

# CRC Rule Will Require Removal Of Homes Threatened By Erosion

BY DOUG RUTTER

Anybody who wants to build a beachfront home will soon have to agree to move or demolish their house if it becomes seriously threatened by erosion.

Starting Dec. 1, oceanfront landowners must promise to relocate or tear down erosion-threatened structures when they receive development permits.

The N.C. Coastal Resources Commission (CRC) adopted the new requirement at its meeting last week in Wilmington, said spokesperson Jeanette Johnson.

The rule won't apply to existing homes. It gives owners of new oceanfront houses a two-year "grace period" if their property becomes threatened.

If a storm causes enough erosion to threaten a home, the owner will have two years to have it relocated or torn down, Ms. Johnson said the structure could stay where it is if the beach rebuilds itself during that time.

While local beach officials agree with the intent of the rule—to protect people and the environment from hazardous conditions—they aren't sure the rule will achieve its purpose.

Ocean Isle Beach Building Inspector Duane Roberson said he doesn't think the rule is justified because not all homes that are threatened by erosion pose a danger.

"My own personal feeling is I think it violates a person's property rights to tell a person they have to tear their house down," he said.

Holden Beach Mayor John Tandy said the rule is judgmental. The two-year period is arbitrary, because some homes threatened by erosion should be moved sooner than two years and others don't need to be moved, he said.

Tandy thinks local governments should be more involved in the process. "I think they're on top of it much more, unless the state wants to move an office here and watch it on a daily basis like we do."

To determine if a home is threatened by erosion, the state Division of Coastal Management uses annual erosion rates, which vary from place to place.

For most of the Brunswick County coast, homes within 20 feet of the edge of the oceanfront sand dune are considered "imminently threatened" by erosion.

Although the state has been encouraging property owners to move or demolish erosion-threatened homes for years, the CRC action gives the Division of Coastal Management the power to enforce a regulation.

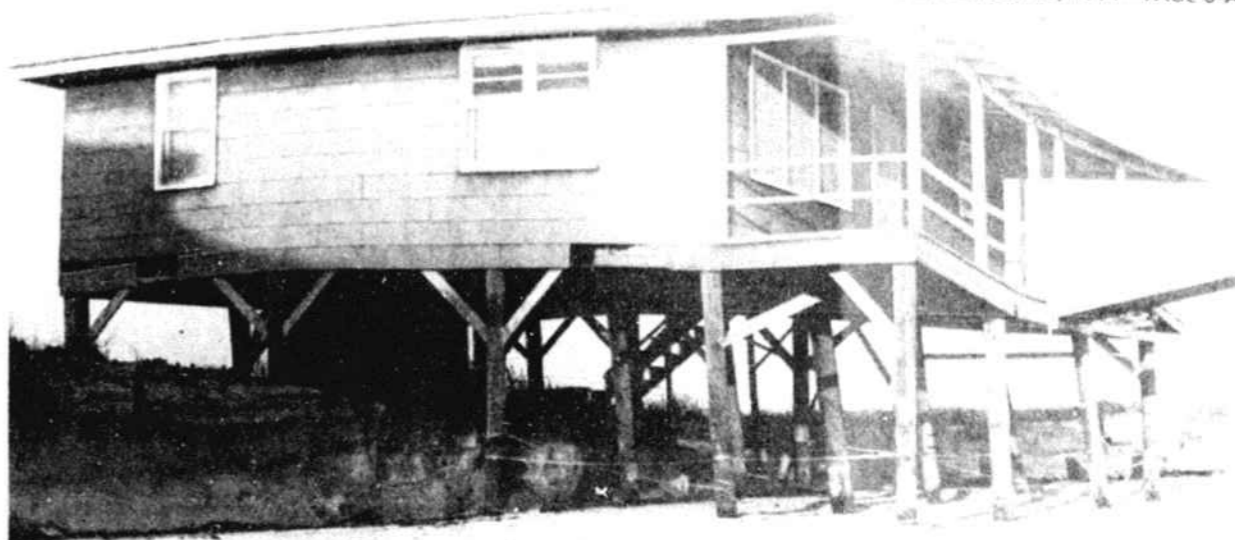
The CRC heard nothing but support for the proposal when it conducted a public hearing in July. Two dozen people spoke in favor of the rule and more than 100 letters were

received in support of the plan, Ms. Johnson said.

Roberson said he thinks a federal flood insurance reform bill currently before the Congress "comes closer to giving people the property rights they expect" than the CRC rule.

Under the federal proposal, owners of erosion-threatened homes could lose federally-subsidized flood insurance but wouldn't be required to move or demolish their home.

Roberson said some beachfront homes at Ocean Isle have been threatened by erosion for seven years or more but are at less risk now than before. He said it could be 40 years before the next storm causes any more erosion problems.



OWNERS OF EROSION-THREATENED HOMES such as this one at Holden Beach will be required to move or demolish their building under a rule adopted by the N.C. Coastal Resources Commission. The rule doesn't apply to existing homes.

## HEARINGS ON AGENDA

### Rule Change At Sunset Would Allow Shopping Center Signs

Four public hearings are on the agenda when the Sunset Beach Town Council meets Monday, Oct. 7, at 7 p.m. at the town hall.

The hearings concern four minor business items on the meeting agenda: amending the sign ordinance to allow signs in shopping centers, assessments of 33rd Street homeowners for underground utilities and paving, and a request to rezone a lot near The Italian Fisherman Restaurant from mainland residential to mainland business.

The council is also expected to adopt an ordinance annexing a large section of Seatrail Plantation, following a hearing held last month.

Also up for discussion is an offer from the Sunset Beach Taxpayers Association of a sign for the Sunset Boulevard Extension parking area.

In other business, the board will:

■Address a vacancy on the ABC board. Vernie Hickman's term has expired but he could be reappointed.

■Hear from David Kanoy concerning the town's decision not to renew a contract allowing him to keep communications equipment on the water tower.

■Hear routine reports;

■Hear a request from Ronald Spangler to withdraw a portion of 19th Street to allow for construction of a bulkhead.

As recommended by the planning board, the sign ordinance would be amended to allow a shopping center with five or establishments planned "as an integrated development" to have one or two freestanding signs,

depending upon how many streets they front.

In addition to identifying the name of the center, this sign—mounted on a pole or monument—may also identify individual establishments within the center.

Businesses within the shopping center are not to have freestanding signs, but may have one or two signs, depending on how many streets they front. These can be wall, projecting, awning, canopy or marquee signs.

The ordinance also delineates the maximum size and height allowed for each type of sign.

For example, the freestanding shopping center sign is not to be more than 16 feet above ground. It would be no more than 80 square feet in size for a center with 48,000 square feet or less floor area or 120 square feet for a larger center.

A copy of the proposed amendment is available at the town hall for inspection prior to the hearing.

The existing sign ordinance does not allow any sign in excess of 10 feet in height.

Who could ask for anything more... our Ad Rep turning "64"

**Happy Birthday Bill**  
from the Beacon staff

**AAAHH!**

Just when you thought it was safe to go to the backshop... now there are 2 of them and they're both 1 year **O-L-D-E-R!**

**Happy Birthday DORRIES**

"Dahree" Brennan & "Dori" Gurganus  
From The Beacon Staff

**Do You Like Hot Dogs?**

YES  NO

- We've been told we have the best in the Carolinas
- All natural ingredients
- Your choice... "The Great White" or All Beef German Frank
- We have a variety of "fix it your way" toppings including Kraut
- The only fresh Italian Sausage Burger in the Carolinas...possibly, the best sandwich in the area.
- Fresh 6 oz. hamburgers
- "Fix It Your Way" toppings
- Home baked beans
- Mom's potato salad
- Steak fries

Stop By... **CURLY'S GRILL**

Open: Monday thru Saturday 10:30 AM to 9:00 PM

HARBOR SQUARE LITTLE RIVER  
803-249-9553

**Weekend Super Sale**

**Starts Friday Morning**  
**October 4 thru Saturday October 5**

Coastal Finance loan officers will be on the lot Friday for immediate loan approvals.

**Prices clearly marked \$200 to \$3,995.**

**Sea Oats Motors, Inc.**

Specializing in pre-owned autos and trucks.

754-2404

**See Billy Gibson, Angell Craft and Tim Gibson Today or Call 754-2404.**

**Located Business Hwy. 17 N., Shallotte**