

REQUEST Current Zoning: R-4, single family residential
Proposed Zoning: B-2(CD), general business, conditional

LOCATION Approximately 42 acres located on the north side of Cindy Lane between Interstate 77 and Murray Street.

SUMMARY OF PETITION The petition proposes a commercial outdoor amusement facility consisting of a golf teaching/training academy and associated ancillary uses.

PROPERTY OWNER Dillon Lake, LLC

PETITIONER Carolina Golf Lodge

AGENT/REPRESENTATIVE Bob Young/Robert G. Young, Inc.

COMMUNITY MEETING Meeting is required and has been held. Report available online.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the *Northeast District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Phipps seconded by Commissioner Firestone).

ZONING COMMITTEE ACTION The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

1. A note has been added stating that the petitioner/developer shall terminate Oakwood Drive by constructing street improvements per City of Charlotte public street standards and extend driveways from the new terminus.
2. A detail of the proposed sit-foot high wood fence has been added.

VOTE

Motion/Second:	Phipps/Griffith
Yeas:	Dodson, Firestone, Griffith, Phipps, Rosenburgh, and Zoutewelle
Nays:	None
Absent:	Allen
Recused:	None

ZONING COMMITTEE DISCUSSION A commissioner questioned if there was a minimum distance regarding the placement of detached lighting from exterior property boundaries. Staff responded that all outdoor lighting for any nonresidential use must comply with Section 12.402 of the City of Charlotte Zoning Ordinance, which requires outdoor lighting to be located, screened, or shielded so that abutting lots located in any residential district are not directly illuminated.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Golf training academy with clubhouse and lodging cottages.
- Maximum 40,000 square feet of building area.
- Buildings not to exceed two stories in height.
- Existing cell tower and gravel driveway connecting to Oakwood Drive will remain on site.
- A 75-foot Class B buffer abutting residential zoning or use, portions of which may be reduced by 25 percent as labeled.
- No vinyl siding as an exterior building material; vinyl windows may be used.
- CATS concrete passenger shelter pad on Cindy Lane.
- Detached lighting not to exceed 30 feet in height.
- A six-foot sidewalk and 8-foot planting strip along Cindy Lane.
- Petitioner will terminate Oakwood Drive by constructing street improvements per City of Charlotte public street standards and extend driveways from the new terminus.

- **Public Plans and Policies**

- The *Northeast District Plan* (1996) recommends multi-family residential land uses at an unspecified density.
 - The petition is inconsistent with the *Northeast District Plan*.
 - The petition is inconsistent with the *Northeast District Plan*.
 - Staff agrees with the recommendation of the Zoning Committee.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - Facilitates the use of alternative modes of transportation by providing transit a bus shelter pad.
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OUTSTANDING ISSUES

- No issues.

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

Planner: Sonja Sanders (704) 336-8327