

# The SHORE LINE

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By a unanimous vote, the PKS Town Board has cleared the way for developers Cliff Benson Jr. and Roland Britt of Raleigh to begin work on the much-debated Pine Knoll Village shopping center. The developers are expected to begin work soon and hope to open it by late summer. The center will consist of eight buildings totaling 124,000 square feet of space on a 25-acre tract at the Salter Path-Pine Knoll Boulevard intersection. A crowd of 120 persons jammed the Town Hall auditorium for the meeting on February 12.

MALL PLANS  
OKAYED BY  
TOWN BOARD

The board's crucial vote came on a motion by Commissioner Fred Libby after it heard a final flurry of arguments by backers and foes of the project which has sharply divided the town.

In making the motion to approve the developers' site plan, Libby said it "meets all criteria required by the zoning ordinance and thus should be approved." The vote on the site plan came after the board had approved motions by Libby to raise the maximum height restriction on the site from 35 to 50 feet and to reduce the number of parking spaces required from 529 to 458.

Only Commissioner Ken Hanan voted against the motion to raise the height restriction. However, he joined the other commissioners in approving the change in parking spaces and in approving the site plan.

After the board had approved the site plan, Town Attorney Ken Kirkman read a letter from the Raleigh firm of Harris & Coggins, attorneys for the developers. It enclosed a deed conveying to the town approximately 9 of the 10 acres at the rear of the center site. However, the deed was conditioned on (1) Approval of the site plan, (2) Issuance of a building permit for the center, and (3) On the condition that no litigation being filed by any party "which would substantially delay construction of the facility during 1985 or which would add significantly to the development costs of the center by reason of legal fees and expenses.

After reading the letter, Kirkman praised the board saying it had done "an extraordinary job" in persuading the developers to give it 8 or 9 acres of land that it "had no legal basis for preventing the development of."

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