

Homes To Replace One Of 3 Remaining Beach Campgrounds

BY DOUG RUTTER

After catering to vacationing families for the past 25 years, the campground near the west end of Holden Beach will close at the end of the year and be replaced by permanent homes.

A residential subdivision featuring 62 building sites will replace the 159-site Campground By The Sea, one of two campgrounds on Holden Beach and one of only three on Brunswick County's barrier islands.

Landowner Davis Heniford Jr. of Loris, S.C., plans to turn the campground into a residential neighborhood, he said at Monday's meeting of the Holden Beach Board of Commissioners.

Town officials tentatively approved a proposal for the town to oversee construction of subdivision roads, water lines and underground power and cable television lines, with Heniford paying the cost.

"We have heard there have been problems with streets and other utilities not being built up to town desires," Heniford said of other Holden Beach subdivisions.

"It is our intent that the city would not be out any funds at all. We would provide all the funds," Heniford added.

In a July 19 letter to Mayor Gay Atkins, Heniford said he wanted to allow the town to control the quality

of all work associated with the streets, water lines and underground power and cable TV lines.

Heniford has agreed to pay for the water lines, grading and preparation of the road beds and the underground utilities.

The developer also will pay 60 percent of the street paving cost, which is the standard percentage for property owners who request street paving. The town would pay the other 40 percent.

"The idea sounds basically good to me," Commissioner Sid Swarts said Monday night.

Commissioner David Sandifer pointed out that the subdivision will feature lower density than the existing campground. The change is also likely to increase property values in the area.

"I think everybody on Holden Beach appreciates what you are doing," Sandifer said. "I think it will make a nice subdivision."

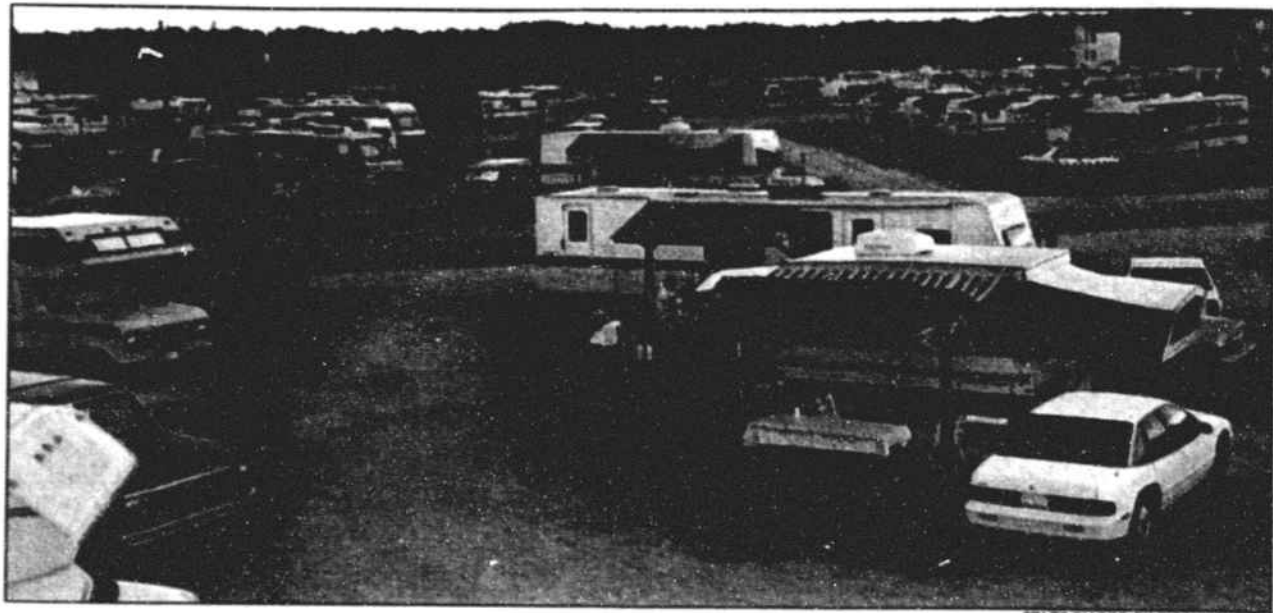
Heniford has asked that the work contracts be awarded in the early fall so work can begin in January.

Manager William Williamson said structures on the property—including the store, swimming pool and restrooms—will be torn down around the end of the year.

He said no changes are proposed in the subdivision plan that was approved by the town about 16 years ago. Lots on the north side of Ocean Boulevard will be 50-

"There are a lot of people that have camped here for a long time. That's what's bittersweet about it."

—William Williamson
Campground Manager



CAMPGROUND BY THE SEA will close at the end of the year. Landowner Davis Heniford Jr. plans

by-100 feet, and there will be 10 oceanfront lots. Williamson said the campground first opened in the late 1960s under the name Sand & Sea Campground.

"There are a lot of people that have camped here for a long time. That's what's bittersweet about it. We've made a lot of friends," Williamson said. "We anticipate sending out a letter to all of the campers we have in our file telling them this is the last year and thanking them for their business."

Gil Bass, manager of Holden Beach Fishing Pier and Holden Beach Pier Campground, said there are no plans to do away with the only other campground on the island.

"We're not looking to build condos anytime soon. Maybe one day, but not in the near future," Bass said

Tuesday. "We're going to keep going the way we're going."

Although Campground By The Sea was a competitor, Bass said it actually boosted business at the 30-year-old Holden Beach Pier Campground, which has about 60 camp sites.

"I got business from that one. One helps the other. I kind of hate to see it close," Bass said.

Bass said some of the seasonal campers at Campground By The Sea have asked about seasonal sites near the fishing pier, and some seasonal sites may be added for those people.

"We're not looking at any big changes," Bass said. "We want to make it a good quality family campground, better than it is."

Holden Board Changes Impact Fee Ordinance

BY DOUG RUTTER

Holden Beach officials changed the rules on impact fees Monday night to include covered porches in the list of items for which the town can charge property owners.

Commissioners voted to charge 50 cents per square foot for covered porches—a move that makes the ordinance consistent with the way the town has been collecting impact fees since the regulations took effect last October.

The fees were established to raise money for future sewer and storm-water drainage systems, and Holden Beach has collected about \$40,000 in the first nine months. Fees are collected for residential and commercial buildings and paved areas, all of which reduce the amount of impervious surface on the island and are potentially damaging to the coastal environment.

With three exceptions, Town Manager Gus Ulrich said the town has charged for covered porches since the impact fees took effect last fall.

Even though they weren't included in the regulations, Ulrich said last month that the town charged for each porch "under the rationale it is an additional impervious surface."

Following Monday's vote, the town will continue charging 50 cents per square foot if the total square footage of the home's heated space and the porch area exceeds 2,000 square feet.

The minimum fee for residences

is \$1,000, and Ulrich said there will be no additional fee for the covered porch if the combined square footage of the home and porch is less than 2,000 square feet.

With the exception of two permits issued in December and one in February, Ulrich said impact fees have been collected for all covered porches permitted since October.

Other Business

In other business Monday, commissioners:

- Tentatively agreed to pay for over-sizing a water line in the Dunescap subdivision at the island's east end. It is expected to cost the town about \$17,000 to increase the size of the water line from 6 inches in diameter to 12 inches. The project is not scheduled until fiscal year 1995-96.

- Agreed to allow parking by permit only on the north side of Hillside Drive adjacent to the residence at 194 Ocean Blvd. East. Town officials said there is not adequate room on the property for parking.

- Authorized Ulrich to apply for state aid for mosquito control. Ulrich said the state provides about half of the operating expenses. The state gave \$850 last fiscal year and the town's overall cost for manpower and supplies was \$1,700.

- Voted to allow the Holden Beach Property Owners Association to use the town hall facilities for its annual meeting Saturday, Sept. 3. A meeting is scheduled at 10 a.m. and a barbecue dinner at 5 p.m.

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