

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-025

Trinity Capital Advisors, LLC/Toringdon

Petitioner: Trinity Capital Advisors, LLC

Rezoning Petition No. 2014-025

Property: Approximately 8.50 acres located on the north side of I-485 between Johnston Road, Toringdon Way and North Community House Road, in Charlotte NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on February 24th, 2013, 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** by depositing the Community Meeting Notice in the U.S. mail on February 11th 2014. A copy of the written notice is attached as **Exhibit B**.

Due to inclement weather the original date set for the Community Meeting (February 12th) was canceled and an updated notice for the new date was sent to the individuals and organizations as set out in Exhibit A.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on February 24th, 2013 at 7:00 PM, at the Toringdon Office Park, 3530 Toringdon Way, Suite 101 Charlotte, North Carolina 28277.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were Sherrie Chaffin, Walker Collier and Keith [Bowker] with Trinity Capital Advisors, LLC. Also in attendance assisting the Petitioner was Chris Fleck with Dewberry Engineers, Inc. and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction. Mr. Keith MacVean opened the meeting and introduced the Petitioner's representatives to the attendees. Mr. MacVean provided an outlined of the rezoning process, the zoning schedule and provided the date for upcoming public hearing before City Council. The presentation was then turned over to Mr. Walker Collier who provided the attendees some background and information on Trinity Capital Advisors. He indicated that Trinity Capital Advisors was founded and is based in Charlotte. Trinity Capital Advisors is a real estate investment company focused on acquiring and developing office, industrial, retail and mixed-use properties. He explained that Trinity Capital Advisors had purchased this portion of Toringdon 2012.

History of Property. The meeting was then turned back over to Mr. MacVean who then provided some background on the Toringdon Office Park. Mr. MacVean explained that the Toringdon Office park was originally zoned in 1999 as part of a rezoning petition for 172 acres on both sides of Johnston Road. Since the original rezoning petition was approved in 1999 there have been a

number of Site Plan Amendments to the Toringdon Office Park. He then explained that the last Site Plan Amendment for the Site which was approved in 2010 had reduced the amount of allowed retail square footage by 52,000 square feet, shifted the location of the previously approved multi-family units, added 17 townhome units, increased the amount of allowed offices square footage by 40,000 square feet and added a hotel with up to 120 rooms. This change also reduced the total number of new vehicular trips from the Site by 1,000 trips a day.

Overview of Development Plans. Mr. MacVean then explained what was been proposed by the current petition. The current petition eliminates the previously approved 17 townhomes, shifts the location of previously approved 120 room hotel up to Community House Road, adds a 13,000 square foot building along Community House Road that can be developed with retail, office, restaurant and bank uses and adds 10,000 square feet of general office uses to the Site. Mr. MacVean also described the roadway improvements that were included with the Petition and had been funded by the Petitioner. The Petitioner is participating in the funding of: (i) the extension of Community House Road from I-485 to Endhaven Lane; (ii) the re-alignment of Endhaven Road at Community House Road; and (iii) a traffic signal at the intersection of Community House Road and Endhaven. The Petitioner has also committed to contribution of up to \$75,000 toward the signalization of the intersection of Endhaven Lane and Elm Lane as well as the reconfiguration of this intersection to provide a separate east bound left and right turn lanes from Endhaven Lane to Elm Lane.

The attendees were then invited to ask questions summarized as follows.

II. Summary of Questions and Responses

One of the attendees wanted to know when the hotel would be constructed and what type of hotel it would be. The Petitioners representatives indicated that the hotel would be the next building constructed on the Site and subject to the approval of the rezoning petition construction on the hotel was expected to begin in the [spring of 2015]. The Petitioner indicated that a final decision on the type or brand name of the proposed hotel had not been finalized.

A question about the proposed rents for the previously approved multi-family units was asked. The Petitioner responded that planning for the previously approved multi-family units had not progressed far enough to determine unit mix, unit sizes and possible rents.

A question regarding the location of the proposed vehicular access points to the Site was asked. The Site will have two vehicular access points from Community House Road, one full movement driveway opposite Endhaven Lane and a right-in right-out driveway further south along Community House Road closer to I-485. The existing access locations to the Site from Toringdon Way would be maintained.

A general discussion of the proposed roadway improvements ensued. The attendees commented that the communities on Endhaven Lane were working with the City to improved Endhaven Lane, by adding street lighting as well as improvements that could reduce the speed of traffic on Endhaven Road.

The attendees commented that they like the changes to the Site, specifically the possibility of a new restaurant and new retail uses. They also liked the fact that the Petition was providing funding for a traffic signal and left and right turn lanes at the intersection of Endhaven Lane and Elm Lane. They also felt the proposed changes appeared to be sensitive to the area.

The attendees were thanked for attending the meeting and their interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes to the Petition were made as a result of the Community Meeting, but before and after the Community Meeting, the Petitioner has continued to work with City Staff to refine and improve the proposed site plan for the Site. The revised site plan with these refinements will be presented at the public hearing for the Petition.

TRINITY CAPITAL ADVISORS, LLC

cc: Mayor Patrick Cannon, and Members of Charlotte City Council
Tammie Keplinger, Planning Department
Sonja Sanders, Planning Department
Dennis Rorie, CDOT
Sherrie Chaffin, Trinity Capital Advisors, LLC
Walker Collier, Trinity Capital Advisors, LLC
Chris Fleck, Dewberry Engineers, Inc.
Jeff Brown & Keith MacVean, Moore & Van Allen

Trinity Capital Advisors

Rezoning Petition 2014-025
Community Meeting
Monday, February 24, 2014
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>	<u>Time</u>
1	Michael Trimmed	10715 Maryfield Ln	904-516-8524	m1trimmed@gmail.com	7:00
2	Barbara Trimmed	"	"	btrimmed@carolina.rr.com	7:00
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