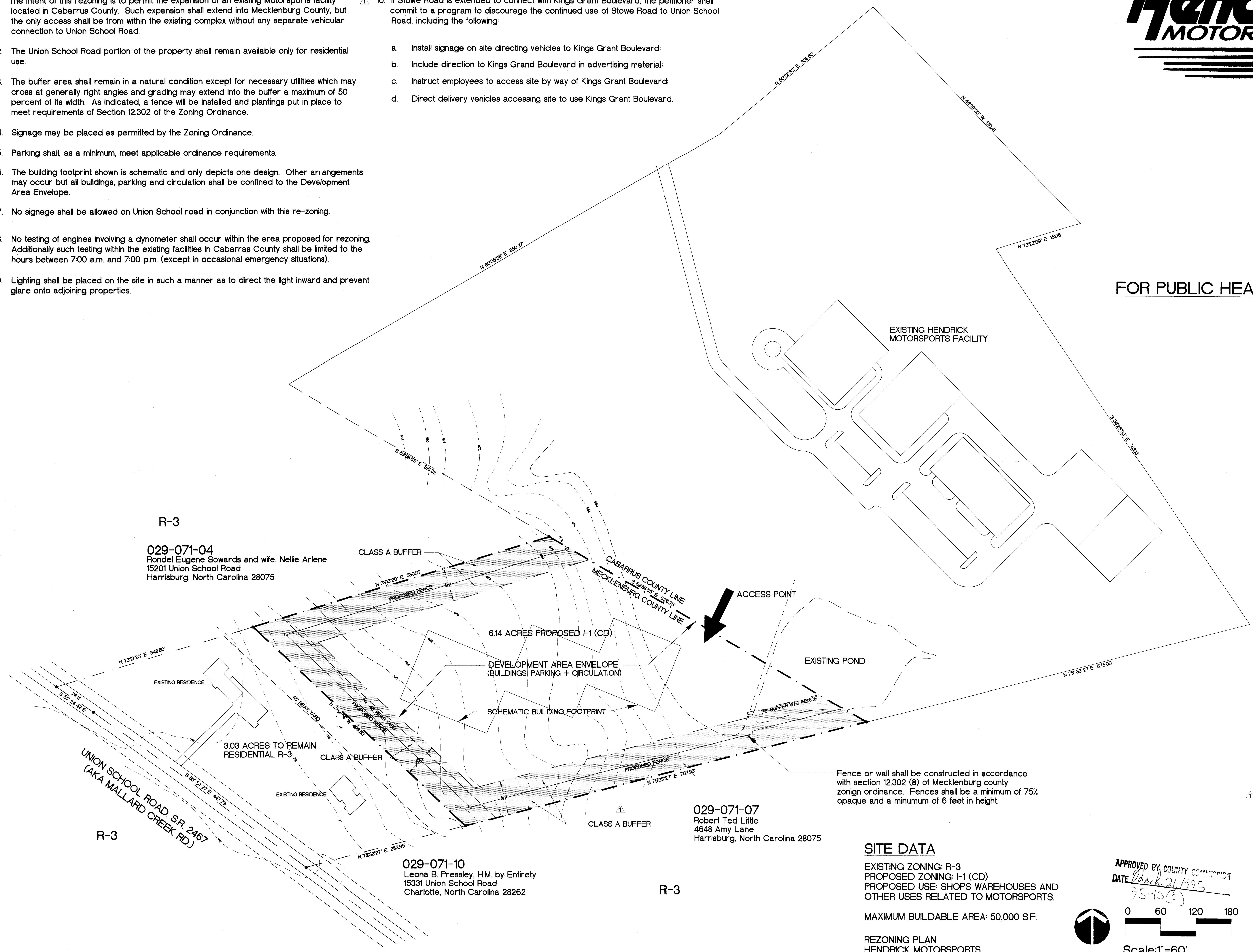


GENERAL NOTES:

1. The intent of this rezoning is to permit the expansion of an existing Motorsports facility located in Cabarrus County. Such expansion shall extend into Mecklenburg County, but the only access shall be from within the existing complex without any separate vehicular connection to Union School Road.
2. The Union School Road portion of the property shall remain available only for residential use.
3. The buffer area shall remain in a natural condition except for necessary utilities which may cross at generally right angles and grading may extend into the buffer a maximum of 50 percent of its width. As indicated, a fence will be installed and plantings put in place to meet requirements of Section 12.302 of the Zoning Ordinance.
4. Signage may be placed as permitted by the Zoning Ordinance.
5. Parking shall, as a minimum, meet applicable ordinance requirements.
6. The building footprint shown is schematic and only depicts one design. Other arrangements may occur but all buildings, parking and circulation shall be confined to the Development Area Envelope.
7. No signage shall be allowed on Union School road in conjunction with this re-zoning.
8. No testing of engines involving a dynamometer shall occur within the area proposed for rezoning. Additionally such testing within the existing facilities in Cabarrus County shall be limited to the hours between 7:00 a.m. and 7:00 p.m. (except in occasional emergency situations).
9. Lighting shall be placed on the site in such a manner as to direct the light inward and prevent glare onto adjoining properties.
10. If Stowe Road is extended to connect with Kings Grant Boulevard, the petitioner shall commit to a program to discourage the continued use of Stowe Road to Union School Road, including the following:
 - a. Install signage on site directing vehicles to Kings Grant Boulevard;
 - b. Include direction to Kings Grand Boulevard in advertising material;
 - c. Instruct employees to access site by way of Kings Grant Boulevard;
 - d. Direct delivery vehicles accessing site to use Kings Grant Boulevard.



FOR PUBLIC HEARING



R-3
 029-071-04
 Rondel Eugene Sowards and wife, Nellie Arlene
 15201 Union School Road
 Harrisburg, North Carolina 28075

029-071-10
 Leona B. Pressley, H.M. by Entirety
 15331 Union School Road
 Charlotte, North Carolina 28262

029-071-07
 Robert Ted Little
 4648 Amy Lane
 Harrisburg, North Carolina 28075

Fence or wall shall be constructed in accordance with section 12.302 (8) of Mecklenburg county zoning ordinance. Fences shall be a minimum of 75% opaque and a minimum of 6 feet in height.

SITE DATA
 EXISTING ZONING: R-3
 PROPOSED ZONING: I-1 (CD)
 PROPOSED USE: SHOPS WAREHOUSES AND OTHER USES RELATED TO MOTORSPORTS.
 MAXIMUM BUILDABLE AREA: 50,000 S.F.
 REZONING PLAN
 HENDRICK MOTORSPORTS

APPROVED BY COUNTY COMMISSION
 DATE March 21, 1995
 95-13(E)

 0 60 120 180
 Scale: 1"=60'

TECHNICAL DATA SHEET

DATE: JANUARY 13, 1995
 PROJECT NO.: 14188
 REVISIONS:
 MARCH 9, 1995 - REVISED ZONING PLAN NOTES

© 1991 East Blueward, Charlotte, NC 28203 704/333-0325
 © 1991 Prince Street, Alexandria, VA 22314 703/549-7784

Land Design Inc.
 Landscape Architecture Land Planning
 Urban Design Civil Engineering

SHEET NO. 1
 DRAWING NAME: HENDRICK.DWG OF 1