



**COMMUNITY MEETING: Carolina Golf Lodge Petition 2011-77**

**Date of original contact:** October 25, 2011

**Persons contacted and explanation of how contacted:** Meeting invitees were contacted by first class mail in a letter dated October 25, 2011. (See attached letter and mailing list).

**Date, time and location of meeting:** The meeting was scheduled for 7:00 PM on November 15, 2011 at the Statesville Road Baptist Church located at 4901 Statesville Road.

**Persons in attendance at the meeting:** See attached Neighborhood Sign-In Sheet.

**Summary of discussion/issues discussed and changes to the petition as a result of the meeting:**

The meeting began with the petitioner's agent briefly presenting the site plan associated with the request as well a short summary of the City's rezoning process. The rezoning request proposes a golf training/instructional academy. The petition is a conditional request. The site is a total of 42 acres along Cindy Lane with one point of vehicular access on Cindy Lane. Except for a planned clubhouse lodge, lodging cottages and parking, the entire site will be open space devoted to various aspects of the golf academy. There will also be a 75 ft natural buffer around the site and two lakes will be preserved. The use will be a positive asset to the area and produce less negative impacts than if the property were developed as a large subdivision. The golf industry is becoming more specialized and access to training technology is creating a demand for this type of facility. One of the major goals here is to focus on junior golfers and high school aged golfers who aspire to play college golf.

Throughout the meeting, which formally lasted approximately one hour, there were many supportive comments and questions. Nearly all neighbors present were very much in favor of the proposal. There have been other previous proposals and ideas for the site that residents have not supported according to some. Both the developer and the developer's agent took turns answering questions. The following questions/issues were reviewed:

- . The initial question/comment regarding the perimeter security fencing probably represented the least positive comments of the evening. Concern was expressed about the chain link fence, its appearance, impact on tree removal, etc. In response, it was explained that the fencing is vital for security purposes. It would be the standard design and construction and be six feet in height. Care would be taken with regard to significant trees in the planned path of the fence.
- . Will there be netting for the driving range? None planned due to the design.
- . When will construction begin? The earliest would be summer 2012, but more likely in early 2013.
- . When will the clubhouse/lodge be constructed? The initial construction involves the grounds for the golf academy, but the lodge would begin construction about 60 days after the golf construction commences.

- . What will the lodge look like? Vinyl siding is prohibited as a building material per the site plan. The overall look and feel of the clubhouse will favor the look of a "lodge": relaxed, comfortable, informal, etc.
- . A neighbor was uncertain/confused about another meeting already held (the "Open Forum" meeting). It was explained that the week before the Planning Dept sponsored the Open House/Forum meeting downtown and one neighbor had attended.
- . Is this a driving range or golf course? Neither actually. It will be a private, members only facility that includes a variety of golf instruction activities including a practice driving range, practice greens, sand bunkers, etc. as well as 3 or 4 practice holes. The clubhouse/lodge will also include some indoor instructional features. As a private facility this use will generate much less traffic and have far fewer impacts overall on the surrounding area.
- . Has the property been purchased? Yes.
- . Is the membership expensive? It is anticipated that the initiation fee will be around \$2500 and thereafter a monthly fee of about \$250.
- . Will the facility be used for competition purposes? Not really. Perhaps a long driving contest or maybe some tie in with the PGA Tour stop at Quail Hollow CC, etc.
- . Will there be teaching pros? Yes.
- . Is there a comparison facility like this? The closest one would be Sea Island, GA.
- . Will there be other amenities associated with this? Some indoor training/exercise area is planned but very minor (ie: not like a YMCA). There will not be an outdoor pool, etc.
- . What happens if the property is rezoned, but the project fails? It is a conditional rezoning; no other commercial use is allowed. Another use would require a complete rezoning process.
- . How big is the site? 42 acres. A follow up comment here remarked that 42 acres of open space would be a huge environmental asset, particularly with respect to air quality given the fact the site is adjacent to I-77.
- . How many jobs will be created? Aside from construction jobs, the facility will employ 5 or 6 full time initially and could expand to 12-15.
- . Why this kind of facility at this location? Several reasons: beautiful piece of property, well situated for the purpose, easy access the airport, to major highways and two interstates, etc.
- . Any plans to make Cindy Lane an interchange with I-77? None are known.
- . Will the City approve this? After many positive comments, one neighbor offered this was a "no brainer" to approve. Why is all this required? Will the City go along? It was explained that there is a specific hearing/rezoning process. The City Council will consider all the information necessary. The process was going to take several months, but should culminate in January 2012 with the City Council decision.

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**Sign-In Sheet**

Name	Address	Phone #	e-mail address
Doris Barber	2836 Meadow Knoll Dr.	704 244 1298	dwilson188@ Carolina.rr.com
CHRISTINA WATTS	4736 GRASSETT AVE	704 390 0377	
Loretta Jensen	3009 Oakwood Dr.	704 598 8417	
Jesse Beth Eller	2917 Oakwood Dr	704 596 8479	
MARCO A. EUCEDA M.	2933 OAKWOOD DR.	704-210-9586	
Frank Jones	2926 OAKWOOD DR.	704-898-8104	
Joey Beam	2901 Oakwood Dr.	704 516 0679	
Shanice White	8814 Mercier Av.	704 399-6544	
Art Gentile	2526 Cochran Dr.	704-971-7356	agent1971@clear.net
Andrew Taylor	2809 Fountaingrass Lane	704-701-2725	taylor2004_a@yahoo.com

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Name	Address	Phone #	e-mail address
Thomas Brooks	2805 Foundersgrass Lane	(704) 81-3365	t.brooks@yahoo.com
Rex Green	2917 Cindy Ln	704 596-7675	
Betty Constantine	2907 Cindy Ln	704-458-1448	brc2269@aol.com
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