

Beach Protection

By Phyllis Makuck and Walt Zaenker

HISTORY STORIES Reflections of Pine Knoll Shores

The following is a shortened version of an article which appears with documentation and more graphics at pineknollhistory.blogspot.com. Most of the information in this article came from the online records of The Shoreline at digitalnc.org/newspapers/the-shore-line-pine-knoll-shores-n-c/.

The commitment to beach protection began early in the history of Pine Knoll Shores. According to the July 1975 *Shore Line*, "Residents and property owners met June 26 . . . for a discussion of the Coastal Management Act as it affects our town." The North Carolina General Assembly had passed the Coastal Area Management Act (CAMA) in 1974. The Planning Board, realizing much of Pine Knoll Shores fell within the act's "Areas of Environmental Concern," pledged that "the Town will strive to protect the natural terrain and environment, particularly ocean and sound shorelines, frontal dunes, maritime forests, and wetlands."



Top, work performed during the 2013 beach renourishment project in Pine Knoll Shores and, below, good results achieved from sand fencing and planting of beach grass.—Photos by Brian Kramer and Walt Zaenker

In keeping with this pledge, the 1976 Land Use Plan in Pine Knoll Shores established ordinances for setbacks measured from the toe of the frontal dune or the first line of stable vegetation. This plan, together with Pine Knoll Shores zoning laws and "covenants of the Roosevelt interests," governed development from 1976 to 1980.

The first mention of problems with setbacks came in a 1981 *Shoreline* article noting that a 50-unit oceanfront condo under development was denied a permit for a swimming pool that "would have extended into the 100-foot setback from the ocean." Appeals to the Board of Adjustment for setback variances were frequent from 1981 to 1983. Beachwalk needed a variance to build a gazebo. Maritime West, Maritime Place and Ocean Grove would also require variances.

On April 2, 1983, Beacon's Reach Master Association, made up of the presidents of the other homeowner associations within Beacon's Reach, met with Pine Knoll Association (PKA) and PIKSCO representatives and representatives of other oceanfront developments to discuss the problem of beach erosion. Colonel Dennison from Von Oesen Engineering firm spoke at this meeting. He stated that Bogue Banks might be "one of the most stable of the State's coastal islands"; however, the average erosion rate was about two feet annually. One beachfront property representative present "estimated that his area had lost as much as thirty feet this year." Dennison indicated that there is no long-term solution to shifting sands; however, "a temporary corrective measure may be to bulldoze sand back to the beach and stabilize it with sea oats. He called this "beach nourishment."

Roosevelt representative Ted Hearth recommended that "such pushing be undertaken immediately" and asked those present to commit to the project, which was estimated to cost approximately \$10 per linear square foot. At a follow-up meeting on April 5, 1983, at a meeting of the Pine Knoll Shores Board of Adjustment, reported on by *The Shoreline*, Hearth announced, ". . . the Roosevelts, the Ramada Inn and all five of the Beacon's Reach associations . . . agreed to cooperate to repair some 10,000 feet of the beach area."

Eastern oceanfront property would not be exempt from similar problems. In 1985, *The Shoreline* reported that winter storms caused anxiety as "high tides sliced away at

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