

The SHORE LINE

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Mary Korff - Editor

PUBLIC HEARING

The Public Hearing on July 12 had five subjects. The first concerned the preliminary approval of a zoning change which would allow the Pine Knoll Village property to contain single family lots. Only one question arose concerning that. David Hasulak wanted to know if these residents would have access to the ocean. Mr. Kirkman, owner, replied that he is presently working on a plan whereby they would. It was pointed out that whereas this is not required of a subdivision, it was very desirable and whether or not this was worked out would be known before the final approval was given.

The concept of Zero Lot Lines in the set back for the C-3 section of Pine Knoll Village would allow the commercial area to be planned more attractively and efficiently without violating such ordinances as the one controlling the size of parking lots, or the one which requires 35% natural area. There were no questions or comments on this.

The recommendation [from the State] that an ordinance be passed affecting lots in the 57 acres on the east side of town which are subject to flooding was considered. This would require that the maximum area covered by impervious material on any one lot be limited to 25%. Mayor Hanan pointed out that the town had done a great deal in its attempt to relieve the flood threat to that section of town. The latest plan was suggested by the State when they notified the town that the engineering firm's plan would not be approved. This plan involves a system of swales to carry the water off -- most of it to be absorbed into the ground before reaching the canal. Such a plan could be approved if the town passed an ordinance requiring only 25% impervious coverage. He pointed out that although the present proposal is now confined to just that area, the town has considered imposing this requirement throughout the town and has asked the Planning Board to study it. He said that this is the only solution left and if the residents did not want this done there was nothing else the town could do and the matter would be dropped.

David Yake spoke in favor of the plan. Other speakers raised doubts and fears. Some of those doubts were not applicable to the present ordinance change. Once the amount of impermeable coverage has been established to the State's satisfaction, then

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