

The SHORE LINE

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At its October 9 meeting, the PKS Board of Commissioners set a public hearing for November 13 at 2 p.m. on requests for zoning changes which developers of a proposed shopping center have requested.

HEARING SET FOR
SHOPPING CENTER
ZONING CHANGES

Cliff Benson, Jr. and Roland Britt of Raleigh, doing business as Pine Knoll Associates, have asked that the back 10 acres of a tract of land at Salter Path Road and Pine Knoll Boulevard be zoned for shopping center in keeping with the front 15 acres which already carries that designation. The back tract is now zoned for multi-

family dwellings. The combined tract would be the site for the shopping center which the developers hope to open next summer.

The developers have also asked that a height limitation on the 15-acre tract be raised from 35 to 50 feet which all other commercial property at Pine Knoll Shores already carries, and they have asked that the zoning requirement for parking spaces be relaxed somewhat.

The Board of Commissioners has approved in general the concept of the shopping center which Pine Knoll Associates had presented at a public meeting at Town Hall on August 19. At that time, the board said that subject to what comes out at the public hearing "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." These changes already had been endorsed by the Planning Board and the Pretty Committee.

The board said it felt other features of the proposed shopping center needed further study. It said it wanted to be reassured that the entire center "will be completed once it has begun" and that requiring a performance bond might accomplish this. It also said further study is needed for a proposed lagoon which environmentalists said would destroy hardwood wetlands in the shopping center tract, how the center would affect the adjacent Roosevelt Natural Area and how the runoff from parking areas should best be handled.

TOWN OF PINE KNOLL SHORES

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