

# The Pamlico News

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Planning Board Meeting.

## Planning Board Clarifies Status Of THE BLUFFS

The Pamlico County Planning Board held a special meeting on February 19. Present were Board members Johnny VanHook, William Gibbs, Frank Willis, Chairman Clifton Stowe, and Clerk Gene Broughton. Also present for the meeting were Arapahoe Town Board members Harvey

Hardison, Jack Hardison, Woodrow Boyd, and Mayor Gary Langston; Perry McCotter, Sr., Perry McCotter, Jr. and their attorneys James R. Sugg and Fred M. Carmichael of Sumrell, Sugg, and Carmichael; Garvin Hardison and his attorney, Mike Flannagan of the Ward and Smith firm.

After a report on CAMA by Ross Boyer and Ken Weeden, clarification of a zoning matter involving actions by the above mentioned people was asked for by Gene Broughton, in his capacity of Subdivision Administrator.

Mr. Broughton first asked for someone to explain the disposition of the law suits involved in the annexation of The Bluffs subdivision.

Mr. Sugg answered that the first law suit between the Town of Minnesott Beach vs. the Town of Arapahoe and Ida McCotter, Registrar of Deeds, is on no consequence, that it has been dismissed. Mr. Sugg said that Mr. McCotter had been interested in getting subdivision approval, that the other side had been concerned that the subdivision would not meet the County ordinances. Since the County approved the subdivision, it was all right for the Registrar of Deeds office to record the plats. That suit has been replaced by a second suit brought in Superior Court, which is a restraining order, brought by Indian Trace, Co., Garvin Hardison, and George Thomas Toler preventing the Town from proceeding further

with annexing The Bluffs.

Mr. Broughton asked if the subdivision is in the Town of Arapahoe or in the County?

Mr. Sugg said that the answer is subject to the lawsuit that is pending, that it has not been finalized.

Mr. Broughton said that the County has no jurisdiction in the Town of Arapahoe.

Mr. Sugg thought that The Bluffs is not in the Town of Arapahoe to the extent that the Town could not levy taxes on the area until the suit is settled.

Mr. Broughton asked if The Bluffs is then in the County?

Mr. Sugg answered that he didn't know the answer to that since the matter is in limbo. However, he stated that Mr. McCotter would comply with all the County ordinances in case he has to come under the county. He said that all the planning board is responsible for is to look at the map and decide whether it is proper for recording and meeting the subdivision ordinance.

Mr. Broughton stated that County Attorney Bernard Hollowell has advised him that the County has no jurisdiction in The Bluffs. He also said that there is a lot more at stake and pointed out that in annexing The Bluffs, the Town of Arapahoe brings itself under CAMA inspection, since the subdivision property contains areas of environmental concern (AECs).

Mr. Sugg repeated that the Town of Arapahoe could not levy a tax on The Bluffs area, so

he believes that the County could properly enforce its laws.

He also said he believes that if a map were now drawn of the County, it would show The Bluffs as being part of Arapahoe.

Frank Willis noted that a house could not be hooked up to electrical power unless it is inspected for insulation.

Mr. Sugg said that the County would have jurisdiction for that inspection.

Mr. Stowe said that Mr. McCotter would have to be under all County ordinances if the subdivision received final plat approval on his new request.

Mr. Sugg asked if the questions arose from the request of Mr. McCotter to have a subsequent map approved.

Mr. Broughton answered that this was the sole purpose since Mr. McCotter had written a letter asking what procedure to follow to get his maps approved

for an additional 25 lots. He noted that the maps had not been received.

Perry McCotter, Jr. said that he didn't leave the maps because of the resolution passed at the Planning Board's last meeting. He added, "We've tried to comply."

Mr. Broughton agreed that this was true.

Attorney Mike Flannagan spoke, saying that he represents the Town of Minnesott and Mr. Hardison. He noted that Mr. Sugg has set forth his client's position. The position of Mr. Flannagan's clients, landowners in the Town of Arapahoe and an adjacent owner, is that the annexation is illegal. They disagreed with Arapahoe's reading of the noncontiguous annexation, believing it to be illegal.

Mr. Flannagan went on to say that "On behalf of the plaintiffs, if Mr. McCotter agrees that it is under the County rather than

the Town of Arapahoe, it could be settled. The Bluffs had asked for annexation by Arapahoe, it was passed, and then stopped until reviewed by a Superior Court judge. If they are willing to say they're not in the Town of Arapahoe, great. That's what we've contended all along."

Arapahoe Mayor Gary Langston was asked if he had anything to say on the matter and he replied that they were present "to try to gather information. We will have to make a decision at our own meeting."

Chairman Stowe went to the Commissioner's meeting to ask County Attorney Hollowell to come in and give an opinion. After a discussion with Mr. Sugg, Mr. Hollowell said, "The owners are here to apply for subdivision inspection, submitting them to the subdivision ordinance." Under these circumstances he thinks there is

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## Pamlico Commissioners Hear Recreation Needs

The regular midmonth meeting of the Pamlico County Board of County Commissioners was held on February 20 with all Commissioners present.

The bids submitted for the purchase of a vehicle for the Health Department were opened and the low bid of \$4,161.27 went to Coastal Chrysler Dodge of Havelock for a Dodge pickup truck. A report was made of the visit by Commissioner Jimmy Spencer and County Coordinator Ross Boyer to Jones County to observe their water system operations. This report included the number of employees, the equipment, rate schedule, department forms, and the service given to the 1,000 users in that County. It was announced that 2,318 users have signed up in Pamlico County.

County Recreation Director Don Carter appeared and reported on the seven community meetings that have been held on drawing up a master plan for recreation in the County. A lighted softball field is one of the most wanted facilities. Funds from the Bureau of Outdoor Recreation are not available during this funding period, to provide such a field. Mr. Carter said that discussions at the meetings showed that using school facilities is good, but that the County should not totally depend on school facilities, and that other areas should be used to supplement rather than duplicate. He noted that lighted tennis courts and a swimming pool were also high on citizens' lists. He reported that for the students going on to college, passing a swimming test is necessary in order to graduate from college.

It was suggested that Mr. Carter approach School Superintendent George Brinson about the possibility of using the area in the southwest corner of

the Junior High School campus for a lighted softball field, which would serve for both Little League and softball games.

County Finance Officer Bill Rice said that there should be a written proposal to be presented to the Commissioners and the School Board.

John Bond said that he felt that the Commissioners would be willing to put in money if an agreement can be reached between the Recreation Department and the School Board.

Mr. Rice said that there is \$46,320 in the County's contingency fund. Mr. Carter said there is \$5,000, not committed, in the Recreation fund.

Mr. Bond moved and Patsy Sadler seconded the motion for the Commissioners to finance up to \$15,000 from the contingency fund, pending agreements with the Board of Education. The vote was unanimous although Mr. Spencer expressed some doubts about committing the money at this time.

Mr. Rice brought up a number of changes needed for the orderly discharge of his budgetary and financial duties. A number of legitimate expenditures of funds had been authorized in the past without noting what account the money should be taken from. He asked for a statement allowing the contingency fund to be used for those actions. A number of other transfers from one fund to another was approved.

He brought the Sheriff's Department repair and maintenance fund to the attention of the Commission stating that it was overdrawn. Sheriff Leland Brinson spoke on the subject saying that it is unreasonable to expect to run a car on 5¢ a mile, and that common sense will tell what it costs to run a car. He said that the fund set up for the operation

of the Department's vehicles is not realistic. He also said that he could not speak to the facts of the matter because he had not known of the fund being overextended until early that evening and had had no time to look into it. He requested time to check the situation.

County Attorney Hollowell asked Mr. Brinson if he had had the opportunity to make input into his budget. On finding that he had not, Mr. Hollowell said this was a large part of the problem.

Mr. Brinson agreed that since the Department's budget had been set year after year within a few dollars more than the year before, there is a great deal in the budget that is not

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## Beaufort Commissioners Discuss Water Loan

On Friday, February 24, the Beaufort County Commissioners met in an extended meeting. The purpose of the meeting was to determine the status of the FHA (Farmers Home Administration) loan for the proposed water system and also to determine the next steps that need to be taken. A FHA representative said that this meeting was for the purpose of an Application Conference.

The Application Conference is so that FHA can get some general information from the Board, the County Attorney, and the County Engineer. FHA will study the report given them by the County Engineer and make a feasibility decision as to how much of a loan or grant the County would receive.

A letter of Conditions will be drawn up which states many aspects of the loan or grant, such as payment.

If the Board accepts, then FHA can fund the project providing the money is available to do so. The next step would be a countywide vote on the system possibly by the fall of this year.

The Board had favored the District set-up which would mean that only members of a predetermined district would vote in the referendum for that area. The FHA representative pointed out that the countywide system, if feasible, is a much more flexible system and that it is much easier and much faster to get things done under a countywide system.

Commissioner Dilday said that through a countywide referendum, the citizens would be able to say whether they would like to have water or not, "and if they don't want it, don't bother them anymore." It is also through a referendum that it can be determined which areas want water and which areas do not, and if the referendum does not pass, then other measures can be taken to get water to the areas that want it.

Commissioner Bonner agreed that the countywide system is a better approach and easier for all concerned. He said that the Metropolitan District is a very

rigid system and that water cannot be run outside the predetermined district to incorporate new hook ups, another district must be established.

The Commissioners stressed the fact that the water system would not force an increase in taxes. The users of the system will essentially pay for the water system through the monthly charge for water, which will probably be around \$10.00 per month. The Commissioners also stressed that public education was the key to the entire system and they will begin a program to do just this.



Local Officials P. Quigley and Gene Broughton from Pamlico County and Keith Haskett from Hertford County learn to identify areas of environmental concern (AECs) during training in Wilmington to learn the CAMA permit-letting process.

## CAMA Permit Required After March 1, 1978

North Carolina Coastal Management Act (CAMA) Permit will become effective on March 1, 1978. On this date, the CAMA permit will be required for most development activities in designated areas of environmental concern.

The CAMA permit for major development activities will be granted by the Coastal Resources Commission, while local governments will handle minor development permits. A major development permit will be needed if a project requires another state permit, contains a land or water area in excess of 20 acres, contains a structure in excess of 60,000 square feet, or involves drilling or excavating for natural resources. Minor development permits will be issued by local governments for all other development activities in areas of environmental concern.

Designated areas of environmental concern consist primarily of the estuarine

system, ocean hazard areas, public water supplies, and fragile coastal natural resources areas. The estuarine system includes estuarine waters, coastal wetlands, public trust areas, and estuarine shorelines. Ocean hazard areas include ocean beaches, frontal dunes, inlet lands, and other areas in which geologic, vegetative, and soil conditions indicate a substantial possibility of erosion or flood damage. Public water supplies include small surface supply water sheds and public water supply well fields. Fragile Coastal Natural Resource areas include coastal complex natural areas, unique geologic formations, and coastal areas that sustain remnant species.

After March 1, 1978, persons planning development in areas of environmental concern can obtain a CAMA Permit application at Department of Natural Resources and Community Development (DNRCD)

offices in Raleigh, Wilmington, or Washington, at the Division of Marine Fisheries in Morehead City, or from the Building Inspection Department in Pamlico County. Pamlico County's permit granting officer will be available to assist individuals with identifying projects which require the CAMA permit and/or other permits. Projects which are begun in areas of environmental concern without a permit will violate the CAMA if subsequent determination is made that a CAMA Permit is required. Penalties may be up to \$1,000 or 60 days or both.

The procedure to be followed in order to obtain a minor development permit is as follows: The individual would need to contact the Permit Granting Officer for Pamlico County and first determine if the proposed project is within an AEC. This would be ac-

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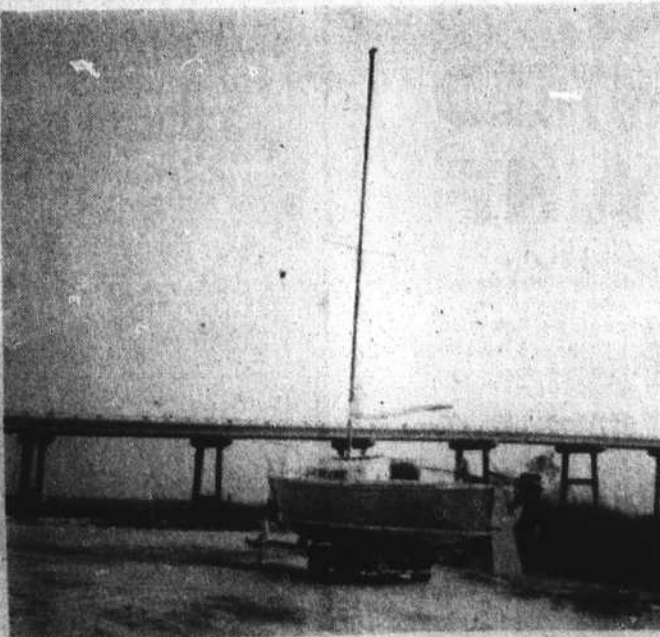
## Beaufort County Council On Aging Offers New Van Route

Richland Township Senior Citizens 60 plus do you need transportation?

Beaufort Co. Council on Aging offers rides from Richland Township Area to Aurora. This will enable you to go to the Aurora Medical Center, stores and offices in Aurora.

These rides will be on 1st & 3rd Mondays of each month. The new route begins Monday March 6th from 10:00 a.m. to 1:00 p.m.

Call Mrs. Mary Gillikin, 322-5733 or Mrs. Ada Slade, 322-5410 to arrange for your ride in advance. Donations appreciated.



Waiting for spring during the first snow fall.