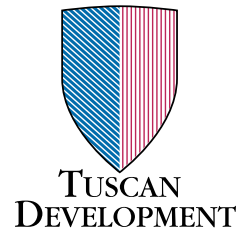


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## OPEN SPACE COMES FIRST SCOTS HILL AND ITS TREES BLEND CONDOS, LUXURY HOMES

Ballantyne, a 2,000-acre mixed-use development in south Mecklenburg, has big homes, apartments, office buildings, golf courses and a grocery store.

Now it's about to get something else: manor homes.

That's what the developers are calling six four-plex buildings included in a 95-unit condominium project called Scots Hill. It's planned on 12 acres at Providence Road West and Ballantyne Commons Parkway, within sight of golfers and \$500,000 homes in Ballantyne Country Club.

The manor homes originated from brain-storming sessions with renowned architect Alex Krieger of Cambridge, Mass., over how to preserve many of the mature oak trees on the site, ensure each home faced an open space and mesh the condos with Ballantyne's luxury homes.

"Our objective was to create a site plan that treats open space as a place - unlike the typical project that provides open space in the form of buffers, berms and other ill-formed residual spaces," said Ray Farris III.

He and partner James Cole of Tuscan Development II are co-developing Scots Hill with LandCraft Properties of Charlotte.

The manor homes - designed to look more like the big houses in Ballantyne than condominium units - will be built on the highest elevation, overlooking 15 townhome buildings interspersed with clusters of trees and open space.

Scots Hill buildings will resemble houses in Dilworth and Elizabeth, with exteriors featuring cedar shake siding, brick and stone. Details include front, side and back porches, balconies and columns.

Two-story townhome units range from 1,091 to 1,446 square feet. Prices start at \$120,900 for a two-bedroom, 2 1/2-bath unit. Three-bedroom, 2 1/2-bath units list for \$136,900.

Manor homes, selling for \$167,900, will be available in two-bed-

room, 2 1/2-bath combinations, all with attached garages. Buyers can opt for a two-story living room or an extra bedroom/office.

Site clearing is under way. Sales open Friday. The first units will be ready next spring.

Frank Martin of LandCraft Properties, which recently developed two Fourth Ward condo projects, said his company bought the land about two years ago and got it rezoned for multifamily development. He approached Tuscan's partners about teaming with him after seeing their work at Cedar Mill townhomes in Third Ward.

They brought in Krieger, a partner in Chan Krieger & Associates and chairman of Harvard University's urban planning department, to help generate ideas during the design process.

Cole Jenest & Stone started the land planning by mapping all the trees on the site so as many as possible could be saved. Buildings follow the natural slope of the land, reducing the amount of grading required. Farris said some buildings were shifted slightly to save trees.

Amenities at Scots Hill will include an outdoor fireplace, a putting green, a vine-covered arbor and a splash pool.

Brian Wilson, president of The Wilson Group, designed the buildings. Crosland Contractors is the builder. Vicki Williams and Kathi Nicholson at Helen Adams Realty are handling sales. For a closer look at designs, prices and floor plans, visit Scots Hill's Web site: [www.scotshill.com](http://www.scotshill.com).

The developers believe the project - projected to exceed \$13 million in value - will be completed over about two years.

The site is bounded on the east by a 15-acre tract owned by The Harris Land Co. That property is expected to be developed eventually for commercial use, possibly with offices and upscale retail similar to The Specialty Shops on the Park at SouthPark.

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