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From: Curtis H Smith  
Sent: Nov 23, 2005 1:55 PM  
To: Charles J Costello  
Subject: Re: Mtgs

There have been private discussions with the Town Manager, but Council has not been a part of that. Wal-Mart has not been formally identified, but everyone expects this is the client for the developer. Many of our Kilmarnock shop owners complained about lack of knowledge re: Peebles coming to the Winn-Dixie vacant location. Unfortunately, in our democracy, a property owner can rent their property to anyone that fits zoning, etc., and we believe Peebles is a good fit for the community. Wal-Mart, being the major commercial big box in the world, can do pretty much whatever it wants, if they go into existing commercial zoned areas. We already know that from watching areas like Williamsburg, where they simply set up shop a few feet into James City County to avoid Williamsburg's delay tactics.

Our problem (I believe) knowing what I know from the last Wal-Mart scare years ago, is that both White Stone and Northumberland County WILL welcome a big-box retailer, and like Williamsburg, place their store just outside Town limits (North Kilmarnock area for example) to avail themselves of water/sewer/utilities, thereby depriving Lancaster County and the Town of tax revenues.

Please remember part of Kilmarnock is in Northumberland County.

What the challenge ahead, is what measures we can enact through our Planning Commission, before a big-box company decides to set up shop here. Right now, the main street renovation and water/sewer issues are keeping us pretty busy. Your group's ideas, comments and concerns are appreciated. Dr Curtis H Smith

**Charles J Costello** <[chanoew@peoplepc.com](mailto:chanoew@peoplepc.com)> wrote:

Curtis,

Ref. your email to Joe Urban regards my msg to FOLC members.

Has there been any additional info re meetings and representatives of big boxes? Several sources have indicated a lot of activity with much more to come soon.

Thanks for your help.

Charlie Costello