

HBP Properties, LLC

2636 Dockery Lane Raleigh, NC 27606

August 18, 2010

Chatham County Board of Commissioners
Chatham County Planning Board
Chatham County Planning Department

RE: Polks Village CUP Amendment Application

Dear Commissioners, Board Members and Staff:

We are enclosing herewith our application seeking to amend the Polks Village Conditional Use Permit. Our application requests the approval of additional land uses only and does not request any site plan changes or other modifications to the project.

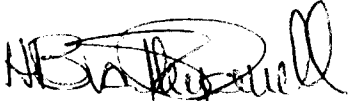
Our original zoning Application in 2006 stated "the zoning packet submitted uses a number of nonspecific categories of the Chatham County Zoning Ordinance to allow for flexibility in placing businesses that may be needed in the market area, but unknown at the time of zoning." However, in recent communications with the Planning Department, we learned that at least three of the prospective businesses currently considering location within Polks Village would not qualify under our current list of approved uses. Therefore, we are seeking to amend our CUP by increasing the number of approved uses.

During our original approval in 2006 there was concern and discussion regarding the duplication of services between Polks Village and other projects in the area. We believe that competition is a healthy element in the market place. Our original zoning application in 2006 also stated "It is paramount that the staff and Board understand that placing businesses is market driven, and that businesses choosing locations are best at making this determination." Indeed, the previously mentioned businesses presently considering locating in Polks Village, made the conscious decision to contact us rather than other projects in the area.

Finally, we continue to study the market place in our effort to provide the most marketable form of ownership. Given the current market conditions and challenges related to financing, we may find it necessary to seek subdivision approval under the County's Subdivision Regulations in the future.

We appreciate your continued assistance with Polks Village and look forward to its development into a viable project serving the surrounding community and its citizens.

Sincerely,



H. Brantley Powell
HBP Properties, LCC