

Woodhill NC, LLC
PO Box 4022
Chapel Hill, NC 27515

Trish, Marty and Jeff:

Let me first start by saying that I appreciate the concerns of the neighbors of our South Green project and respect those concerns. So much so that we have tried very hard to be as accessible as possible to all that have asked for further information on the project the past three years. We have responded to email inquiries, phone calls and countless in person meetings to answer all questions and concerns the best we can. We have tried very, very hard to design this project so that it impacts the neighboring communities as little as possible. We have all the parking away from the borders of the neighboring properties and one thing that has not been mentioned is our major screening that we have in place along the borders of our neighbors that exceeds what the ordinance calls for. We really have tried here to do the right things.

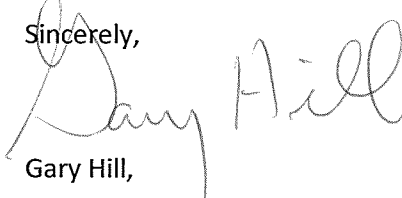
With that being said and thinking a bit more about the conditions that have been brought up to limit delivery times I started thinking about the retail centers that I have been involved (15 Years in Commercial Real Estate, Presently Avison Young) with personally on the leasing side. None of the centers that I have worked on had any type restrictions/conditions on delivery times. We do not know what our tenant mix is going to be at this point and to accept conditions on delivery times would make this project even harder to succeed. Some tenants may have deliveries during normal business hours, but others may have a delivery during non-business hours, we just do not know and cannot predict that and potential tenants cannot predict that. The delivery schedules may change for whatever reason and having conditions on the tenants and this project really hits at its viability. In addition to myself I have conferred with Walter Holt, Senior Property Manager/Avison Young Commercial, in our office who has managed retail properties for over 30 years and he also had never heard of delivery time restrictions, but had heard of mowing and blowing times restrictions, which we have no problem with.

Secondly, if South Green had an industrial/light manufacturing user as the present M-1 Zoning allows, the deliveries and truck movement would be far greater than will exist with the South Green Retail Center that you have in front of you now. We understand the concerns from some around South Green and have worked very hard to make this project as good as possible for neighbors, but also the entire Town of Carrboro and we feel we have done this. This property has been vacant for almost two decades now and people that moved in near it had to know that something eventually would happen to our property and this should not be a surprise to them. Again, while I understand the concerns of the neighbors of South Green, with the present condition of the property I have been very surprised by some of the responses we have gotten on this project because what we are doing is only going to make the entire area a better place to live.

Lastly, I know there is a proposed condition to limit outdoor music and to agree with this would be irresponsible for us to do to at this point when we do not know what our tenant mix is going to be. This would also hamper our ability to lease this property when others in Carrboro do not have these conditions placed on them. The Town of Carrboro already has a very fair noise ordinance in place and I feel this is more than adequate and the one I/we favor. Our future tenants should have the ability to have outdoor music within the Town of Carrboro ordinances that already exists. This is the same as people living in a neighborhood, they can play/listen to music as they want until 11:00 and I feel this should be the no different for our future tenants if they so choose.

In closing, we have worked very closely with the Carrboro Planning Staff to come up with conditions that we feel will give this project a legitimate chance to succeed and I think the latest version of the conditions are workable for us. We are doing a good thing here and are doing a good project that is correcting an eyesore on the Town of Carrboro, but we just cannot expect South Green to have a legitimate chance of succeeding, short and long term, with conditions that will limit the way a potential tenant can do business.

Sincerely,

A handwritten signature in cursive script that reads "Gary Hill". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Gary Hill,
Woodhill NC, LLC Member