

# The SHORE LINE

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After seeing rapid progress made in recent weeks on plans for a Pine Knoll Shores shopping center, a representative of the developers said he was hopeful construction could start around the middle of February.

## DEVELOPER EYES

## MID-WINTER START

## ON SHOPPING MALL

"Hopefully construction will get underway around the middle of February -- if we get approval (of plans)," said Larry Zucchini, site designer for the center which developers propose to build on a 25-acre tract at the Salter Path Road-Pine Knoll Boulevard intersection.

Zucchini made the comment after going over the plans with the Planning Board and Pretty Committee at a joint session which ended with him agreeing to present completed plans to the town boards on January 7.

Meanwhile, it was learned some PKS citizens had inquired about the possibility of holding a referendum on the issue. They were advised that a binding referendum on a zoning issue could not be held under North Carolina law.

The December 11 session of the Pretty Committee and the Planning Board followed presentation of a revised site plan to the planning group on November 26 and the Pretty Committee on December 4, and the action of the Board of Commissioners in changing the zoning of the 10 acres at the rear of the site from C-2 (multi-family) to C-3 (shopping center). This provides a 25-acre tract zoned for shopping center.

In making the motion for the change Commissioner Fred Libby pointed out that rezoning of the property had been recommended by the Planning Board two years ago so that "the rezoning question is a separate and distinct issue from any consideration of the proposed shopping center." In this, Libby echoed remarks made by Mayor Ken Haller earlier in the session and to a public hearing November 13 at which a majority of those speaking favored both the rezoning and the proposed shopping center.

Haller and Libby apparently wanted to avoid any suggestion that the change would constitute "contract zoning" -- which is defined as rezoning to suit an individual plan, and is illegal. No plan was before the board when it acted.

However, Maureen Parker, a leader of those opposing the proposed shopping center, raised the question when she asked town attorney Ken Kirkman to "explain why this proposed

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