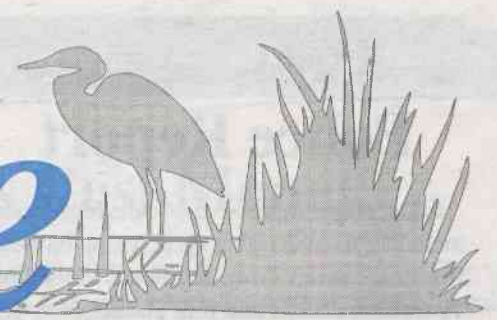


# The Shoreline



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

Town Hall 247-4353

## Sand Won't Make It Ashore For Third Year in a Row

By Bill White

The sand in the hourglass has run out once again on prospects for nourishment of the Pine Knoll Shores Beach in the immediate future.

Officials acknowledge that the hoped for pumping of sand onto the beach this winter is dead, done in by a combination of factors including long-range fallout from the Gulf Coast devastation wrought by Hurricanes Katrina and Rita.

Greg (Rudi) Rudolph, shore protection manager, points out that the need for rebuilding on the Gulf Coast and in Florida, a frequent hurricane target in recent years, is straining the resources of the dredging industry. As a result there is a huge demand for the limited equipment and manpower available, a big factor in driving up costs.

Only one bid, for more than \$15 million, was submitted to the U.S. Army Corps of Engineers for the planned dredging of the Morehead City outer harbor this winter and the pumping of sand recovered from that operation onto the PKS beach.

While the \$5.7 million for the dredging operation alone was pretty much in line with Corps estimates, the \$9.7 million bid to barge the sand to PKS and pump it ashore was nearly \$6 million above the Corps estimate. That is well above the 25 percent margin of

error the Corps has to abide by in order to award a bid.

The PKS beach nourishment portion of the plan was scrapped, although the Corps has awarded the contract for the necessary dredging of the outer harbor since it was in line with bid acceptance guidelines. Unfortunately, that means the sand dredged up will be dumped at sea into offshore disposal sites. The law under which the dredging is being carried out requires disposal in the least costly manner, and that's dumping at sea.

That's doubly unfortunate. Not only will the sand not be put on the beach, where it would do some good, but outer harbor sand is usually of good quality and well suited for beach nourishment.

What of the funds in the much delayed 933 Project? The \$3 million in that program was appropriated by Congress to defray the incremental costs of pumping sand ashore in PKS. That money is not subject to the least costly manner of disposal requirement. It was far too little to cover the cost of the high bid for the work this winter.

Mayor Joan Lamson, who decries the fact that PKS has been "left standing at the altar" for three years in a row says efforts

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**Trap That Sand!** A hardworking group of Pine Knoll Association volunteers installs new sand fencing at Ocean Park. The group, shown above earning their well-deserved plaudits, started work bright and early on Saturday, Jan. 7, and in just a couple of hours dug in 66 posts and installed 250 feet of fencing. Happily, the posts are straight and the fence lines parallel. Another photo on page 3.



**Going Up:** An artist's rendering of the townhome condominiums to be built on the Salter Path Road site previously occupied by the Christmas By the Sea building and a landscape business.

## Redevelopment Changing Townscape

By Bill White

Redevelopment is beginning to change the face of Pine Knoll Shores, with one of the latest new looks occurring at Salter Path Road (Route 58) and Oakleaf Drive.

Gone from the northeast corner is the Christmas By the Sea building and the landscape business that operated next door. Scheduled to rise in their place are six three-story structures that will house 11 luxury condominium town houses.

Garry Gardner of SunBuilt Construction, developer and builder of the new complex, which will be known as Seabrook, hopes construction of the condominiums can begin this month. Site preparation is underway and final permits are expected shortly. The complex will occupy just under two acres.

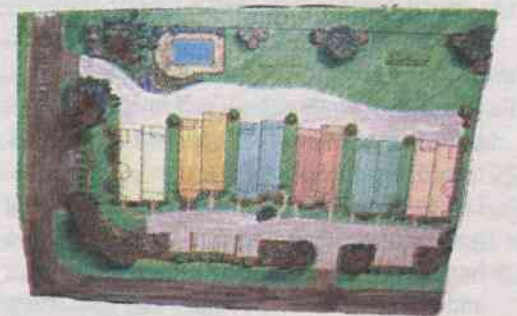
Although specific prices had not been set at this writing, Gardner said the condominiums are expected to be offered at prices starting in the \$700,000 range. They feature 2,600 square feet of living space with an entranceway and a two-car garage at ground level and two living levels above.

Development of Seabrook comes on the heels of the construction start at Ocean Shore, where 10 single family homes are being built on the oceanfront site formerly occupied by the Iron Steamer Pier and Resort.

Another new look, although less dramatic, is a change of name at the Ramada Inn. The

establishment, a fixture on the PKS beach for more than three decades, will henceforth be known as the Clamdigger Inn. Actually, the inn is returning to its roots, having opened as the Clamdigger in 1974. The name was changed to the Ramada some five years later when the owner entered into a franchise agreement with that organization.

The owner has opted out of the franchise agreement and chosen to bring back the Clamdigger name. The signs were changed in mid-January. Otherwise, everything else remains the same. The surroundings and ambience will continue to be familiar to PKS residents and to thousands of visitors to whom the inn has played host for more than 30 years.



**Site Layout:** This is how the six buildings in the Seabrook development will be placed on the tract at Salter Path Road and Oakleaf Drive.

Standard  
Pre-Sort  
Permit #22

Morehead City, NC 28557

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Deadline for March issue is **Monday, Feb 13th**. Deadline for April issue is **Monday, March 13th** Articles always welcome!