

"within the constraints of the law" to block a shopping center.

"You make a good point," replied Haller. He pointed out that the property involved is valued on the tax books at \$484,000, and if Britt and Benson were willing to sell, the price could easily amount to a million or more.

"We've had no approach from anyone willing to put up the money," he noted, adding that "if the town were willing to buy it, I feel your taxes would be increased considerably."

Carl Hammon and other speakers called on Earnest who has stated that Nature Conservancy or the Trust for Public Lands or the federal government or the state might help in raising the money -- to offer some solid evidence to back such claims. "Everything is very inconclusive," Hammon added.

Bob Armstrong said the developers plans would give the town "what we envisioned when we approved the land use plan." He said he felt the petition signers, if not misinformed, were uninformed.

Connie Browne sought to dramatize the difficulty of raising money to buy the land by asking those willing to join her in putting up \$1,000 each to raise their hands. Six persons did so.

Ed Olson said he did not want a shopping center but if there were to be one he wanted it to be economically viable. He asked Haller if Britt and Benson had made a feasibility study.

Haller said he thought they had and read a portion of a letter he has received from Britt:

"We have made a complete survey and feel satisfied that we will get the support we will need for the success of the center. Wachovia (Bank and Trust Co.) and our other three major tenants who will sign a 20 year lease share our feeling about the feasibility and success of the center."

Maureen Parker said the proposed center would be too large and its development would endanger fragile wetlands and dunes.

Mary Korff reminded the audience that "the issue before us today is whether the zoning of these 10 acres is to be changed from C2 to C3.

"We need these 10 acres for the shopping center we want so the developer can build it in good taste," she said.

Art Browne said when the land use plan was being considered a majority of the PKS citizens wanted the town to have a food store, drug store, department store, post office, bank and an ABC store, and when the plan was updated in 1981, a majority said the town should "get moving on a shopping center."

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A reminder for all PKS Food Co-op members (and please mark your calendars). There will be no order for December. The next order date will be 9 January at 2 p.m. at the town hall.

PKS FOOD
CO-OP

Delivery date will be 25 January.

Marge Ramsey, who sends in the order to the Co-op in Durham, wants to remind all of you that if you have a special order for Saga, you must have that order in her hands no later than 2 January 1985.

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