



TO: Ocean Ridge Plantation, Phase VI, Section 1 (Jaguar's Lair) Property Owners
FROM: Susan R. Parker, Town Administrator
CC: Mayor and Town Council
RE: Authorization to construct residences in Jaguar's Lair development
DATE: December 13, 2016

I have received several inquiries regarding a property owner's ability to build in the Jaguar's Lair development.

Please be advised that each individual property owner has the ability to complete and submit a building permit application and applicable applications (i.e. Stormwater and Fill & Grade) to the Town of Sunset Beach. If the application(s) meet all the Town of Sunset Beach requirements, the Planning and Inspections Department has the authority to issue a building permit.

Once construction is completed the Town of Sunset Beach may issue a Certificate of Occupancy (CO) if all requirements are met, including the following;

1. All zoning requirements shall be met per the Towns adopted UDO for the MR-3 zoning district, Articles 6 & 10.
2. Conformance with the 2012 State of North Carolina Residential Building Code and all adopted amendments.
3. Installation of Electrical Service provided by Brunswick Electric Membership Corporation.
4. Receipt of operation approval permit from the Brunswick County Environmental Services of installation of sewer collection system and water service.
5. Emergency vehicles access as required by Sunset Beach Code of Ordinances, Chapter 98. (§ 98.06 (B)).

If property owners have specific questions related to their lot, please contact Chief Building Inspector, Carey White 910-274-6886.