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<b>REQUEST</b>	Current Zoning: R-4, single family residential Proposed Zoning: B-2(CD), general business, conditional
<b>LOCATION</b>	Approximately 42 acres located on the north side of Cindy Lane between Interstate 77 and Murray Street.
<b>SUMMARY OF PETITION</b>	The petition proposes a commercial outdoor amusement facility consisting of a golf teaching/training academy and associated ancillary uses.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding site plan issues. The petition is inconsistent with the <i>Northeast District Plan</i> . However, the proposed low impact recreational use is compatible with the surrounding residential uses.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Dillon Lake, LLC Carolina Golf Lodge Bob Young/Robert G. Young, Inc.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report will be available online when received.

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#### 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.

- **Existing Zoning and Land Use**

- The site is currently zoned R-4 and developed with a single family dwelling and a cell tower. Surrounding properties north of Cindy Lane are zoned R-4 and MX-1 Innovative and developed with single family and attached residential dwellings, with some vacant lots. The south side of Cindy Lane is primarily occupied with an industrial park zoned I-1(CD), and includes a religious institution in INST(CD) zoning.

- **Rezoning History in Area**

- Petition 2007-036 rezoned 15.6 acres located on the southwest corner of Cindy Lane and Hutchinson-McDonald Road from R-4 and I-1(CD) to I-1(CD) and I-1(CD) SPA to allow a new industrial building.

- **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*.
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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.
    - **Vehicle Trip Generation:**  
Current Zoning: 1,600 trips per day.  
Proposed Zoning: 150 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Provide terminus, built to public street standards, to the existing Oakwood Drive and extend driveways from new terminus.
    2. Provide a detail of the fence or wall if either will be used to reduce the buffer as indicated.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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

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