

**From:** Stephen Trott  
**Sent:** Thursday, May 07, 2015 9:00 AM  
**To:** Brian Richards; Bradley Priest  
**Cc:** David Peete; Caroline Sawyer  
**Subject:** Harper Grove SUP TIA

**Follow Up Flag:** Follow up  
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Brian/Brad,

Initially , the proposed Harper Grove site on Beatties Ford Road submitted a site plan with a total of 8,000 square feet for a banquet facility. As banquet facility was not a use that has an identified trip generation rate, the church land use was utilized for the trip generation determination. Based on the determination that a TIA would be required, the applicant chose to collect trip generation data at other similar banquet facilities in the Charlotte area hoping to better define the trip generation potential of the proposed use.

Based on the trip generation data presented by the applicant's engineer, a trip generation rate was developed based on the number of guests per event. Based on the results, if the applicant agrees to limit his events to 240 guests or less, a TIA for the Town would not be required. Based on an email received from the applicant (Ron Randle) yesterday, he has committed to limit his site in this way.

This information will need to be included in the staff report and captured as a maximum event capacity on the special use plan and permit.

Thank you.

**Stephen Trott, PE**  
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