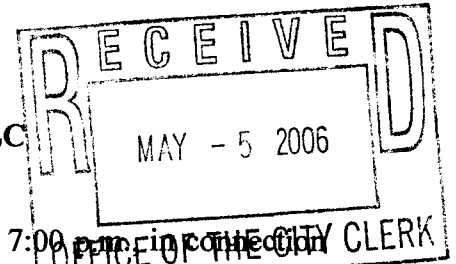


**COMMUNITY MEETING(S) REPORT**  
**Petitioner: Fairhills Development Group, LLC**  
**Rezoning Petition No. 2006-069**



**SUBJECT:** Community Meeting held on Thursday, April 6, 2006, at 7:00 p.m. in connection with Rezoning Petition No. 2006-069 submitted by **FAIRHILLS DEVELOPMENT GROUP, LLC** ("**Fairhills**" or "**Petitioner**") regarding the development of property located at the intersection of Woodbine Lane and Park South Drive.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

In addition to the formal meeting required by the City of Charlotte Zoning Ordinance, which took place on Thursday, April 6, 2006, over the past number of months, Fairhills and its representatives have met with a number of residents to discuss its plan for the development of a single-family residential community on property located at the intersection of Woodbine Lane and Park South Drive. In this regard, the Petitioner went "door to door" to visit with residents who live along Woodbine Lane and Parkstone Drive adjacent to or in close proximity to the rezoning site. The Petitioner also met with several residents of the Olde Park townhome community and residents of the Bradbury Hall community, each located across Park South Drive from the site. Letters were sent out in advance of the required community meeting to nearby residents of the Royal Crest townhome community across Woodbine Lane from the rezoning site as well as residents of Pine Valley Road. Copies of prior letters and correspondence are attached to this report.

With respect to the formal Community Meeting required by the Ordinance, written notices of the date, time and location of the meeting were mailed to the individuals and organizations set forth on **Exhibit A** by depositing the notices in the U.S. mail on March 27, 2006. A copy of the Notice of Community Meeting for the April 6, 2006 meeting is set forth as part of **Exhibit A**.

**DATE, TIME AND LOCATION OF MEETING(S):**

The formal meeting required by the Zoning Ordinance was held at 7:00 p.m. on Thursday, April 6, 2006 in the Cotillion Ballroom in the Hyatt SouthPark Hotel.

**PERSONS IN ATTENDANCE AT MEETING(S) (see attached copies of sign-in sheets and list of attendees):**

A list of the individuals who attended the required Community Meeting held on April 6, 2006 is attached as part of **Exhibit B**. The sign-in sheets for additional meetings and letters sent by the Petitioner in connection with additional meetings are attached as part of **Exhibit C**.

**SUMMARY OF ISSUES DISCUSSED AND CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING(S):**

The following is a summary of general issues, questions and comments at the required Community Meeting held on April 6, 2006 and certain other comments received from nearby residents during the Petitioner's other meetings and conversations regarding the petition.

## **OVERVIEW PRESENTATIONS:**

At the meeting held on April 6, 2006, Jeff Brown, on behalf of the Petitioner, welcomed those in attendance and provided an overview of the meeting agenda and the rezoning process and timeline. Mr. Brown also introduced those individuals who are representing or assisting the Petitioner, namely Ellen Kleissler who is the Project Manager for Fairhills, Brent Stough of Cole, Jenest & Stone, the Project Land Planner and Engineer, and Curt Hathaway of Parker Chamblor Homes, currently the proposed builder of the single-family homes to be developed and constructed upon approval of the rezoning petition.

Mr. Brown reviewed the existing site conditions with reference to an aerial photograph, explained the unique nature of the parcel involved in the rezoning, reviewed the fact that there are several multi-family townhome/condominium projects across the street from the rezoning site, indicated that a number of other developers have looked at the site to provide for a multi-family community but that a single-family development was more in keeping with the single-family nature of the property surrounding the rezoning site, referenced earlier efforts to reach out to nearby property owners, and reviewed the conceptual site plan that calls for 20 single-family homes to be developed on the approximately 5.2 gross acre site. Mr. Brown also explained that the Petitioner, at the urging of the Planning Staff, is cooperating with Jay Curcio and his wife Suzanne Bond, the owners of the vacant lot located adjacent to the rezoning site along Woodbine Lane, by allowing this property to be brought into the overall rezoning. This will permit 2 single-family homes to be located on the vacant lot in addition to the 18 single-family homes proposed for the property to be developed by the Petitioner.

Mr. Brown reminded those in attendance that an affiliate of Fairhills Development, Bradbury Hall Associates, LLC, was the developer of Bradbury Hall, a successful townhome community located just down from the rezoning site on Park South Drive. Many attendees were complimentary of Bradbury Hall development.

Mr. Brown then introduced Curt Hathaway of Parker Chandler Homes as the currently proposed builder of the single-family homes to be located on the property. Mr. Hathaway reviewed his company's experience with building on "infill" sites and its interest in this site for high quality, custom built detached single-family homes. Mr. Hathaway described generally the types of homes that would be constructed on the property and provided his website and email address so that nearby residents could ask questions and obtain a better understanding of the single-family homes contemplated.

## **COMMENTS, QUESTIONS AND ISSUES:**

Representatives of Fairhills and Mr. Hathaway addressed questions, comments and issues regarding the petition and the proposed development plan at the April 6, 2006 meeting, generally summarized as follows:

**Nature of Homes to Be Built.** In response to questions, Mr. Brown and Mr. Hathaway discussed generally the high quality, custom built nature of the homes to be built on the property. While Mr. Hathaway cautioned those in attendance that prices for homes can go down depending upon market conditions, he did indicate that the price of the homes should range between

\$750,000 and \$900,000. It is contemplated that the homes would average around 3,000 square feet and would be constructed principally of high quality natural materials such as brick, stone, stucco and the like. Mr. Hathaway gave attendees his email address and after the meeting he followed up with a number of interested residents with pictures of homes that would be consistent with the homes to be built on the property. In response to a question regarding the garages, Mr. Hathaway responded that since his company is experienced in "infill" projects, they do an excellent job of designing homes where the garage is a less prominent feature.

**Development Implications.** Questions regarding loss of trees and potential stormwater runoff were addressed. The Petitioner and Mr. Hathaway indicated that efforts will be undertaken to do as good a job as possible in saving trees since, at the expected price point for the homes, trees are important to providing a high quality community. It was acknowledged, however, that a number of trees will come down. The Petitioner will also be required to adhere to the requirements of the Tree Ordinance. With respect to storm water, it was explained that erosion control and efforts to ensure that the water will be sufficiently maintained in the stormwater system will be addressed during the design development.

**Nature of the Rezoning Requests.** The Petitioner reviewed again the single-family detached nature of the proposed rezoning. Mr. Brown explained that the UR-1 (Urban Residential-1) rezoning was selected because it does provide some flexibility in the setback and side yards. This is helpful since this site is less than 10 acres and therefore does not have the right to use innovative development standards associated with residential projects of greater than 10 acres. Thus, the streets shown on the conceptual site plan will be public streets and the need for some flexibility in the setbacks and side yards associated with the UR-1 zoning is important. It was explained that SouthPark is a Center within the City's Centers and Corridors land plan and therefore the urban residential design is appropriate.

**Number of Lots and the Addition of the Vacant Lot Within the Petition.** Mr. Brown explained that the rezoning contemplates a total of 20 single-family detached lots. This results in just over 4 homes per acre. This is a relatively modest increase in the existing R-3, 3 homes per acre density, and is much less than a multi-family townhome or condominium project would bring, projects which have been considered by other developers. The Petitioner, in consultation with the Planning Staff, felt that a single-family development was more in keeping with the single-family residential homes adjacent and to the rear of the site. During a number of meetings prior to filing the rezoning, the Petitioner also received positive feedback on the single-family development as opposed to multi-family development plans.

In response to a question, it was explained that the vacant lot is part of the rezoning to allow no more than 2 single-family homes to be developed on that lot. This was done to cooperate with the owners of the vacant lot adjacent to the property along Woodbine Lane and at the urging of the Planning Staff who is supportive of the rezoning of the vacant lot into 2 lots. It was explained that the corner lot at the intersection of Woodbine Lane and Parkstone Drive could be developed in the future for a duplex (although there are no plans to do so at this time). With the proposed rezoning of a portion of the rezoning site for 18 lots, the Planning Staff believes that the rezoning of the vacant lot for 2 lots was appropriate and encouraged the Petitioner to cooperate with the owners of the vacant lot. As a result, Fairhills agreed to bring this property into the rezoning.

In response to questions about the addition of the 2 homes on the vacant lot, it was explained that the Petitioner and the proposed builder of the 18 lot portion of the property want to ensure that what is developed next door on the vacant lot is of high quality. It was explained that an agreement between the parties has been reached that gives the Petitioner sufficient comfort that high quality homes will be built next door.

**Likelihood of Additional Rezoning of the Single-Family Homes Nearby.** In response to questions regarding the possibility of redevelopment of the single-family homes located nearby to the site, Mr. Brown cautioned that an assessment of this was difficult to provide. With this caveat in mind, he indicated that feedback from the Planning Staff suggested that they would have a hard time approving multi-family zoning for other single-family homes nearby. Mr. Brown also explained the difficulty in an assemblage of single-family homes in order to provide for a large enough site to create a unified development. It is possible that some of the single-family homes may be torn down or one-story ranch homes will become two-story homes in the years to come, but it is believed that the high quality character of the nearby neighborhood will be retained.

**Traffic Lights at Woodbine Lane and Park South.** One resident asked if a traffic light could be installed on Woodbine Lane at the Park South intersection. It was explained that CDOT was not requiring a traffic study due to the very limited increase in the number of homes that could be developed on the property when compared to existing zoning. It was also explained that only 6 homes will access Woodbine Lane under this conditional plan. More homes could access Woodbine Lane if the property were developed under the existing R-3 zoning with a street to Woodbine. The Petitioner intentionally elected not to provide for a street to connect to Woodbine Lane in order to preserve the single-family residential feeling of Woodbine and to reduce the number of cars that would access Woodbine Lane from the development.

**Landscaping Treatment.** The Petitioner reviewed plans to preserve the existing hollies located along the southerly boundary of the site and to install other plantings along the exterior boundaries opposite Park South Drive. Mr. Hathaway and Mr. Brown reviewed in particular the vision for this small infill community not to create a high wall that will separate the new homes from the rest of the nearby neighborhood. The intention was to have this high quality community blend into the neighborhood rather than be separate from it.

A number of residents praised the approach of not creating a “walled-in” community.

**Will the Project Proceed if the Rezoning is Denied?** The Petitioner indicated that the current plan seeks a small increase in the number of homes that could be developed when compared to the existing residential zoning. Mr. Brown also explained that the petition calls for single-family detached homes rather than multi-family homes. It is important, however, that the additional homes be achieved in order to provide for a high-quality community and to meet the expectations of the existing property owners.

**Impact on Property Values.** Mr. Brown and Mr. Hathaway were very cautious in their responses to questions about the impact of the single-family detached community on nearby property values. In summary, however, Mr. Brown indicated that common sense would dictate

that higher priced homes resulting from this project would likely have a positive impact on property values of nearby residents.

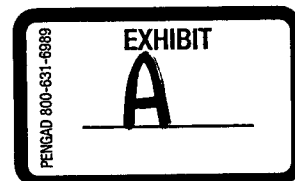
**LIST OF CHANGES MADE TO PETITION AS RESULT OF COMMUNITY MEETING(S):**

As indicated above, the Petitioner has received helpful feedback and suggestions for the project. As part of a number of early meetings with nearby residents, the Petitioner will add additional landscaping commitments along the exterior boundary of the property. Initially, the project contemplated the possibility of a multi-family, duplexes and triplexes design. In response to comments from the Planning Staff and the nearby residents, the Petitioner elected to proceed with a single-family detached plan. Petitioner is also making special efforts to address possible concerns regarding stormwater runoff that were voiced by a few residents in the area.

Respectfully submitted, this 5<sup>th</sup> day of May, 2006.

Fairhills Development Group, LLC, Petitioner

cc: Mayor Pat McCrory and Members of Charlotte City Council  
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to the City Council  
Ms. Ellen Kleissler, Fairhills Development Group, LLC  
Mr. Jeff Brown



## NOTICE TO INTERESTED PARTIES OF REZONING PETITION

**Subject:** Rezoning Petition No. 2006-069

**Petitioner:** Fairhills Development Group, LLC

**Property:** An approx. 5.2207 gross acre site located at  
Park South Drive & Woodbine Lane

**Existing Zoning:** R-3

**Rezoning Requested:** UR-1 (CD) – Urban Residential Conditional

**Date and Time of Community Meeting:** Thursday, April 6, 2006 at 7:00 p.m.

**Location of Community Meeting:** Hyatt SouthPark Hotel  
Cotillion Ballroom  
5501 Carnegie Boulevard

**Date of Notice:** March 27, 2006

We are assisting Fairhills Development Group, LLC (“Fairhills”) on a rezoning petition it recently filed regarding property shown on the attached site locator map. We take this opportunity to invite you to attend a Community Meeting to discuss this petition. Over the past number of months, Fairhills has met with a number of nearby residents regarding the development plans. This is an opportunity for the broader community to learn more about the development plans, in accordance with City of Charlotte notice requirements.

### Background and Summary of Request:

The petition seeks to rezone the site shown on the attached locator map from the R-3 zoning district to the UR-1(CD) zoning district to create an intimate single family community consisting of high end custom homes on the property. 18 single family homes will be located on approximately 4.6 gross acres ( $\pm$  4.1 acres net of right-of-way) of the property. In addition, the rezoning application includes the possible development of 2 single family homes on the balance of the site, namely the adjacent vacant lot along Woodbine Lane, for a total of 20 single family lots. Fairhills has received positive feedback to date from the Planning Commission on its single family development plan. It is also pleased to report that it has been working with a well-regarded builder of custom homes for the 18 lot portion of the property.

### Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the rezoning site. Accordingly, we invite you to attend a Community Meeting to be held on Thursday, April 6, 2006 at 7:00 p.m. in the Cotillion Ballroom at the Hyatt SouthPark Hotel, 5501 Carnegie Boulevard, Charlotte, NC.

The Petitioner may later amend this conditional rezoning plan as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

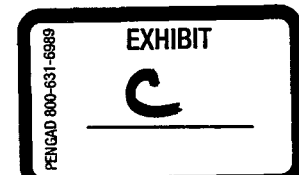
In the meantime, should you have questions or concerns about this matter, you may call Jeff Brown (704-331-7471) or Ellen Kleissler at (704) 358-3610.

Kennedy Covington Lobdell and Hickman, L.L.P.

cc: Andy Dulin, Charlotte Council District 6  
Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Ellen Kleissler

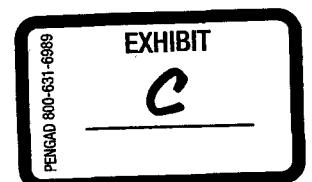
Community Meeting Sign-in Sheet  
Hyatt SouthPark Hotel - Cotillion Ballroom  
Thursday, April 6, 2006

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Rick Kountree	P.O. Box 1200	859-0199	rickkountree@alltel.net
2.	Judy Garhart	3623 Winslow Green	552-4214	
3.	Bill Garhart	3623 Winslow Green	552-4214	
4.	Jim Elkin	3529 Winslow Green	643-9816	JIMELKIN@CAROLINA.RR.COM
5.	Scott Turner	3615 Winslow Green	915-7600	
6.	GREGG BORAKTOR	5700 GLENKIRK ROAD	643-3206	SXBORAK@CAROLINA.RR.COM
7.	David Howell	2915 Parkstone Dr.	554-8810	
8.	Susan Thompson	3001 Parkstone Dr.	650-8173	<del>XXXXXXXXXX</del>
9.	Ernest Barry	2742 Beretana Circle		
10.	Catherine & Jim Metzger	3521 Winslow Green	704.5529336	catherine.metzger@atcmail.com
11.	Suzanne Bond	<del>6000</del> Woodbine		
12.	GEORGE KARAM	<del>6425</del> 4508 PINE VALLEY RD	704 552 2191	GASAKARAM@BELL SOUTH.NET
13.	ANN E. NASO	3430 ROYAL CREST DR <sup>3821</sup>		ANNENASO@CAROLINA.RR.COM
14.	Vicki & Vernon Chestine	4505 Pine Valley Rd	704 553 9804	Vchestine@carolina.rr.com
15.	JULIE STAFFORD	Woodbine	704 553 7423	MARYJULIE@INFIONLINE.NET
16.	Jack & Jackie Duck	3401 Woodbine Lane	704 553-1408	
17.				
18.				
19.				





**Fairhills Development Group/Olde Park Meeting  
Park South/Woodbine Project  
Tuesday, March 28, 2006**

[illegible]

# FAIRHILLS DEVELOPMENT GROUP, L.L.C.

P.O. BOX 31217 · CHARLOTTE, NC 28231

704.358.3610 · FAX 704.358.1966

March 23, 2006

Dear Bradbury Hall Resident:

We hope things are going well for you at Bradbury Hall.

Over the past number of months, we have been working on plans for the development of an intimate single family community consisting of high-end custom homes at the corner of Park South Drive and Woodbine Lane. This approximately 4.6 gross acre parcel is shown on the attached site locator map.

We wanted to inform you that we filed a rezoning application not long ago for the development of 18 single family homes on the property. In addition, the rezoning application included the possible development of 2 single family homes on the vacant lot adjacent to the property along Woodbine Lane. We have received positive feedback to date from the Charlotte-Mecklenburg Planning Commission on our single family development plan.

We also wanted to make you aware of our plans to hold a community meeting on Thursday, April 6, 2006 at 7:00 p.m. in the Cotillion Ballroom of the Hyatt SouthPark Hotel, located at 5501 Carnegie Boulevard. We plan to share our plans in greater detail with you at this time. You will receive in the next few days a follow-up notice that will be sent to a broader community of residents, informing you and others of this meeting.

In the meantime, we would be delighted to come by and visit with you in person to review the project in more detail. Feel free to give us a call to see if we can arrange something for next week.

Finally, we are pleased to report that we have been working with a well-regarded builder of custom homes for the 18 lot portion of the property. While final building plans are not yet set, our builder expects that the prices of their custom built homes will range from \$750,000 to \$950,000. We are excited about the quality of homes that will be built, and we look forward to discussing the plans with you further.

We appreciate your time and look forward to meeting with you soon. If you have any questions, please feel free to call Jeff Brown (704-331-7471) or Ellen Kleissler (704-358-3610).

Sincerely,



Jeff Brown



Ellen Kleissler

# FAIRHILLS DEVELOPMENT GROUP, L.L.C.

P.O. BOX 31217 · CHARLOTTE, NC 28231  
704.358.3610 · FAX 704.358.1966

March 23, 2006

Dear Pine Valley Road Homeowner:

We hope all goes well for you. First, allow us to thank you for your patience and cooperation in the construction and development of the Bradbury Hall Townhomes by our affiliated company, Bradbury Hall Associates, LLC. We are pleased with how Bradbury Hall has turned out and with the market reaction, as evidenced by unit sales by Bradbury Hall Associates of greater than \$500,000 and recent resales within the community in excess of \$600,000.

We wanted to let you know of our efforts over the past number of months to create an intimate single family community consisting of high end custom homes on the property located on the corner of Park South Drive and Woodbine Lane. This approximately 4.6 gross acre parcel is shown on the attached site locator map.

We wanted to inform you that we filed a rezoning application not long ago for the development of 18 single family homes on the property. In addition, the rezoning application included the possible development of 2 single family homes on the vacant lot adjacent to the property along Woodbine Lane. We have received positive feedback to date from the Charlotte-Mecklenburg Planning Commission on our single family development plan.

In addition, we do intend to hold a community meeting on Thursday, April 6, 2006 at 7:00 p.m. in the Cotillion Ballroom of the Hyatt SouthPark Hotel, located at 5501 Carnegie Boulevard. You will receive in the next few days a follow-up notice that will be sent to a broader community of residents, informing you and others of this meeting.

In the meantime, we would be delighted to come by and visit with you in person to review the project in more detail. Feel free to give us a call to see if we can arrange something for next week.

Finally, we are pleased to report that we have been working with a well-regarded builder of custom homes for the 18 lot portion of the property. While final building plans are not yet set, our builder expects that the prices of their custom built homes will range from \$750,000 to \$950,000. We are excited about the quality of homes that will be built, and we look forward to discussing the plans with you further.

We appreciate your time and look forward to meeting with you again soon. If you have any questions, please feel free to call Jeff Brown (704-331-7471) or Ellen Kleissler (704-358-3610).

Sincerely,



Jeff Brown



Ellen Kleissler

# FAIRHILLS DEVELOPMENT GROUP, L.L.C.

P.O. BOX 31217 · CHARLOTTE, NC 28231  
704.358.3610 · FAX 704.358.1966

March 23, 2006

Dear Olde Park Homeowner:

We hope all goes well for you. First, allow us to thank you for your patience and cooperation in the development of Bradbury Hall by our affiliated company, Bradbury Hall Associates, LLC. We are pleased with how Bradbury Hall has turned out and with the market reaction, as evidenced by unit sales by Bradbury Hall Associates of greater than \$500,000 and recent resales within the community in excess of \$600,000.

We wanted to let you know of our efforts over the past number of months to create an intimate single family community consisting of high end custom homes on the property located on the corner of Park South Drive and Woodbine Lane. This approximately 4.6 gross acre parcel is shown on the attached site locator map.

We wanted to inform you that we filed a rezoning application not long ago for the development of 18 single family homes on the property. In addition, the rezoning application included the possible development of 2 single family homes on the vacant lot adjacent to the property along Woodbine Lane. We have received positive feedback to date from the Charlotte-Mecklenburg Planning Commission on our single family development plan.

We would like to meet with Olde Park residents in a small group meeting some time next week if possible to discuss the project. We can be available on Tuesday evening, March 28, 2006 at 7:30 p.m. if that works for a number of you.

In addition, we do intend to hold a community meeting on Thursday, April 6, 2006 at 7:00 p.m. in the Cotillion Ballroom of the Hyatt SouthPark Hotel, located at 5501 Carnegie Boulevard. You will receive in the next few days a follow-up notice that will be sent to a broader community of residents, informing you and others of this meeting.

Finally, we are pleased to report that we have been working with a well-regarded builder of custom homes for the 18 lot portion of the property. While final building plans are not yet set, our builder expects that the prices of their custom built homes will range from \$750,000 to \$950,000. We are excited about the quality of homes that will be built, and we look forward to discussing the plans with you further.

We appreciate your time and look forward to meeting with you again soon. If you have any questions, please feel free to call Jeff Brown (704-331-7471) or Ellen Kleissler (704-358-3610).

Sincerely,

  
Jeff Brown

  
Ellen Kleissler

# FAIRHILLS DEVELOPMENT GROUP, L.L.C.

P.O. BOX 31217 · CHARLOTTE, NC 28231  
704.358.3610 · FAX 704.358.1966

March 23, 2006

Dear Homeowner:

Over the past several months we have either met with you or tried to contact you to discuss our plans for the property located on the corner of Park South Drive and Woodbine Lane, as shown on the attached site locator map. As you know, we wish to create an intimate community consisting of high-end custom homes.

We wanted to inform you that we filed the rezoning application not long ago for the development of 18 single family homes on the property. In addition, the rezoning application included the possible development of 2 single family homes on the vacant lot adjacent to the property along Woodbine Lane. We have received positive feedback to date from the Charlotte-Mecklenburg Planning Commission on our single family development plan.

We also wanted to make you aware of our plans to hold a community meeting on Thursday, April 6, 2006 at 7:00 p.m. in the Cotillion Ballroom of the Hyatt SouthPark Hotel, located at 5501 Carnegie Boulevard. We plan to share our plans in greater detail with you at this time. You will receive in the next few days a follow-up notice that will be sent to a broader community of residents, informing you and others of this meeting.

Finally, we are pleased to report that we have been working with a well-regarded builder of custom homes for the 18 lot portion of the property. While final building plans are not yet set, our builder expects that the prices of their custom built homes will range from \$750,000 to \$950,000. We are excited about the quality of homes that will be built, and we look forward to discussing the plans with you further.

We appreciate your time and look forward to meeting with you again soon. If you have any questions, please feel free to call Jeff Brown (704-331-7471) or Ellen Kleissler (704-358-3610).

Sincerely,

  
Jeff Brown

  
Ellen Kleissler

January 6, 2006

Dear Homeowner:

We are sorry that we missed seeing you a few times a number of weeks ago to discuss our plans for a single-family, custom home development on approximately 4.5 acres located on the corner of Park South Drive and Woodbine Lane. We hope that you received a brief description of the project that we left with you. As you may recall, the plan is to develop an intimate, high quality community. Since you are a resident in close proximity to the site, we would very much like to speak with you in person to walk you through our plan and hope to have that chance in the near future.

We also mentioned in our letter that we planned to hold a meeting with the nearby residents to discuss our development plans more thoroughly. We wanted to let you know that we still plan arrange for such a meeting and will be back in touch with you in the coming weeks with information regarding the time and place of the meeting.

If you have any questions, please feel free to call Jeff Brown (704.331.7471) or Ellen Kleissler (704.488.1915).

Again, thank you for your time and interest.

Sincerely,

Jeff Brown, Principle  
Ellen Kleissler, Principle

October 21, 2005

Dear Homeowner:

We are sorry to have missed you this afternoon. By way of introduction, we are Fairhills Development Group, LLC, the development group, operating under Bradbury Hall Associates, LLC, responsible for the recently built Bradbury Hall townhome community across Park South Drive from your neighborhood. We hope that you are as pleased as we are with the way Bradbury Hall has turned out. We believe Bradbury Hall will bring value in many important ways to the nearby area for many years to come.

We stopped by to speak with you briefly about exciting plans for a single-family, custom home development on approximately 4.5 acres located on the corner of Park South Drive and Woodbine Lane (please see the attached map for property location). This intimate, high quality community would be comprised of only 18 single-family custom built homes (at a density of just over 4 homes per acre). Within the next few weeks, we plan to hold meetings with nearby residents to discuss these exciting plans in greater detail. We will invite you and surrounding neighbors, so please look for a letter from us to arrive soon with the date, time, and locations of these meetings. Since you are a neighbor close by to this site, we are especially interested in discussing these plans with you.

We would be delighted to speak with you directly about this new project; so please call either Jeff Brown (704.331.7471) or Ellen Kleissler (704.488.1915) at your convenience. Thank you. We look forward to speaking with you.

Sincerely,

Jeff Brown, Principal  
Ellen Kleissler, Principal

January 6, 2005

Dear Homeowner:

It was a pleasure meeting you when we stopped by your home a number of weeks ago to tell you about our plans for a single-family, custom home development on approximately 4.5 acres located on the corner of Park South Drive and Woodbine Lane. As you may recall from our discussion, the plan is to develop an intimate, high quality community. We very much appreciated your interest in listening to our proposed plan and greatly value your interest.

We also mentioned that we planned to meet with other nearby residents to discuss our development plans more thoroughly. We wanted to let you know that we still plan to do so and will be back in touch with you in next few weeks in this regard.

If you have any questions, please feel free to call Jeff Brown (704.331.7471) or Ellen Kleissler (704.488.1915).

Again, thank you for your time and interest. We hope that you and your family had a wonderful holiday season and enjoying the New Year.

Sincerely,

Jeff Brown, Principle  
Ellen Kleissler, Principle