

The Shoreline

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A Shoreline Community, Pine Knoll Shores, N.C.

May 2017



Vietnam
Traveling
Memorial
Coming to
Morehead City
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Rezoning Process Update

By Scott Sherrill
Pine Knoll Shores Town Planner

Although this process is still ongoing, this is an appropriate time to provide an outbrief to the community on where the process has been and where it is going with regard to the rezoning of the property at the intersection of Pine Knoll Boulevard and Highway 58.

About the property. The property in question consists of 9.33 acres, currently zoned Office/Professional. There is a common misconception that the property is zoned Commercial, but that is not the case. It is currently a wooded lot.

About the conditional zoning process. The conditional zoning process is something we allowed in 2015. It is a legislative decision-making process that is significantly less complicated than the old combined legislative and quasi-judicial process that we had for conditional use permits beginning in 2006, through which we processed the Roosevelt Beach and Seabrook developments. For a useful primer on the distinctions between a conditional use district, conditional use permit, and conditional zone, please see canons.sog.unc.edu/a-conditional-what-clarifying-some-confusing-zoning-terminology/.

The conditional zoning process allows for alterations to existing zoning districts to help a project better fit with the town's goals and objectives and to provide a clearer picture of a development project than our traditional zones provide. It is important to note that the owner has to request the conditional zoning. Our ordinances describing the conditional zoning process are 74-379 through 387. The Planning Board provides advisement to the Board of Commissioners based on the following criteria:

- (1) The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- (2) There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group.
- (3) There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.
- (4) There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.
- (5) The proposed change is in accord with any land use plan and sound planning principles. A petition to amend the district boundaries or regulations established by this chapter shall be considered

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K4TW Celebrates 10th Anniversary

By Jean McDanal

Are your running shoes, kayaks and paddleboards ready for the 10th Annual Kayak for the Warriors events? What started 10 years ago with eight stalwart paddlers has blossomed into a full week's-worth of events. The events comprise the major fundraiser for Hope For The Warriors, an organization whose mission is to help those warrior heroes who have sacrificed so much in the name of freedom.

Pine Knoll Shores has always come out in full force to support these activities. Without our volunteers, none of this would be possible. We are fortunate to have such outstanding leaders who willingly step up each year to organize these activities. If you would like to get involved in any aspect, just email coordinator@k4tw.org or call Jean McDanal at 808-2998. The following people are the lead contacts for the all of the events:



- **5K/1K Beacon's Reach Beach Run**—Bob Holman
- **Coordinator & Publicity**—Jean McDanal
- **Financial Officer**—Julie Anderson
- **Loaner Kayaks**—John & Donna Fountain
- **Logistics/Data**—Jeanette Jenkins
- **Manpower**—Dom Baccollo
- **Photography**—Dan & Teresa Law
- **Drone video**—Chris Losack
- **Race Day Activities**—Sam Scudder
- **Race Safety**—Rob Cheshire
- **Race Timing**—Ted Goetzinger
- **Raffle**—Elaine Holt
- **Reception/Auction Day Activities**—Celeste Lindley
- **Saturday Picnic**—Cam & Julie Anderson
- **Website/Social Media**—Donna Fountain

Programs that Hope For The Warriors provides are varied. They include spouse scholarships; Warrior's Wish grants; immediate needs to aid in the recovery process and transition to life beyond; the Warrior House that provides adaptive living quarters for wounded families until long-term arrangements can be made; Family Support Program; Above and Beyond, a program designed to provide professional tools and guidance to move beyond recovery; and an outreach program providing education and other resources.

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 **1610 AM PINE KNOLL SHORES RADIO**
The Pine Knoll Shores Radio Station broadcasts 24 hours a day with weather and emergency info.
EMERGENCY - CALL 911
ECC 726-1911 • PUBLIC SAFETY 247-2474

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