

**Development Data Table.**

Site Acreage: 42 +/- acres  
 Tax Parcel(s): 041-141-01  
 Existing Zoning: R-4  
 Proposed Zoning: B-2 (CD)  
 Existing Use: Undeveloped  
 Proposed Use: Golf Teaching/Training Academy with associated ancillary uses  
 Maximum Bldg. Height: Two Stories  
 Maximum Total Bldg. Square Footage of Clubhouse and Lodging/Dormitory Cottages: 40,000 sq ft  
 Number of Minimum Parking Spaces Provided: 121 Spaces  
 Number of Parking Spaces Required: 1.2 spaces per Practice Tee (62 Tees) = 75 Spaces  
 4 Practice Holes = 18 Spaces  
 Meeting rooms (920 HF) = 4 Spaces  
 Lodging (24 Rooms) = 24 Spaces  
 Total = 121 Spaces

**General Provisions.**

1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.207 as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.

2. Unless more stringent standards are established by this site plan or the conditions established herein, all applicable development standards and requirements under the City of Charlotte Zoning Ordinance for the proposed zoning district classification shall be followed in connection with the proposed development of the site.

**Permitted Uses.**

3. The use proposed by this rezoning is a golf teaching and training academy with associated ancillary functions and uses including but not limited to clubhouse, clubhouse lodging, detached cottage/dormitory lodging, all golf related teaching/training functions (indoors and outdoors), practice areas, practice holes, deli/grill room or similar restaurant, various special marketing/promotional features/functions, grounds maintenance, etc. (The "Practice Area" heading or utilized for building and parking expansion or a combination of those functions).

**Transportation.**

4. The site shall be accessed by one vehicular driveway located on Cindy Lane as generally depicted on the site plan opposite the intersection of Hutchinson-McDonald Road and constructed in accordance with all applicable design requirements. (Note: the existing gravel driveway connecting to Oakwood Drive providing access to the present cell tower shall remain.) Along the applicable portions of the site's Cindy Lane frontage, the petitioner/developer shall establish a minimum of 70 feet of right-of-way as measured 35 ft from the centerline of Cindy Lane. This additional area for new right-of-way purposes shall be conveyed by the petitioner/developer in fee simple title to the appropriate governing public agency. Such conveyance shall occur prior to the issuance of any final Certificate of Occupancy associated with the proposed development.

The petitioner/developer shall construct a 5 ft x 15 ft concrete passenger shelter pad in accordance with Charlotte Area Transit System (CATS) applicable design and construction standards. The petitioner/developer shall work in mutual cooperation with CATS to determine the precise location of the shelter pad.

Per Chapter 19 of the Charlotte City Code, the petitioner/developer shall construct new curb/gutter and sidewalk along the site's Cindy Lane frontage. As a result of the additional width, it is expected that a new left turn lane at the site's driveway access can be striped per CDOT requirements.

5. Adequate site distance triangles will be maintained at all driveways.  
 6. Bicycle parking shall be provided per the requirements of the City of Charlotte zoning ordinance.

**Architectural Standards.**

7. The exterior wall building material will be masonry, stone (natural or cultured), stucco, wood siding, cementitious siding or combination thereof. No vinyl siding material shall be allowed as an exterior building material, but vinyl windows may be utilized. The overall, general architectural style for the site shall be a "craftsman" theme, such as but not limited to such architectural types as Craftsman, Georgian, English Manor, Mediterranean, French Country, etc.  
 8. The dumpster/recycling areas shall be within a solid enclosure, including gates.

**Streetscape and Landscaping.**

9. All landscaping will meet or exceed the standards of the City of Charlotte Zoning Ordinance. A 20 ft from setback along the site's Cindy Lane frontage shall be established as shown on the site plan. The petitioner/developer shall construct a 6 ft sidewalk and 8 ft planting strip along the site's Cindy Lane frontage.

**Environmental Features.**

10. The proposed site development will comply with applicable City of Charlotte Post Construction Controls Ordinance.

**Parks, Greenways and Open Space.**

11. A 75 ft Class B buffer in compliance with the City of Charlotte Zoning ordinance shall be established as shown around the perimeter of the site. Portions of said buffers (see site plan for locations) may be reduced in width in accordance with applicable zoning ordinance standards. Also, security fencing may be erected along the property boundaries.

**Fire Protection.**

12. Adequate fire protection will be provided per the standards and requirements of the Charlotte Fire Marshall.

**Signage.**

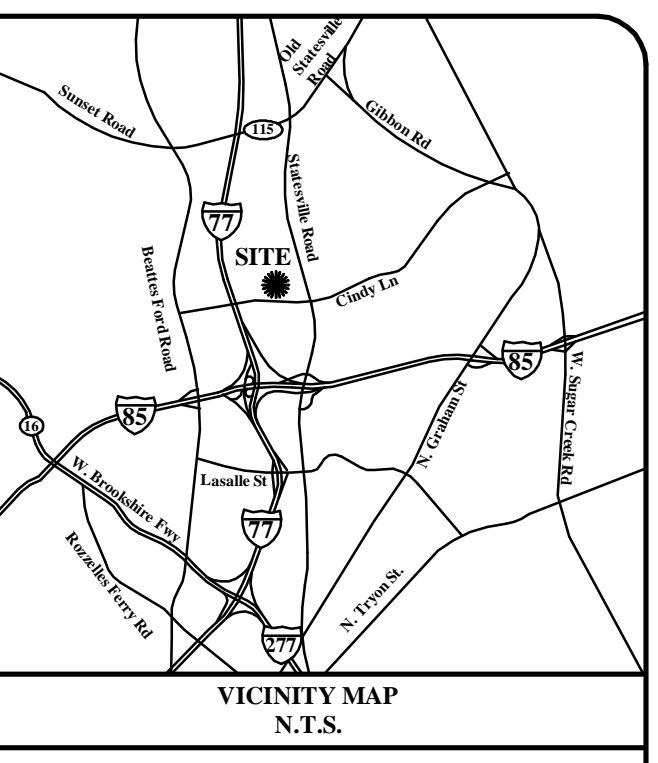
13. All signs will be erected in accordance with applicable requirements.

**Lighting.**

14. The maximum height of any free standing lighting fixtures installed within the surface parking area on site shall not exceed 30 feet. All such parking lot fixtures shall be fully capped and shielded such that the illumination is downwardly cast. Furthermore, lighting to provide evening operation and use of the outdoor golfing functions shall be provided. Such outdoor practice area lighting fixtures shall be maximum of 60 feet in height and shall be terminated by 10:30 PM.  
 15. No "wall-pak" lighting will be permitted.

**Phasing.**

16. All of the site shall be developed as one development phase. Some building improvements, such as the final size of the main clubhouse, detached lodging cottages, etc. may be developed in phases as needed to achieve the overall maximum building size as prescribed herein. The maximum building space applies to conditioned space and excludes such buildings and features as decks, patios, maintenance sheds, etc.



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CAROLINA GOLF LODGE  
 CHARLOTTE, NORTH CAROLINA

REZONING PLAN  
 TECHNICAL DATA SHEET

RZ-1