

**ZONING COMMITTEE
RECOMMENDATION
April 26, 2006**

Rezoning Petition No. 2006-058

Property Owner: NC Golf Homes of Locust Valley IV, LLC

Petitioner: NC Golf Homes of Locust Valley IV, LLC

Location: Approximately 2.89 acres located on Queen City Drive west of Interstate-85 and north of Tuckaseegee Road

Request: I-1, light industrial to Inst (CD), institutional conditional district

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

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| Yeas: | Carter, Cooksey, Farman, Howard, Hughes, Ratcliffe, and Sheild |
| Nays: | None |
| Absent: | None |

Summary of Petition

This petition proposes to convert an existing nightly/weekly rental hotel/motel to 88 one-bedroom for-sale age restricted/senior condominiums with 30.5 dwelling units per acre. Each unit will be approximately 600 square feet in size and a lobby/clubhouse will be located in building "A." There will be no changes to the site other than providing a security fence and remodeling of the structures and amenities. The current I-1 zoning allows office, retail, and light manufacturing uses but not residential uses.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and stated that all outstanding site plan issues had been resolved. The request is consistent with the Opportunities and Constraints portion of the GDP and is appropriate for approval.

Statement of Consistency

A motion was made by Cooksey and seconded by Howard finding this petition consistent with the General Development Policies. The Zoning Committee unanimously approved this motion.

Vote

Upon a motion made by Farman and seconded by Carter, the Zoning Committee unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.