

The SHORE LINE

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The Pine Knoll Shores Board of Commissioners gave its approval during its September meeting to the general concept of the shopping center which Pine Knoll Associates proposes to build on a 25-acre tract bounded by Salter Path Road, Pine Knoll Boulevard and Roosevelt Drive.

SHOPPING CENTER

CONCEPT OKAYED

In doing this, the board expressed the opinion that the choice it confronted was not between a shopping center or having the site remain in its natural state, but "the choice is really between a shopping center and condominiums."

"Faced with that reality, this Board opts for the Shopping Center," the board added. In saying this, the board recognized that the Roosevelts, who own the tract of land in question, might decide to erect condominiums if their hopes of erecting a shopping center on the land are frustrated.

The board pointed out it was approving only the general concept for the shopping center now because it has not yet received "a complete site plan as contemplated by our zoning ordinance." It stated that subject to what it learns later, "we would not find objectionable either the proposed four-story building, parking spaces of a number less than what is presently required or the rezoning of the northern portion of the contemplated area to include it in Commercial Zone 3 (shopping center), the zone in which the southern portion now lies.

"On the other hand, there are specific problems which, we feel, need further study. For example, insofar as it may be possible, we want to be reassured that the entire development will be completed, once it has been begun. Perhaps this can only be accomplished by the posting of a development bond," the board added.

It said other problems needing further study include the best way of handling the runoff from parking lots, how the shopping center might affect the adjoining Roosevelt Natural Area, and whether the developers should be allowed to dredge hardwood forested wetlands in the area into a large lagoon with fountains.

The Board of Commissioners acted after receiving recommendations from the Pretty Committee and the Town Planning Board dealing with most of these points.

The two groups made their recommendations at a meeting they held after Pine Knoll Associates, formed by Cliff Benson Jr. and Roland Britt of Raleigh, unveiled their prelimi-

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