

change, according to Bill Ballentine, Building Inspector of the Town. To do so, however, would necessitate removal of all internal dunes and existing vegetation, except for the perimeter buffer zone vegetation which will be left natural, thereby more than satisfying the 35% natural vegetation requirement of the zoning ordinance.

4. The recent rezoning does not violate the principles which have been incorporated in the evolution of the Town's land use plan, according to those who formulated the plan. An accurate and readable history of this property as relates to the land use plan has been prepared by Art Browne, one of the formulators of the plan, and is must reading for those interested in some depth on the subject. As it is a little long to print in the Shore Line, we suggest that residents read the copy available at the Town Hall.

5. The December 1984 rezoning of the rear 10 acres was first proposed by the Town, and approved by the Planning Board, about three years ago, before any shopping center developer was interested in the property.

6. It is the opinion of Ken Kirkman, Town Attorney, that the recent rezoning does not constitute Contract Zoning, and Kirkman believes the rezoning to be legal, valid, and enforceable.

7. The Town has a written, legal opinion from the North Carolina League of Municipalities stating unequivocally that land use decision may not be decided by public referendum.

8. Had the rear 10 acre tract been left zoned for condominiums, the Town, without purchasing the property, could not have legally prevented development of condos on the tract. According to Roosevelt representatives, it is unlikely that the property would support expensive development, with the most likely use being apartments or relatively inexpensive condos. Ocean Front property for a park area could have been made available to these condos.

9. The construction cost of the Center will be well in excess of 3 million dollars. All who have financial stakes in the project believe in its economic viability. This includes an experienced developer, a construction lender, and major tenants, willing to execute 20 year leases.

We love this town. We have always trusted the people we have chosen to govern it, and we have been proud to live here these past twelve years, during which there has been no real discord, while all around us, in the other small communities, arms have been waving occasionally over one crisis or another.

Now that residents have the truth before them, we hope this strange and quite depressing controversy will be over, and that we can once more look to our competent leaders to make the right decisions. There is no place for suspicion in our midst, and we feel sad that a small group of ill informed worriers got themselves so worked up as to write that anonymous letter. We hope they, too, will come round and be a part of the whole again so that Pine Knoll Shores can go on from here in unity.

Sincerely,

/s/ William Doll

/s/ Mary Doll

We have read Mary and Bill Doll's letter and endorse the contents of it: (signed)
Peggy Roper, Grant Roper, Cres and Milt Yaeck, Carolyn R. Redfield, James W. Redfield, Nell Crumley, Ed Crumley, John Elder, Jane Elder, Fred H. Korff, Jr., Mary C. Korff, Lois Jean O'Keefe, Paul F. O'Keefe, Minnie B. Bezuyen, Si Bezuyen, Lawrence B. Jerome, Katherine M. Jerome, Marjorie Johnson, C. Franklin Johnson, Verna Armstrong, Robert D. Armstrong, Connie Browne, Arthur Browne, Jim D. Johnson, Elizabeth M. Johnson, Martha W. Hare, Ray M. Hare, Kenneth R. Doremus, Irene J. Doremus, Margaret Smith, William B. Smith.