

April 2, 2019

RE: Neighborhood Outreach 4809 Country Club Road

On Friday, March 15, 2019 we mailed 25 letters to property owners in the general area surrounding our site informing them of the proposed rezoning and asking to contact us April 1, 2019 if they had any questions or concerns to express. We had also sent an earlier round of notices from our first rezoning before we resubmitted our package, so we have contacted the neighbors on two occasions requesting any comments or questions.

We received the following contact from the first round of letters:

- Emily Patton, Vice President of ARCAN Capital, owners of the apartment complex next door, contacted us and asked for more details. Paul spoke with her, provided them with a proposed site plan and shared that our anchor tenant is a Sherwin Williams paint store.
- Arash Nasser, owner at 4740 Country Club Road, contacted us and indicated he has no objection to the proposed change and wished us the best.

We received the following contact from the second round of letters:

- Darla Johnson contacted us but did not provide an address and I could not locate her name as a property owner, so we do not know if she is a residential or commercial neighbor. Her comments were general in nature, expressing a desire for development that will upgrade the business climate moving forward and serve as an asset to the property owners in the neighborhood.

I have also been in contact with Robert Clark, Council Member, to discuss our request.

Sincerely,



Paul Williams

March 15, 2019

**\*\*Update from previous letter sent on February 23, 2019. A few uses have been removed from the previous listing.\*\***

Dear Property Owner:

GEMCAP Development, LLC, is requesting to rezone the property at 4809 Country Club Road. In December 2004, the property was approved for a project with two buildings, totaling 15,781 square feet of various uses. Because of the nature of the approval, in order to modify the site plan, a new rezoning is required. We are requesting to reduce the current approved square footage from 15,781 square feet in the two buildings to a site plan with a single building approximately 8,193 square feet in size.

Our primary tenant for the property will be a paint store, occupying more than half of the building. The remaining half is expected to be a restaurant or retail use but has not been finalized. The HB Zoning district allows for several Highway Business uses, and we have reduced that list to the items contained below that we are requesting be included as possible uses for tenants in the building:

Academic Biomedical Research Facility; Academic Medical Center; Arts and Crafts Studio; Banking and Financial Services; Building Materials Supply; Child Care, Drop-in; Club or Lodge; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Kennel, Indoor; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Recreation Facility, Public; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Services B; Shopping Center, Small; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; School, Private.

If you have any questions or concerns about the project that you would like to discuss, please contact me by April 1, 2019. I can be reached at 336-724-0153 or by email at paul@gemcapdevelopment.com.

Regards,



Paul Williams

