

The

SHORE LINE

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Two developers who hope to build a \$2.5 million shopping center on Salter Path Road between the Handy Pantry and Oakleaf Drive told the Town Commissioners at their February meeting last week that their plans had run into a snag that will delay the project and cut down on its size.

SHOPPING CENTER

PLANS DELAYED

John Kane and William Hull of J. M. Kane and Co. at Raleigh said the snag was the refusal of the Bogue Banks Country Club membership to lease them a strip of land they needed to meet town requirements for a buffer zone.

"We were planning on leasing the land from them and letting them continue to use it," said Hull. "We think it is unfortunate we were not able to work out the lease with the club because it will not have the appearance it would have had."

He said the club's decision would make it necessary to redraw the plans using part of the developers' property as buffer zone and that this would cut down on the shopping center buildings by about 10,000 square feet.

Kane told Shore Line that because of time lost in negotiating with the club and the necessity of redoing the plans, "we are not sure we can get it open by this tourist season or not. If we can't, we will wait until another season."

Kane said the center will have about 15 stores, including a supermarket, a drug store, a financial institution such as a bank or savings and loan firm and others.

"We don't anticipate any problems with financing," said Kane, noting that he and Hull had been involved in the development of 8 to 10 shopping centers between them.

Peter Comar, president of the country club, said he considered the lease proposition offered by Kane and Hull "a good deal" but that sentiment was overwhelmingly against it at a recent meeting of the membership. He said the offer called for an initial payment of \$25,000 plus \$13,000 a year for 14 years.

On the motion of Commissioner Bill Dixson the board voted to ask the Planning Board to look into the possibility of the town's extending its zoning jurisdiction to the east under state law which allows municipalities to exercise zoning powers one mile outside their limits.

Dixson noted that the area between the town and Atlantic Beach is a clutter of mobile homes, fishing piers and vacant land.

TOWN OF PINE KNOLL SHORES

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