

The SHORE LINE

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For the first time in its nearly 10 years as a Town, Pine Knoll Shores has been made a defendant in a lawsuit. The action was instituted by the John Yancey Corporation of Newport News, Virginia and joins as defendants with the Town, the Mayor and each member of the Board of Commissioners. The Plaintiff, a corporation operating a motel-hotel in PKS, complains of the June, 1982 amendment to the Zoning Ordinance which reduced allowable density in the Plaintiff's area to 8 living units per acre. Plaintiff asserts that the amendment is unlawful, invalid and void for the various reasons specified in the complaint, among which are the allegations that the zoning was enacted "to put an end to land development within the Town for motel, hotel, apartment and other such purposes" and that the zoning deprives the Plaintiff "of the right to use its undeveloped land for any purpose to which it is reasonably capable."

A public hearing was held at the Town Hall on March 8 to receive comments on a proposal that the Town annex the area lying between it and Indian Beach. Some 20-25 persons attended the hearing. The Mayor read a Municipal Service Report which indicated that there would be no impediment to annexation insofar as meeting the State's requirements are concerned.

ANNEXATION

HEARING

Some 88% of the area under consideration is institutional, the remainder being residential. The latter contains the completed "Ocean Glen" condominiums on the ocean side of Salter Path Road and the "Ocean Bay Villas," still under construction, on the north side. The institutional area is the property of the Episcopal Church.

Representatives of both sets of condominiums were present to voice opposition to annexation, primarily on their understanding that they would not benefit from it. Several PKS citizens spoke in favor of the proposal to annex.

It was estimated that an additional \$14,000. in tax revenues, plus some \$5,000. in State aid, would be realized annually by the Town from the annexation, but that the cost of services to the annexed area would be in approximately the same amount.

The Board will now consider the matter further.

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