

## COMMUNITY MEETING REPORT

Petitioner: East Hospitality, LLC Rezoning Petition No. 2016-003

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 23, 2015. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on December 3, 2015 at 6:00pm in the Graham Room at the Hilton Garden near the Charlotte Airport.

### **PERSONS IN ATTENDANCE AT MEETING (See attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Harry Singh (Owner/Agent), and the Petitioner's engineering consultant from DPR Associates, Inc. (Hy Nguyen and Dorian Lackey).

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Harry Singh, welcomed the attendees and introduced the Petitioner's team. Mr. Singh indicated that the Petitioner proposes to change the uses on an approximately 7 acre site (Parcels 1 and 2 of 1994 Site Rezoning Plan) located near the intersection of Tyvola Road and Nations Ford Road from currently approved "Office" to "Hotel or Office." Mr. Singh explained the site plan amendment process in general and stated that the purpose of the meeting was to discuss the amendment request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

The meeting was rather informal as people came at different times. There were a total of 7 attendees (of which 3 were on the Petitioners team). Mr. Singh presented the colored renderings/exhibits: a site plan as submitted to the City; the original 1994 rezoning plan; and example pictures of a "Staybridge" Hotel whose design may be emulated for a possible Hotel for this site. Mr. Singh and the DPR staff took turns providing answers to questions about the plans and proposed development.

The Petitioner's team handed out business cards with contact information to attendees for any future questions or concerns. The Petitioner's team informed attendees of the rezoning schedule and upcoming City meeting dates, including the City Open Forum on December 7<sup>th</sup>, at which everyone was welcome to attend.

Below is the summary of the individual conversations with attendees:

- **Councilwoman LaWana Mayfield, District 3:**
  - Ms. Mayfield asked what is being proposed, if there is a need for more hotels, what type is it, and how is it being accepted by the nearby competition.
    - **A (Singh):** We are proposing the change of use from "Office" to "Office or Hotel". We are planning to add one Hotel on Parcel #2. At this moment, we are working with "Staybridge". All hotels in this area are doing well. The location is good; it's close to the airport, Uptown, and conveniently located right off I-77 and near-by I-

- 85 and 485. Based on our research (“SPAR” report), weekend business is phenomenal; the capacity is really high at 85%-90% capacity.
- She wants to know if the Hotel will still exist and thrive, say, 20 years from now, or if it will change in type (flagship to another).
    - **A: (Harry Singh):** Staybridge franchise agreement is a 20 years lease, then another 10-year renewal at the time of renovation to keep up with the brand policy and to stay competitive with competition. It will be here for a long time.
  - She commented that the biggest challenge the past few years has been the fact that we don’t have many “high-end” hotels. “We want the Super Bowl, the Olympics, etc. to come here.”
    - **A (Singh):** Staybridge would be a step-up from the surrounding hotels in this particular area. Singh showed example pictures of “Staybridge” Hotel that may be used to emulate the Hotel on this site. This hotel will serve the City well.
  - She expressed her desire of the hotel design: it needs to “stand out,” “look visually appealing” and “contribute to uplifting the aesthetics of the area.” It could set a precedent for upcoming years.
    - **A (Singh):** Noted. Architectural elements can be adjusted to make it “stand out”.
  - How did you identify this area out of the others?
    - **A:** Mr. Singh stated that they have done research and determined that this is a good location for hotels because of its close proximity to Uptown, Airport and the interstates. Otherwise, people would have to drive further out for hotels. And this is the location that the franchise approved.
  - We only have 1 office space in the area. Do we want a hotel or another office instead?
    - **A (Singh):** Neighbors probably wouldn’t be too accepting to offices because of its much higher traffic generation compared to hotels. Hotels in this area are doing extremely well. There has been about 10% in growth every year for competitive hotels for the past 5 years.
  - What are the going rates for Staybridge?
    - **A (Singh):** On average \$200-250/night.
  - Are you considering keeping landscape or existing trees at Parcel 1 street frontage?
    - **A (Hy):** Yes if practical. Our goal is to save existing trees as much as we can in this buffer. The Buffer will meet the City Ordinance planting requirements.
  - Is there a pool?
    - **A:** Yes, indoor.
  - How about traffic?
    - **A (Hy):** Hotel typically generates a lot less traffic than offices. For example, the original 1994 rezoning approved up to 114,000 sf of office spaces total for Parcels 1 & 2. The number of parking could have been 456 parking/cars. With proposed hotel use, the provided parking is +/- 120-130 spaces/cars, so that is a substantial reduction of potential traffic generated for these 2 parcels.
  - Ms. Mayfield noted that Parcel 4 (which is a separate nearby parcel) was empty for 20+ years. A waffle house could take that place, but how would they be able to sell property when they want to move? Trying to identify a restaurant that will be better than the bare minimum.
    - **A: Noted.**
  - Ms. Mayfield note that overall, this could be something that could be successful and beneficial to Charlotte-Mecklenburg County. Check rules and regulations to make sure we will be in compliance with City code.
    - **A: Noted.**
- **Mr. Thomas Tohn** (Property Owner of 6008 Nations Ford Road, across the street from Parcel 1):
    - Mr. Tohn asked how many parking spaces to be provided? He asked how many floors? How many rooms?

- **A (Singh):** We are proposing to change use from “Office” to “Office or Hotel.” At the moment, we anticipate 1 hotel building, most likely 5 floors, 120+/- rooms. Parking will be in compliance with City, approximately 120-130 parking spaces (1 room = 1 parking space, plus accommodation for meeting rooms).
- Why don't you go for more rooms or floors?
  - **A (Singh):** There is a maximum number of 6 floors for this rezoning plan. We are planning about 5 stories with about 120 +/- rooms. That is the size that works for us financially.
- **Ms. Diane** (Representative of Residents in Neighborhood):
  - Ms. Diane initially wondered why the Petitioner picked this intersection and not the corner of Tyvola and Tryon for this Hotel.
    - **A (Singh):** We have done research and picked this location (Parcels 1 & 2). And this is the location that the franchise approved.
  - Diane: It's a bad intersection with a lot of traffic at Nations Ford and Tyvola near Parcel 4. The concern is at Parcel 4 and its ongoing rezoning petition.
    - **A (Hy).** Noted about Parcel 4 and its immediate frontage at the intersection. We are at Parcels 1 & 2. Our proposed Hotel use on Parcels 1 & 2 typically generates a lot less traffic than offices. For example, the original 1994 rezoning approved up to 114,000 sf of office space total for Parcels 1 & 2. The number of parking could have been 456 parking/cars. With proposed hotel use, the provided parking is +/- 120 - 130 spaces/cars, so that is a substantial reduction of potential traffic generated for these 2 parcels.
  - She stated that she never sees people going into the facilities (hotels) anyways. A hotel fits better than what could go in the corner (Parcel 4). Hotel is better than a 7/11 gas station.
    - **A:** Noted.
- **Mr. Howel** (Adjacent Hotel representative):
  - Mr. Howel asked if there is no entrance on the left side?
    - **A (Singh & Hy):** The main entrance is from the existing drive. We tried to honor the original 1994 plan / design concept for traffic circulation. We have met with City planning staff and CDOT and they are comfortable with our proposed revised traffic circulation.
  - He noted about the possibility of bringing a restaurant into Parcel 4.
    - **A:** Noted.
  - He asked what type of hotel we are planning to have here...
    - **A (Singh):** We are working with Staybridge at this time.

Respectfully submitted, 7<sup>th</sup> day of January, 2016.

By Petition Team

Cc: LaQuett White & Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# EXHIBIT A - ADJACENT PROPERTIES

Pct No	TaxPID	ownerlastn	ownerfirst	ownerfirsts	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-003	16912104	BAKER	BUNYAN WALTER JR	LOIS L	BAKER	5911 NATIONS FORD RD		CHARLOTTE	NC	28210
2016-003	16912102	BAKER	BUNYAN WALTER JR			5911 NATIONS FORD RD		CHARLOTTE	NC	28210
2016-003	16705447	BLANKENSHIP INVESTMENTS LLC				4637 NATIONS CROSSING RD		CHARLOTTE	NC	28217
2016-003	16912109	BRE/ESA P PORTFOLIO TXNC	PROPERTIES LP		ATTN: FRANCES PARKER	PO BOX 49550 PROP TAX 0206		CHARLOTTE	NC	28217
2016-003	16705445	CAMACHO	JULIO CESAR	ARMINDA	CAMACHO	412 WILBROWN CR		CHARLOTTE	NC	28217
2016-003	16912105	DAVIS	PHILLIP M SR	CYNTHIA L	DAVIS	PO BOX 77285		CHARLOTTE	NC	28271
2016-003	16912107	FIELD DEV CORP	PHILLIP M SR	CYNTHIA L	DAVIS	PO BOX 77285		CHARLOTTE	NC	28271
2016-003	16703415	HALL	JOE RICHARD		MAGGARTE R HALL (H/W)	8607 WESTWOOD CENTER DR		CHARLOTTE	VA	22182
2016-003	16703404	HILL	CATHERINE C			5922 NATIONS FORD RD		CHARLOTTE	NC	28217
2016-003	16703416	HILL	CATHERINE C		NORMAN H HILL (H/W)	5938 NATIONS FORD RD		CHARLOTTE	NC	28217
2016-003	16705444	MUNOZ	JOSE	LUZ	MUNOZ	421 WILBROWN CIR		CHARLOTTE	NC	28217
2016-003	16912101	NATIONS FORD BAPTIST CHURCH	INC			5901 NATIONS FORD RD		CHARLOTTE	NC	28217
2016-003	16703405	NATIONS FORD COMMUNITY CHURCH				5901 NATIONS FORD RD		CHARLOTTE	NC	28217
2016-003	16705446	OSBURN	CHARLES E		C/O REGUS CORP	400 WILBROWN CIR	ATTN BERNADINE JACKSON	CHARLOTTE	NC	28217
2016-003	16912110	SBSW LTD LP				15305 DALLAS PKWY STE 400		ADDISON	TX	75001
2016-003	16912111	TRULANT FEDERAL CREDIT UNION				PO BOX 26000		WINSTON-SALEM	NC	27114
2016-003	16912113	TYVOGA HOSPITALITY INC				2011 VEASLEY ST		GREENSBORO	NC	27407
2016-003	16912108	TYVOGA INN LLC				PO BOX 855		SAWTEE	SC	29142
2016-003	16703401	US DEVELOPMENT INC			CRAG	136 MIDDLE GROVE DR		MOORESVILLE	NC	28115
2016-003	16703402	WALDROP	GEORGIA J	WILLIAM ROGER		6725 HAWKS NEST LN		STANLEY	NC	28154

# EXHIBIT A - NOL PROPERTIES

Pat. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-003	Alberta	Reed	Montclair South HOA	1146 Rocky Ridge Drive	Charlotte	NC	28217
2015-003	Al	Peace	Montclair South HOA	1021 Carybrook Lane	Charlotte	NC	28217
2015-003	Phillip	Davis	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC	28271
2015-003	Lois	Nwosu	Spring Field Comm. Assoc.	517 Ehnodale Drive	Charlotte	NC	28217
2015-003	Martha	Parks	Tyvola Ridge at Yorkmont Park Assoc.	5701 Southampton Road	Charlotte	NC	28217
2015-003	Donna	Canup	Yorkmont Park	616 Knight Court	Charlotte	NC	28217

**EXHIBIT B**

**NOTICE TO INTERESTED PARTIES**  
**OF COMMUNITY MEETING**

Subject: Community Meeting – Site Plan Amendment (to a 1997 Rezoning Petition) filed by Eastern Hospitality NC, LLC for Parcels 1 & 2 only (approximately 7.1 acres) located at 5738 Nations Ford Rd. to allow change of use to “Office or Hotel” from “Office.”

Date and Time of Meeting: Thursday, December 3<sup>rd</sup>, 2015 at 6:00PM

Place of Meeting: Hilton Garden Charlotte Airport  
2400 Cascade Pointe Blvd  
Charlotte, NC 28208  
Room: The Graham Room

Petitioner: Eastern Hospitality NC, LLC

Petition No.: 2016-003

We are assisting Eastern Hospitality NC, LLC in connection with a Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking for a Site Plan Amendment to a 1997 Rezoning Petition (#97-15). The land parcel ID is 169-121-07; the total area is approximately 7.1 acres and is currently zone CC. We are requesting a Site Plan Amendment to change the previously proposed “Office” use to “Hotel and Office” use for Parcels 1 & 2 only.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Petition on Thursday, December 3<sup>rd</sup>, 2015, at the Hilton Garden Charlotte Airport. The Petitioner’s representatives look forward to sharing this Site Plan Amendment proposal with you and to answering any questions you may have with respect to this Petition.

In the meantime, should you have any questions or comments about this matter, please call Harry Singh at (804) 605-8248.

Cc: District 3 Councilwoman LaWana Mayfield

Date Mailed: 11-19-2015

**EXHIBIT C**

**SITE AMENDMENT TO REZONING PETITION #97-15 PLAN PARCELS 1 AND 2**

Community Meeting Sign-In Sheet  
 Petitioner: Eastern Hospitality NC, LLC  
 Rezoning Petition Number 2016-003  
 December 3, 2015

Name	Address	Phone	Email
HY NGUYEN	DPR Associates, Inc. 420 HAWTHORNE LN Eastern Hospitality	704-332-1204	hnguyen@dprassociates.net
Harry Singh (Developer)	190 S. Equity Dr, Smithfield	804-605-8248	harry.singh@easternmgmt.net
Dorign Lackey	DPR ASSOCIATES, INC. 420 HAWTHORNE LN	704-332-1204	dlackey@dprassociates.net
[Signature]	PO BOX 41	Mooresville NC 28115	
[Signature]	616 Knight Ct.	Charlotte	
Lawana Mayfield	600 E 14th St 15th Floor	Charlotte 28202	lmayfield@charlottesville-va.com
Hazel Subey	6025 Miron Green Creek	704-405-9000	Joan.Torres@wilson.com