

PLANNING BOARD MEETING

The Planning Board met on January 26th at which time Commissioner Fred Libby reported that the Village Shopping Center site plan was approved by the Commissioners. He also said that the State had suggested that the Planning Board consider the possibility of the Town acquiring beach access for the public.

An ordinance requiring a completion date for construction is being formulated and will be discussed with the town attorney.

A study of ways to prevent flooding throughout the town is underway. The chairperson reported that flood maps indicating low lying areas are available at the Town Hall.

A suggestion was made to revise the Waterways Ordinance by including standards of pressure treated wood in refacing and replacing bulkheads. This would be a guide line for repairing and building bulkheads.

The setback from the Sound was discussed. If R-2 Zone has a set back of 100 feet from the mean high water line, then all commercial zones should be likewise. It was pointed out that in some of the commercial zones this ordinance would not be possible. The condominiums to be built, in order to meet the 100 feet set-back would be built on a lagoon that is already there.

A resident had requested that the Planning Board inquire from DOT why so many 45 mph signs are posted in Pine Knoll Shores.

The Planning Board adjourned to meet in a workshop with the town attorney.

MARY KANYHA

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COMMUNITY APPEARANCE COMMISSION

At the meeting on February 4th, Morgan Hammer was sworn in as a new member of the Community Appearance Commission by Town Clerk, Corrinne Geer.

Rachel Mangum reported to the commission that the County Beautification Committee has selected Val Boise and Maureen Parker to represent Pine Knoll Shores on their committee.

The chairperson reviewed the function of the commission. The commission acts as an advisory group and does not approve or disapprove, it only recommends.

Emmett Caldwell presented the plans of his house that he wishes to be transferred from the village of Salter Path to Pine Knoll Shores. The plans showed rooms that were to be added to the house in order to meet the required ordinance. Art Browne, representing PIKSCO, said they disapproved the proposed transfer of said house from Salter Path to Pine Knoll Shores by tractor trailer because it would destroy too many trees. A house built on this site would not require so many trees be cut out.

Plans for a one story house to be built on the sound were presented to the commission by Mrs. William Jones. Mrs. Jones told the commission that the house plans are in accordance with the zoning ordinance of 100 feet set back from the mean high water line. Mr. Mercer, a representative for CAMA had determined where the mean high water line was. She further stated that if the house were to be built closer to the road, a 400 year old beautiful oak tree would have to be destroyed. Sam Ballou, the builder, stated that he was following all the ordinances of the building code in Pine Knoll Shores. Art Browne, representing PIKSCO, reported that the Jones' house would be 30 feet closer to the sound than the adjoining two neighboring homes. Ray Hare, next door neighbor, objected to the placement explaining that not only would he lose the view of the sound on the east, but also, the deck built by the Jones would interfere with his privacy. Mr Hare recommended that the Jones' house be built in line with the other homes. Mrs. Jones reiterated that