

The SHORE LINE

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G. W. Eastland - Editor

PLANS FOR NEW TYPE

DEVELOPMENT PRESENTED

A near-capacity crowd of citizens attended a public meeting at Town Hall on Tuesday evening, March 2, to hear the presentation of plans for a new type -- to Pine Knoll Shores -- of housing development planned by the Roosevelt interests. The site of the development is some 28 acres east and north of the Town Hall property. The site is located north of Ramsey Boulevard and is bounded by the sound, the municipal property and Ramsey Boulevard.

The proposal came about when members of the Board of Commissioners and other interested citizens became concerned that the property might be developed into high-rise condominiums, a plan which had fallen down for lack of appropriate financing, but which could have been reinstated.

As presented the proposal envisions some 90 limited density, single family residences of the cluster type. They would have zero property lines and would be three units per acre as opposed to some 10 units per acre as in the standard condominium structures. Among the amenities would be a swimming pool and tennis courts, a boat docking facility and a central sewage disposal plant. A fresh water lagoon would be provided for aesthetic purposes and on which boating would not be permitted.

The units would be of various configurations and would include one, two, and three bedrooms. Each owner would own the land and building but would be subject to a monthly maintenance fee presently calculated at \$75 to \$100. The units would vary in cost from \$100,000 to \$130,000.

The presentation was made by Ted Hearth, representing Stone and Webster and the Roosevelt interests, Don Brock of Don Brock Associates and Carl Bivens of the architectural firm of Bivens and Burnette, and included a slide presentation and an extensive question and answer period.

TOWN OF PINE KNOLL SHORES

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