

Calabash Awarded Grant For Waterfront Plan

BY DOUG RUTER

Calabash has been awarded a \$4,900 grant to develop a plan for growth and re-development along the Calabash River.

The town will provide \$1,000 cash and \$1,000 of staff time and services for the waterway access plan, and the N.C. Division of Coastal Management will provide \$4,900.

"We want to have the biggest and best plan possible for Calabash," Haskell Rhett, a planner with the Coastal Management office in Wilmington, told town commissioners at a meeting last week.

Rhett said the plan will include information on existing land uses along the river, land available for development and environmental constraints.

With the help of a consulting planner, town officials also will develop policy statements concerning growth and development along the waterfront.

"There are a world of things that we can do, and we're looking at the long-term future," Rhett said.

He encouraged town officials to get comments from the public and waterfront landowners in developing the plan. "You get the best plan when you get everybody involved,"

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—Haskell Rhett, planner
Division of Coastal Management

he said.

The first step for the town is to select a planner with experience in the coastal area. The town's Coastal Initiative Committee planned to meet Friday at 5 p.m. to discuss hiring a planner.

Rhett said the Calabash's designation as a Coastal Initiative community earlier this year was part of the reason it received the grant.

He said the grant is only part of what could become available to the town through Coastal Initiative, a program designed to promote the coastal economy while protecting the environment.

Fee Discussed

A proposed road impact fee that town commissioners debated but rejected last year came up for discussion again at last week's meeting.

Officials noted several areas where large construction trucks

have damaged town streets. Contractors would pay the proposed fee to cover the cost of that damage.

Commissioner Ray Card said one area in Carolina Shores "looks like a war zone." He said the town would have to get special state legislation before it could charge the fee.

Commissioner Keith Hardee, who owns a concrete company, said he doesn't like the idea of an impact fee.

He said the cost of doing business is already too high. "We've got enough taxes and money to take care of our streets," Hardee said.

However, Commissioner Phyllis Manning said the residents might have to pay more taxes if there is a lot of damage to the streets.

She said contractors might be more careful if they know they will be held responsible for damage. "Right now they're not concerned at all," she said.

Town Attorney Mike Ramos said there would have to be a "rational relationship" between the fee and the actual cost of repairing streets that are damaged by trucks.

Building Inspector Ed Schaeck said the town could not charge the fee in the extrajurisdictional area because the town doesn't maintain those streets.

Other Business

In other business last week, commissioners:

■ Received a petition seeking the rezoning of a section of Calabash Acres. More than 50 residents and property owners signed the petition asking that the area between Meares Street and Thomasboro Road be rezoned so they can have mobile homes.

■ Agreed to send an application to the Army Corps of Engineers seeking a study of dredging the Calabash River. If the Corps approves it, the initial study would not cost the town any money.

■ Approved a policy for street paving and sidewalk construction. The town will assess people who own property beside an improved street or sidewalk for half the cost only if a majority of the landowners sign a petition in advance asking for the work.

Town's Land Use Plan Has Leland Projected To Grow

BY TERRY POPE

As Brunswick County's beach towns grow, so do the northern communities.

Leland's population is expected to grow by 844 permanent residents by the year 2000, according to the 1991 Land Use Plan the town recently adopted.

That would boost the town's population from 1,801 persons to over 2,600.

"The forecast is for the population of Leland to grow with the county population," said Ken Weeden, of Weeden and Associates, who compiled the report.

Because it is adjacent to the city of Wilmington, Leland has been classified as an urban transition community, or a town aimed toward intensive urban development in the coming years, said Weeden.

Land use plans are required by the Coastal Area Management Act (CAMA) for towns that lie in coastal counties. Leland is bordered by the Brunswick River on the north and Sturgeon Creek on the south, but does not abut the coastline.

Monitoring growth along the Brunswick River and its nursery areas are key elements in the town's plan, although "the environmental concerns are not quite as extensive as in other towns," said Weeden.

The town's first land use plan addresses the monitoring of coastal marsh, riverfront development, estuarine waters, shorelines and areas in high hazard flood zones.

Leland's planning committee voted to classify the town as an area in urban transition, indicating that its future growth and development will need a sewer system to support higher density, said Weeden.

"This is important," said Weeden, "because if the town applies for a grant, those people will look at the land use plan. They will use the plan as a cross reference."

Leland's growing population is

also a younger population. Presently, 24 percent of residents are under 17, which is an unusually high percentage of school age population, said Weeden.

Seventy percent of residents are under the age of 44. Racially, 89 percent of the town's people are white and 10.9 percent are black.

Leland incorporated in July 1989. The plan noted a need for a town zoning ordinance, which the council says it will develop. The town needs to restrict development in the flood plain areas, the building of marinas and boat basins on the Brunswick River, storm water runoff into the primary nursery areas and provide public access to the creeks, it notes.

Economically, the study continues, the town should work to attract jobs, new industry, public housing; to discourage strip zoning; and to encourage public participation in local government.

The Leland Industrial Park lies outside the town limits, leaving the town itself with no industry.

A survey on the land use plan was mailed to 328 homes, but only 40 replied, or 12.4 percent, said Mayor Russell Baldwin.

"It's a new town," said Weeden, "and folks haven't gotten use to the idea of getting involved in town affairs."

Volunteers on the town planning committee were Baldwin, Lynette Carlisle, Lucille Blake, David Bullard, Jimmy Roberts and Ivey Duncan.

Calabash Bulletin Needs Name, Logo

A name and logo are needed for a new newsletter to be published by the Town of Calabash.

News items and complimentary "for sale" advertisements are being accepted for publication, said planning board member Anthony Clemmons, who is coordinating the newsletter. For more information, call Clemmons at 579-6765.

King Will Remain Board

Forrest King, one of seven Calabash Planning Board members who resigned in late August, has decided to remain on the board.

King and the planning board's vice chairman, Pati Lewellyn, agreed to stay on the board last week after town commissioners asked the seven members to reconsider mass resignation.

The seven members resigned Aug. 27 due to a lack of support and guidance from the town commissioners and poor communication between the two groups.

Chairman Tom Brendgord and another member, Frank Chanler, have said they will not return to the board.

Mayor Pro Tem George Anderson said he hasn't heard from the three other members—Bruce Bunt, Warren Pienack or Jack Hannaway.

Commissioners agreed last week that Anderson should temporarily serve as a liaison between the two boards, taking the place of Commissioner Stu Thorn.

'Growl' Test Slated

Residents in Brunswick and New Hanover counties may hear sirens in the 10-mile area around Carolina Power & Light's Brunswick nuclear plant Oct. 8-10.

round testing routine followed for the sirens.

The sounding doesn't mean the public should evacuate. If there were an emergency at the plant, the sirens would sound to alert the public to listen to radio and television for information and instructions from the Emergency Broadcast System.

The utility will be testing the sirens individually at low volume, to make sure each works. These "growl" tests are part of a year-

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Children At Play

Bobby Jones of Greensboro (left) dumps a bucket of sea water into a hole on the Holden Beach strand Saturday afternoon. He was playing with his cousin, Sean Lewis, and enjoying the mild, sunny weather.

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