range plans, stating, "This is the way Ocean Isle Beach should grow."

As proposed, the subdivision will include 204 single-family units to be completed in four phases over a period of 10 or 15 years. The homes, some of which will overlook Eastern Channel on the northwest side of the island, will surround two existing condominium complexes—Channel Harbor and West Lagoons.

The area will feature a private clubhouse and tennis courts, two private accesses to the beach, underground utilities. All homes will be within 400 feet of a fire hydrant.

During this week's meeting, Criser also outlined preliminary plans for sewage treatment, water distribution, stormwater drainage and street lighting.

Audit Accepted

Also this week, the board reviewed and accepted the audit report for fiscal year 1987-88 compiled by John Carraway of Wilmington.

For the year ending June 30, 1988, total revenues were \$1,151,251 and total expenditures were \$651,525, leaving the town with a net gain of \$499,726.

"This is the way Ocean Isle Beach should grow."

—Odell Williamson
Ocean Isle developer

Revenues were generated, in part, through the collection of \$468,943 in town taxes and \$221,991 in accommodations taxes. Major expenditures for the year included \$165,000 in the police department and \$123,676 for the new town hall.

Based on a valuation of \$272 million, a tax rate of 17 cents per \$100 of valuation and a collection rate of 99.4 percent, total tax collections for

last fiscal year amounted to \$460,363. The remainder was collected from prior years.

The audit report also reflected the town's repurchase of its FmHA water system bond, which saved \$91,757.

In general, Mayor Williamson said it helped to have the auditor come in each quarter during the past fiscal year to go over the books. "I think it's

one of the cleanest audits we've had in a long time," she said.

In a related matter, commissioners voted to write off, or delete from the books, records of unpaid water assessments amounting to \$1,325. The action was requested by the auditor, but the mayor said the town will still work to collect those overdue assessments.

Also, the board approved three pages of budget revisions for the current fiscal year.

In the general fund, the town added another \$30,709 in expected revenues, mostly because of additional taxes, and allocated that money to different areas in administration.

In the water fund, the board voted to add about \$3,000 in sales tax refund revenues, most of which was allocated to contingency.

An amendment to the sewer fund will also result in more contingency monies being available. The town added \$7,000 to the budget from interest on certificates of deposit and another \$1,023 for sales tax refunds.

Commissioners also set up a canal dredging fund in the budget with revenues and expenditures projected at \$227,000.

Other Business

In other business, commissioners: •Adopted a resolution to accept a \$2,450 state grant for development of a neighborhood beach access facility at Whiteville Street.

•Heard from Mayor Williamson that the state Department of Transportation plans to work on drainage problems on First Street as soon as funds are available.

•Heard from Roberson that seven building permits were issued in November at a construction valuation of \$239,000. Fees collected totaled \$3,625.

Committee Sets Proposed Extraterritorial Limits

A committee working to set up zoning regulations for mainland areas outside the Ocean Isle Beach town limits has come up with a map of proposed boundaries.

Town Building Inspector Druid Roberson, a member of the extraterritorial (ETA) panel, said Tuesday that it should take a few more committee meetings to figure out zoning classifications for the area. Also, the town's subdivision ordinance may have to be amended.

Other committee members are Mayor Betty Williamson, Mayor Pro Tem Bill Benton and Town Attorney Elva Jess.

The proposed extraterritorial area boundary, shown on a map which can be examined at town hall, begins at Bent Tree subdivision, crosses Brick Landing Road to include Pine Creek subdivision, runs west along Hale Swamp Run Creek to Four Mile Road and follows the southern boundaries of Quail Run Estates and Ocean Aire Estates. On N.C. 179 west of the causeway, the proposed ETA takes in all of Ocean Pine Acres, Tarheeland Acres, Lake Tree Shores, Shady Oaks and Gause Landing.

The area includes property along two miles of the Atlantic Intracoastal Waterway and about three-quarters of a mile inland from the causeway intersection. Part of Ocean Isle Beach Golf Course also lies within the proposed boundary.

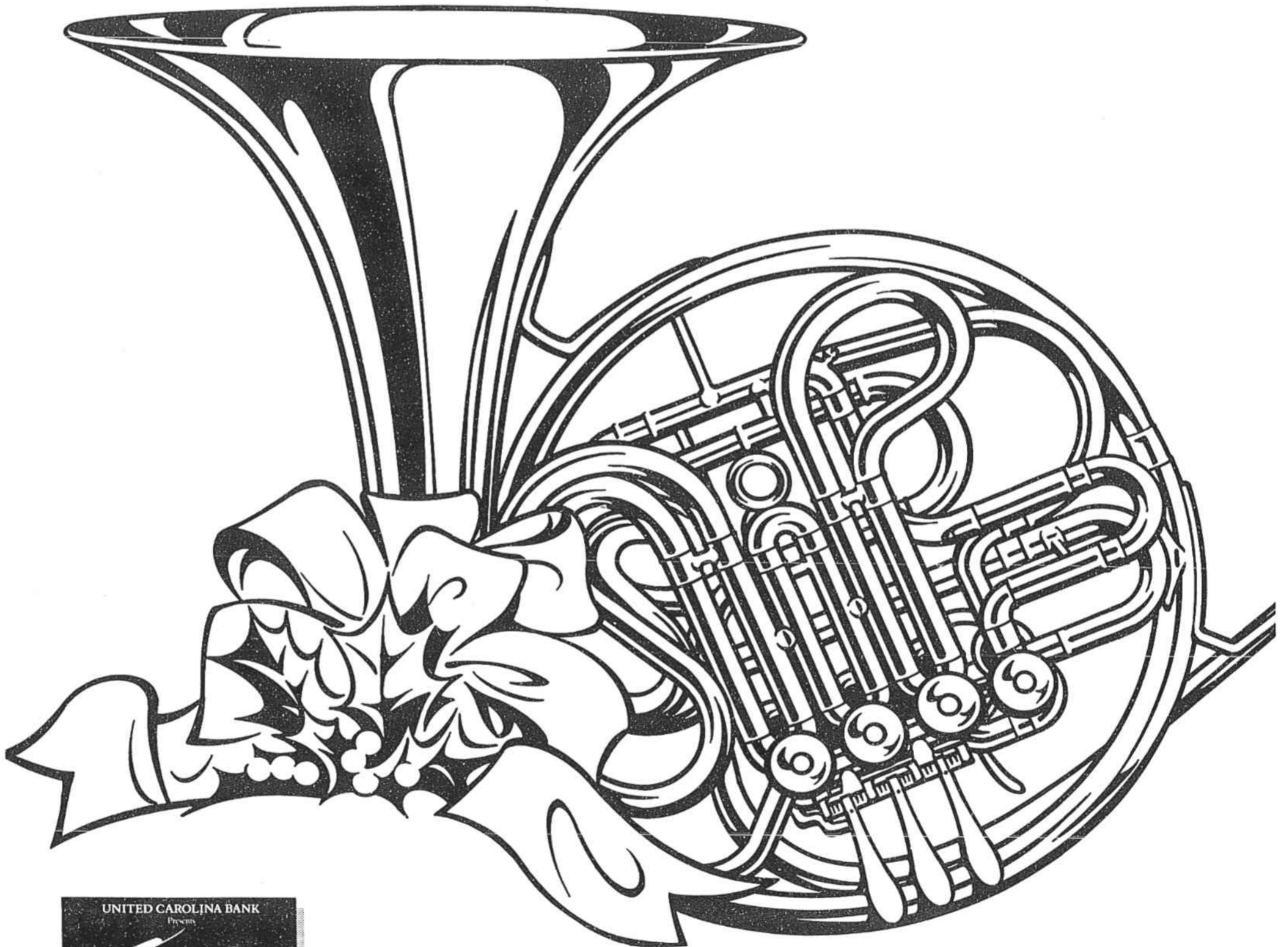


STAFF PHOTO BY EDDIE SWEAT

Watching Parade Watchers

Keeping a close eye on Shallotte Christmas parade-goers is this young lady who rode atop a float sponsored by Kirby's Steak House and the Brunswick School of Dance.

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