

SHALLOTTE POINT PROJECT APPROVED

UOB Changes Assessment Method For SAD 16

BY TERRY POPE

Residents of Sea Aire Estates and Styron's Landing near Holden Beach will all pay the same fees for county water lines in a plan approved by the Brunswick County Utility Operations Board Monday.

In an unrelated but expected move, the board voted unanimously to proceed with a Shallotte Point water project based on comments made at a public hearing last month. The Point community will become one large Special Assessment District (SAD) project this year, with residents served either by main transmission lines or SAD lines.

UOB members voted unanimously to change the assessment method for SAD 16 at Sea Aire and Styron's Landing from one based on square footage of the lots involved to one where all property owners would pay assessments of \$362 each. That recommendation will now go to Brunswick County Commissioners for approval.

It would be the first county SAD project assessed on a per lot basis. All others have had assessments

based on road frontage or square footage of the lots included.

In SAD 16, assessments for 215 property owners will increase, said Public Utility Director Jerry Webb. For 220 property owners, the assessment will decrease.

Residents of Sea Aire Estates petitioned the UOB and commissioners, asking that a different assessment method be chosen. Some inland lots would be assessed more while the smaller lots along the waterway would pay less for water lines, they argued.

It is the lots along the waterway that are valued higher and need water the most, they told the UOB in January, when about 100 people flooded the board meeting.

All but five property owners who submitted letters or signed petitions in SAD 16 would see their assessment bills decrease under a per lot basis, said Webb. No response has been received from residents there whose water bills would increase, he noted.

There are an estimated 455 lots in SAD 16, just off of N.C. 130

(Holden Beach Road). The low bid for the project was \$174,628.

UOB members also voted on recommended assessment methods for three other SADs Monday, but none on a per lot basis. They include:

- SAD 7: off the Holden Beach causeway, east side of N.C. 130, will be assessed .057 cents per square foot of lot;

- SAD 9: off the Holden Beach causeway, west side of N.C. 130, will be assessed .051 cents per square foot of lot; and

- SAD 18: includes Hurricane Haven and Seashore Estates subdivisions near Holden Beach, will be assessed .04 cents per square foot of lot.

Varying lot sizes is one reason for not always choosing the per lot method, said Robert Nubel, UOB vice chairman.

Residents in SADs face mandatory assessments to cover the cost of running water lines into their neighborhoods. For persons who live along the county's main transmission lines, state law doesn't allow mandatory assessments.

However, a point of service charge of \$450 will be charged.

On a per lot basis, the assessment would have been \$449 for SAD 7, but lots varied from 6,500 square feet to over 54,000 square feet, said Webb.

"If they're all generally the same size, then the per lot method is the best," said Nubel.

On a per lot basis, the assessment for SAD 9 would have been \$507.

"I'm not sure it's the fairest method," said Burton Meyers.

From an administrative standpoint, a per lot method would be the easiest for the water department, said Webb.

There will always be some who pay less and some who pay more under the per lot method than square footage method. Whether property owners consider it a fair method or not would depend on the size of their lot, said Webb.

The answer to that is, some will say it isn't, and some will say it is," said Michael Ramos, board attorney.

North Carolina law allows six assessment methods for water or sewer

projects, on the basis of:

- Frontage abutting the project, at an equal rate per foot;

- Street frontage of the lots served, or subject to being served, at an equal rate per foot;

- The area of land served, or subject to being served, at an equal rate per unit;

- The valuation of land served without improvements as shown on the tax records of the county, at an equal rate per dollar of valuation;

- The number of lots served, at an equal rate per lot; and

- A combination of two or more of these.

"There are no perfect answers," said UOB Chairman Al Morrison. "What we've tried to come up with in the past is a method that is the fairest."

In addition to either an assessment or point of service fee, all residents who connect to the county water system must pay a tap-on fee.

Other Business

In other business Monday, the board:

- Met in executive session with the attorney for about 20 minutes to discuss right of way acquisition, but took no action afterward.

- Heard from Webb that two board members, D.V. Jones and Charlie Long, will be replaced by commissioners for missing more than two meetings. Jones has indicated he planned to resign, Webb said. Both were absent Monday.

- Swore in new board member Earl Andrews of Shallotte. He succeeds Richard Trexler of Leland, who resigned.

Sharky's Den

"Best Bite On The Beach"**Pizza • Subs • Salads • Bread Sticks
NOW OPEN FOR CARRY-OUT
ONLY AT THIS TIME**

Mon., Tues., Thurs. 12-8; Fri. & Sat. 12-9

579-9177**\$1.00 OFF WITH THIS COUPON**
Expires April 10, 1992

#61 Causeway, Ocean Isle Beach (Next to ABC Store)

Judge Refuses To Drop Complaint Over Zoning

The Southeast Brunswick Sanitary District has won the first round of legal action against the town of Long Beach over zoning rights to an area of land near Oak Island.

In Brunswick County Superior Court last week, Judge Giles R. Clark denied Long Beach's motion to dismiss the complaint filed Nov. 18. Clark also ordered the town to file its answer within 20 days.

An attorney representing Long Beach, Michael B. Brough of Chapel Hill, filed a motion Jan. 21 to have the complaint dismissed on grounds that the sanitary district does not have jurisdiction over the land where the construction of a second bridge to Oak Island is planned.

The Sanitary District wants the court to strike down controversial plans by Long Beach to establish extraterritorial jurisdiction (ETJ) zoning on the west side of the Atlantic Intracoastal Waterway.

The town wants to claim the territory in its zoning ordinance, that due to "current urban development of

the property" and the anticipated construction of a second bridge the town should establish zoning there.

Brough asked Judge Clark to dismiss the complaint on grounds that the Sanitary District lacked jurisdiction over the area in question and had failed to state a claim upon which relief could be granted.

But in the order filed last Monday, Feb. 3, Clark refused to dismiss the complaint and ruled that the town should answer the dispute. Defendants usually have 30 days to answer a complaint or else file for additional time.

The complaint notes that the site of a new bridge lies four miles west of the area where the sanitary district and Long Beach zoning districts are said to overlap. The bridge site lies within the boundaries of a "high priced residential subdivision" known as St. James Plantation and not within the overlap area, the complaint states.

The Sanitary District was created on Nov. 9, 1989, by the N.C. De-

partment of Environment, Health and Natural Resources, Commission for Health Services, to provide public health services to residents in the district, within three miles or less of Yaupon Beach, Caswell Beach and Southport.

The complaint asks that Long Beach be restrained from exercising any zoning, subdivision regulation, building code enforcement and planning rules or inspections within the

overlap area. It also wants the town's entire extraterritorial ordinance to be declared void, claiming that any zoning ordinance established where a district already exists is unconstitutional.

In November, Brunswick County Commissioners appointed two members to the Long Beach ETJ Planning Board and Board of Adjustment, Walter Hill and Patricia Helms, as recommended by Long Beach.

Buell To Host Chiefs Here

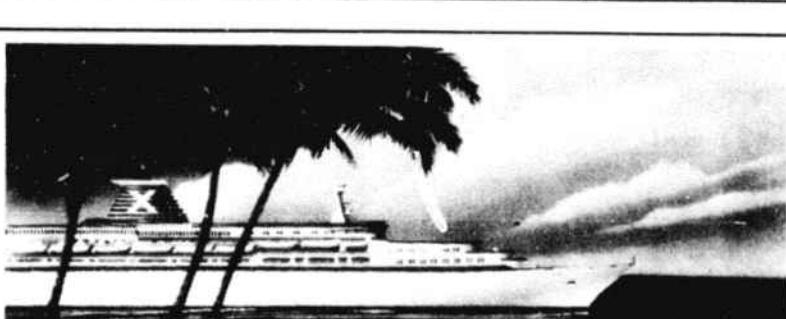
"I put in for it," said Buell. "There will be people here from all across North Carolina. I think it's going to mean a lot to the South Brunswick Islands area."

The conference will be held in February at Sea Trail Plantation golf resort. Buell said he plans to ask other police departments in the county for assistance in planning along with the South Brunswick Islands Chamber of Commerce.

The announcement came at this year's winter conference, which attracted about 400 chiefs, spouses and other guests to Charlotte.

LOT SALE Lakewood Estates

a manufactured home development minutes from Ocean Isle Beach

Lots from \$6,900**Doublewide Home/lot packages
from \$39,900**Eagle Marketing & Management
(800) 852-9040 • Locally 579-7988

CRUISE FROM WILMINGTON TO BERMUDA IN QUALITY & STYLE

Let the fabulous *ss Meridian* pamper you with sun-drenched days and scintillating nights filled with unforgettable pleasures. Luxurious staterooms. Expansive public rooms. There are sparkling pools, a sauna and whirlpool, movie cinema, deck sports, children's playroom, and a duty-free shipboard mall. Our chefs will treat you to six luscious meals and snacks a day. A Monte Carlo Casino, intimate lounges, nightclubs dancing, Vegas-style floor show, and much, much more, all top off the ultimate island destination of Bermuda!

7 NIGHT CRUISE, MAY 2, 1992
ALSO 6 NIGHT CRUISE FROM CHARLESTON
APRIL 26, 1992
CALL TODAY AND ASK ABOUT OUR SPECIAL RATES



Brunswick Travel Inc.
CRUISE HEADQUARTERS
1-800-852-2736

754-7484 • 150 Holden Beach Rd., Shallotte, NC 28459

Baltimore Registry

Want To Refinance Your Mortgage?

We'll Take Your Application Right Now, Today.

What could be worse than deciding to refinance your mortgage, only to be told that the lender can't even take your application for two weeks?

We'll figure if you're ready to do business, the least we can do is be ready, too.

So when you come to Southern National, you won't get any runarounds. We've got lots of money to lend. And we're always looking for nice new customers.

So call or stop in at your nearest Southern National office.

We'll explain how refinancing

now can lower your monthly payments, or increase your borrowing power, or pay your mortgage off in a much shorter period. Which means you're paying less interest.

And when was the last time a bank told you how to pay them less interest?

SOUTHERN NATIONAL

You can tell we want your business.