



**GENERAL NOTES:**

1. The sole intent of this rezoning is to permit the development of a master-planned church identified as including and pending for the rezoning of the parcel shown on this map. The rezoning is intended for church-related recreational purposes.
2. Prior to the issuance of any building permit, the petitioner will dedicate additional right-of-way to the roadway identified as Huck's Road realignment. The location for this road is shown on this map. The petitioner reserves the right to utilize this space for walkways or other purposes from the operation of the proposed church. The rezoning of this parcel is contingent upon the dedication of the roadway, prior to its construction, title to the right-of-way being transferred to the petitioner.
3. The area identified on this plan as "Recreation" shall be dedicated to Mecklenburg County Parks and Recreation Department for agency purposes. Such dedication shall occur immediately upon the issuance of the final development plan and shall be subject to the approval of the Department. Except for these purposes, the "Recreation" area shall be left undeveloped, without the planting of living vegetation.
4. The area identified on this plan as "Building & Parking" shall be dedicated to Mecklenburg County Parks and Recreation Department for agency purposes. Such dedication shall occur immediately upon the issuance of the final development plan and shall be subject to the approval of the Department. Except for these purposes, the "Building & Parking" area shall be left undeveloped, without the planting of living vegetation.
5. The area identified on this plan as "Limits of Bldg. & Parking" shall be dedicated to Mecklenburg County Parks and Recreation Department for agency purposes. Such dedication shall occur immediately upon the issuance of the final development plan and shall be subject to the approval of the Department. Except for these purposes, the "Limits of Bldg. & Parking" area shall be left undeveloped, without the planting of living vegetation.
6. Stakes may be established on this site in accordance with applicable zoning requirements.
7. The 30-foot, Class B buffer, indicated on this plan shall be established in accordance with the requirements of the zoning ordinance. The petitioner reserves the right to utilize this space for walkways or other purposes from the operation of the proposed church. The rezoning of this parcel is contingent upon the dedication of the roadway, prior to its construction, title to the right-of-way being transferred to the petitioner.
8. The area identified on this plan as "Recreation" shall be dedicated to Mecklenburg County Parks and Recreation Department for agency purposes. Such dedication shall occur immediately upon the issuance of the final development plan and shall be subject to the approval of the Department. Except for these purposes, the "Recreation" area shall be left undeveloped, without the planting of living vegetation.
9. The area identified on this plan as "Building & Parking" shall be dedicated to Mecklenburg County Parks and Recreation Department for agency purposes. Such dedication shall occur immediately upon the issuance of the final development plan and shall be subject to the approval of the Department. Except for these purposes, the "Building & Parking" area shall be left undeveloped, without the planting of living vegetation.
10. The area identified on this plan as "Limits of Bldg. & Parking" shall be dedicated to Mecklenburg County Parks and Recreation Department for agency purposes. Such dedication shall occur immediately upon the issuance of the final development plan and shall be subject to the approval of the Department. Except for these purposes, the "Limits of Bldg. & Parking" area shall be left undeveloped, without the planting of living vegetation.
11. Screening shall be provided in accordance with section 12.203 of Mecklenburg County Zoning Ordinance.
12. All exterior walls shall be screened with a solid wood or masonry enclosure with areas attached to the building.
13. Screening shall be installed in brown wood in accordance with the requirements of the Mecklenburg County Engineering Department.
14. The petitioner has committed to the purchase of a very large parcel of land to meet all needs of the church. The parcel is located on the east side of the site, with a total area of approximately 100 acres and a total cost of approximately \$10,000,000. The parcel is currently zoned R-3 and is owned by the petitioner. The rezoning of this parcel is contingent upon the purchase of the parcel.

**FOR MECKLENBURG COMMUNITY CHURCH**

NOVEMBER 22, 1996  
SCALE: 1"=100'

**REZONING PLAN**

Petition No: 97-6 (C)  
APPROVED BY COUNTY COMMISSION:  
DATE: MARCH 14, 1997

**SITE DATA**

TOTAL ACREAGE: 73.18 AC.  
EXISTING ZONING: R-3  
PROPOSED ZONING: INST (CD)  
PROPOSED USE: CHURCH  
MAX. SEATING CAPACITY  
OF MAIN AUDITORIUM: SEE NOTE #14

**VICINITY MAP**

**"For Public Hearing"**  
Revision Date: January 16, 1997

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