



CAPSTONE  
PROPERTY GROUP, INC.

## MEMORANDUM

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DATE: March 8, 2006  
TO: Ms. Penny Cothran  
Charlotte-Mecklenburg Planning Commission  
FROM: Paul B. Bell, Jr.  
RE: Rezoning Petition # 2006-049


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On March 7, 2006 at 5:30 p.m. we held a community meeting to provide the opportunity for any interested parties to review and/or discuss our plans. We invited the neighbors and neighborhood leaders that were provided to us from the Charlotte-Mecklenburg Planning Commission. I have attached a copy of the letter that we sent and the mailing list for your files.

There were no attendees at our meeting.

Thank you for your assistance.

CAPSTONE-FOURTH WARD, LLC

By:   
Paul B. Bell, Jr., Manager

PBBjr/tes  
Attachments



CAPSTONE  
PROPERTY GROUP, INC.

March 1, 2006

RE: Rezoning Petition 2006-049  
Property located at the corner of North Graham Street and 6<sup>th</sup> Street

Dear Neighbor or Neighborhood Leader:

We recently redeveloped the former Gerrard Tire Store building and added a full-service CVS/pharmacy. The second floor of the building contains about 10,000 square feet of office space.

There is a small appendage on the front of the building that is presently unfinished. We plan to put a Dunkin' Donuts / Baskin Robbins in that space. In order to accommodate them, we need to expand that small appendage by making the building four feet longer going toward Graham Street and four feet wider going toward 6<sup>th</sup> Street. The present UMUD zoning would require a four foot setback from the back of the sidewalk along Hearn Place. The building line for the existing renovated building is at the back of the sidewalk on Hearn Place and we wish to continue that same building line for the small four foot addition. The UMUD Optional rezoning would allow us to do that without having to set the building back four feet from the back of the sidewalk. That is the only purpose for the rezoning.

We will hold a community meeting on Tuesday, March 7, at 5:30 p.m. at the property for those interested in reviewing our plans. The meeting will be in the office space on the second floor accessible from the entrance on 6<sup>th</sup> Street. There is free parking available for this meeting at the rear of the building near the CVS drive thru.

We look forward to seeing you Tuesday.

Sincerely,

CAPSTONE-FOURTH WARD, LLC

*Paul B. Bell, Jr.*  
Paul B. Bell, Jr.