

Ocean Isle Board May Seek Political Backing For Inlet Study

BY DOUG RUTTER

Ocean Isle Beach officials next week will talk about whether the town should go after political support for a Shallotte Inlet dredging study which the federal government says it can't afford.

The U.S. Army Corps of Engineers doesn't have the money available to pay for a study to find out if an inlet dredging project would be worthwhile, said Marty van Duyn, spokesperson at the Wilmington district office.

In response to requests from local officials and North Carolina's two senators, the district office last fall requested money for a study from the division office in Atlanta.

However, federal budget problems have left the Corps of Engineers in a position where it can't start any new studies not specifically authorized by Congress.

Ms. van Duyn said several corps programs, including small navigation projects, have been "severely curtailed" under the president's proposed budget for next fiscal year.

"In order to keep from overcommitting ourselves on those pro-

grams, any study not already underway or in the construction phase will be terminated," she said. "Others not on board will not be started."

The only way the corps could study the inlet is if Congress authorizes it. "It's in the hands of the town to pursue it from that avenue," Ms. van Duyn said. "They would have to express their concerns to their elected officials."

Ocean Isle Beach Mayor Betty Williamson said she plans to talk with town commissioners about the proposed study at their meeting next Tuesday morning.

"I really can't speculate on what the board's response may be," she said. "We are very concerned about the inlet and keeping it open to boat traffic. It really means a lot to our beach and our area."

Shallotte Inlet sits between Ocean Isle Beach and Holden Beach and links the Shallotte River to the Atlantic Ocean. Fishermen and other boaters have complained for years about the need for dredging.

The corps district office received letters last fall from U.S. Senators



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—Betty Williamson
Ocean Isle Beach mayor

Jesse Helms and Terry Sanford requesting the study, but the push to get the inlet dredged started at the local level.

Ocean Isle Beach officials have headed local political efforts to get maintenance of the inlet in the hands of the Corps of Engineers.

Responding to requests from boaters and commercial fishermen, the town's board of commissioners passed a resolution last June asking the corps to examine the inlet to see if dredging is needed to keep it open to boat traffic.

Ocean Isle Beach leaders pointed out in the resolution that the inlet is often used by visitors to the area

and is important to the island community's tourist industry.

They also said that commercial fishing is an important part of the local economy and that fishermen need access to the ocean through the inlet.

Brunswick County Commissioners followed suit last October, adopting a resolution of their own asking the corps to help maintain the inlet and keep it open to boat traffic.

The Corps of Engineers dredges the lower portion of the Shallotte River every few years and the inlet crossing in the Atlantic Intracoastal Waterway about once a year.

Brunswick County residents have had recent success getting approval and funding for special waterway projects.

Within the past year, Congress has funded a study in Lockwood Folly Inlet and authorized a one-time dredging project in Eastern Channel near the mouth of the Lockwood Folly River.

The Corps of Engineers district office is presently studying the inlet east of Holden Beach to find out if its construction has hurt boat traffic in the area.

Some local fishermen and concerned residents think the Corps of Engineers made a mistake when it dredged the inlet several decades ago.

They say it has caused shoaling in Eastern Channel, which is the natural inlet between the river and ocean, and has prevented bacterial pollution from escaping the resource-rich river.

Congressman Charlie Rose has promised to seek money next fiscal year for a demonstration dredging project in Eastern Channel.

Holding Company Only Bidder For Bricklanding Plantation

BY SUSAN USHER

Only one bidder showed up last Thursday for what was widely considered to be the largest foreclosure sale ever to take place in Brunswick County.

Brick Landing Plantation golf and residential development went on the auction block at noon at the Brunswick County Courthouse in Bolivia.

Diana Morgan, Brunswick County Clerk of Superior Court, said that the five groups taken together constitute the largest foreclosure in the county of which she is aware. She has been either clerk, assistant clerk or deputy clerk of court for 16 years.

The only bidder, Intracoastal Holding Inc., offered \$4.25 million total for the five blocks auctioned, subject to any upset bid(s) offered by April 8. Intracoastal, a subsidiary of Pioneer Savings Bank of Rocky Mount, assumed possession of the properties from the developers last September. Pioneer then began foreclosure proceedings against Intracoastal.

The blocks of property auctioned ranged in size from 2.10 acres to more than 300 acres. They included improvements such as a clubhouse, maintenance facilities, sales office, two 18-hole golf courses and unsold properties—land or units—in Mariners Wacche, Inlet Wacche and Southern Oaks condominiums, Oakbrook patio homes, Windsong Villas detached town homes, Fair Winds town homes, and single-family residential lots in Lake Forest, the Lakeview tract also known as The Parks at Ocean Pines Ltd., and five lots at Sunset Beach provided for property owners' parking at the beach.

Bricklanding Plantation overlooks the Atlantic

Intracoastal Waterway at Brick Landing on one side and has its main entrance on N.C. 179. The property extends across N.C. 179.

According to documents on file at the county courthouse, the tracts had served as security for a series of eight notes totaling \$25.8 million from Pioneer Savings Bank Inc., seven to Bricklanding Associates Limited Partnership and one to Fairwinds Limited Partnership.

The first loan, of \$11.69 million, was made in January 1988, and referenced a still earlier loan made in June 1987; the last, for \$1.2 million, was made in March 1990.

The outstanding balance on those notes as of March 8 was \$16.45 million, according to an affidavit of default signed by Ted Hardee, vice president of Pioneer Savings, excluding attorney's fees and other costs.

Hardee, contacted Tuesday, refused to answer any questions, saying he did not handle news releases. He said he would have someone else call later who could respond to questions.

The balance due on the loans is substantially greater than the \$4.25 million bid by Intracoastal last week.

Intracoastal's bids were as follows:

- \$575,000 for \$708,947 for the 5.25-acre tract that includes Fairwinds;
- \$300,000 for two five-acre tracts;
- \$447,796 for a 1.55-acre tract that includes Building A of the Inlet Wacche condominium project;
- \$1,676,333 for 28 tracts that constitute the balance of the property, including the beach lots, undeveloped acreage, Windsong Villas, Mariners Wacche, additional Inlet Wacche properties,

Southern Oaks, Oakbrook III, Lakeview and undeveloped land.

The assets of Bricklanding Associates Limited Partnership were held by a parent company, Bricklanding Plantation Properties Inc. That company was successor to Carver, Williams, Tomblin and Madison Inc.

H. Michael Breazel Inc. was the marketing corporation for the project and Breazel was registered agent for its various property owners' associations.

Bids Could Be Upset

It took more than an hour last Thursday for William A. Sessoms, an attorney from Whiteville who acted as trustee for the sale, to read the lengthy legal descriptions of the property into a microphone. His only breaks were to accept five quick bids from Intracoastal and to occasionally clear his throat with water. Only a handful of people attended the sale, including the president of one of the property owners' associations at Bricklanding Plantation.

Should one or more upset bids be filed by the April 8 deadline, Sessoms—or more likely his designee, he hastened to say—will get to repeat Thursday's performance.

The bids remain open 10 days from the date of the sale for upset.

The sale is subject to any unpaid ad valorem taxes, easements, liens against the property that include deeds of trust used to secure other loans from various parties, and "the right, if any, of the United States of America to redeem the property for a period of 120 days following confirmation of the sale."



STAFF PHOTO BY DOUG RUTTER

Huddled Worshipers

Three Ocean Isle Beach visitors huddle to stay warm at the Sunday morning Easter service held near the fishing pier. Cool temperatures and brisk winds caused many people to bring coats and blankets to the service. Pictured are Frances Allen of Troutman (top right), Debbie Cash of Jamestown (left) and her daughter, Lindsey Cash.

Clegg: Towns Must Prepare For Landfill Dumping Fees

BY TERRY POPE

Faced with shrinking landfill space and state mandates to recycle, Brunswick County will start charging a "tipping fee" in July for dumping trash at the Supply landfill.

The fees are expected to have a big impact on local municipal budgets for the 1991-92 fiscal year.

Brunswick County Manager David Clegg told county commissioners Monday that towns, private companies and individuals who dump in the landfill can expect a fee of around \$30 to \$35 for each ton of waste dumped there starting July 1.

Those figures are just estimates at this point, he stressed.

"Hopefully, those towns who are looking at bleak budgets can start preparing," Clegg said.

At its present rate, the county expects the landfill to last another seven years.

Senate Bill 111, adopted last year, mandates that counties have a recycling program in place by July 1. By 1993, counties must be recycling 25 percent or more of their solid wastes in an effort to reduce the amount of material arriving at county landfills.

Approximately 55,000 tons of garbage are dumped in the Brunswick County landfill each year. Clegg said one of the aims of tip-

ping fees is to promote recycling "big time."

"To impose a tipping fee definitely encourages residents to take out those plastics and recyclable paper products," Clegg said.

Commissioners are expected to adopt a recycling program for the 1991-92 fiscal year. One plan calls for maintaining drop boxes at the county's solid waste transfer stations and the eventual phasing out of green boxes sites for more transfer stations.

"The purpose of the landfill is to house unrecyclable refuse," Clegg said. "Recycling will extend the life of the landfill, which will save the county taxpayers some money."

The county currently helps to fund eight recycling trailer sites in the county that are manned mostly by volunteers and operated by Bush's Recycling of Florence, S.C. Last fall, commissioners agreed to study a long-term plan and to continue paying Bush to operate the trailers until June 30.

When the tipping fees begin, accounts will be established for the towns and other commercial haulers that frequently use the landfill.

Towns that contract garbage collection to private firms need to be aware of the impending fees when negotiating those contracts, Clegg said.

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