

COMMISSION DIRECTIONS - MAY 18, 1976, WORKSHOP

Present: Mayor Kenney, Commissioners Edmundson, Ochs, Petrick, Ridyard, Sedwick

Absent: Commissioner McCall

Also

Present: Town Manager Allgire, Town Attorney Whitesell, Public Works Director Cox

PUBLIC TO BE HEARD:

Roger Koch discussed with the Commission the problem of access to property behind Charlie's Crab restaurant. He has been unable to get adjoining property owners to give him an easement. The Town Manager explained that the only alternatives would be to leave the property zoned R-1 and permit driving through the commercial area, consider rezoning the property to C-1, or get a variance from the 50' road requirement. The latter is provided for in the Subdivision Ordinance in certain hardship cases. The Commission suggested that Mr. Koch submit a proposal for a variance showing what it is he wants to do. The Commission pointed out that this would also help to solve the parking problem at Charlie's Crab since the whole 22' could remain access and parking could be in back of the restaurant.

ITEMS FOR DISCUSSION:

Dick Montgomery presented a plan which the Bicentennial Committee had prepared for a Bicentennial Memorial Garden in the triangle of land which was the old SR 780 right-of-way, adjacent to Sea Pines Condominium. Under the plan the County would provide landscaping, Sea Pines would provide some additional plantings, and the Town would be asked to provide sprinklers, minimal maintenance, use of equipment, and fertilizer. Commissioner Ridyard stated he was opposed to the whole idea, and other Commissioners expressed some reservations about the purpose, general use, and Town maintenance. After some discussion the consensus was that the Town should make no formal commitment, keep its options open, in case they later decided the project was not a good idea or not working well. Therefore it was decided that the County could contribute as they wished (although it was requested that rock be used instead of sod); Sea Pines add such plantings as they wished, and the Town can then decide whether or not it wishes to add to the park. In any case there would be no long term commitment. Mr. Montgomery was told the Committee could proceed on that basis and he said they hoped to have it ready by the Fourth of July. During the discussion it was also brought out that the condominium had never presented the easement for access to the beach, nor had they complied with the requirement to provide a walkway, and the feeling was that these things should be insisted upon.

Mr. Gaul of Twin Shores Trailer Park again discussed with the Commission whether there was any way he could retain the existing sign which does not conform to requirements of the Sign Ordinance. He felt that the roadway could be used to measure height of the sign, in which case it would meet height requirements. Since the sign is installed somewhat lower than the roadway, if measured from its base it does not comply. Mr. Gaul was instructed to apply for a variance through Public Works Director Cox who would refer it to the Sign Committee for recommendation and final decision by the Commission. Mr. Allgire pointed out that the Sign Committee would be recommending only on whether or not to grant the variance, not on whether to interpret the ordinance in such a manner as to measure height from the roadway.

BOOK 1 PAGE 84