LEGAL DESCRIPTION

Beginning at a point in the southerly margin of the right-of-way of Mineral Springs Road, said point being S.64-45-05E, approximately 370' from the intersection of Mineral Springs road and Neal Road, and runs thence S.12-36-20W 618.88' to a point; thence S.74-10-15E 1497.45' to a point; thence S.51-11-03E 776.31' to a point; thence S.11-53-18W 224.43' to a point; thence S.55-26-32 859.83' to a point; thence S.56-52-25W 360.00' to a point; thence S.89-19-53W 1186.00' to a point; thence S. 73-44-20W 4.82' to a point; thence N.18-10-46E 347.34' to a point; thence N.68-58-20W 1029.80' to a point; thence S.61-26-40W 1406.82' to a point; thence N.22-00-18W 160.54' to a point thence N.88-42-16W 500.01' to a point; in the easterly margin of the right-of-way of Sugar Creek Road; thence with said margin of Sugar Creek Road N.01-26-39E 100.15' to a point; thence S.88-42-16E 456.62' to a point; thence N.22-00-16W 217.53' to a point; thence N.21-52-06W 183.43' to a point; thence S.72-46-07W 282.10' to a point in the easterly margin of the right-of-way of Sugar Creek Road; thence with said margin of Sugar Creek Road N.01-23-37W 324.41' to a point thence N.88-14-02W 260.90' to a point; thence N.03-44-28E 431.08' to a point; thence S.83-46-44W 226.15' to a point; thence S.89-42-40W 101.52' to a point in the easterly margin of the right-of-way of Sugar Creek Road; thence with said margin of Sugar Creek Road N.09-45-40W 105.38' to a point; thence N.72-53-32E 373.89' to a point; thence S.13-07-45E 88.55' to a point; thence N.63-46-44E 470.84' to a point; thence N.10-20-18E 289.23' to a point; thence N.10-12-28E 435.52' to a point; thence N.10-29-00E 218.86' to a point; thence N.25-14-55E 230.00' to a point in the southerly margin of the right-of-way of Mineral Springs Road; thence with said margin of Mineral Springs Road S.64-45-05E 1244.83' to the point and place of beginning and containing 187 acres, more or less.

NOTE: THIS DESCRIPTION IS BASED ON INFORMATION AVAILABLE FROM VARIOUS SURVEY DOCUMENTS AND SHOULD NOT BE USED FOR LEGAL DOCUMENTS OR LAND TRANSACTIONS. INTENDED FOR REZONING PURPOSES ONLY.

Attached to Administrative Approval

Solomon A. Fortune

SITE DATA

EXISTING ZONING:	R-4 AND B-2
PROPOSED ZONING:	INST(CD)
PROPOSED USE:	CHURCH, EDUCATIONAL, AND SUPPORT FACILITIES
TOTAL AREA:	±187 ACRES
TOTAL EXISTING BUILDING AREA:	154,200 SQ. FT.
TOTAL PROPOSED BUILDING AREA:	527,200 SQ.FT.

Architect — Kenneth Andrews Architect, 7319 Vero Lane, Charlotte, NC 28215, 704.323.9321, klandrews@carolina.rr.com

Petitioners

- Parcel Numbers 04702102 04702110 04701122 04701121 04701120 — Northside Baptist Church of Charlotte NC Inc., 333 Jeremiah Boulevard, Charlotte, NC 28262, 704.596.4856
- Parcel Number 04701105 — Gethsemane Cemetery and Memorial Gardens, LLC, 1215 Mineral Springs Road, Charlotte, NC 28262, 704.906.6363
- Parcel Numbers 04702148 04702101 — John B and Betty D Gouch, 1215 Mineral Springs Road, Charlotte, NC 28262, 704.906.6363
- Parcel Numbers 04724101 04701103 04701104 — John B and Betty D Gouch, 3616 Michigan Avenue, Charlotte, NC 28215, 704.906.6363

EXISTING ZONING R-3

EXISTING ZONING R-4

ZONING BOUNDARY LINE (TYP)

PROPOSED FUTURE ACCESS POINT - TO ALIGN WITH NEAL ROAD

NEAL ROAD

40' SETBACK

EXISTING ACCESS POINT AND DRIVE - TO BE RELOCATED IN ALIGNMENT WITH NEAL ROAD INTERSECTION. EXISTING DRIVE TO BE REMOVED UPON REALIGNMENT.

MINERAL SPRINGS ROAD

75' CLASS B BUFFER (TYP)

75' BUFFER

This Administrative Amendment is to allow these areas to be developed for recreational and/or cemetery expansion.

Existing Traffic Circle

COACHLIGHT CIRCLE

SADDLE OAKS DRIVE

CARRIAGE OAKS DRIVE

CARRIAGE HILL PLACE

CEMETARY DEVELOPMENT AREA

EXISTING STRUCTURES TO BE REMOVED UPON RE-LOCATION OF MAINTENANCE FACILITIES)

LIMITS OF PRIMARY CHURCH AND EDUCATION DEVELOPMENT AREA

EXISTING POND

EXISTING CEMETARY

EXISTING ROAD - TO REMAIN

Relocate Proposed Senior Housing to area of future connector road Access to center in this general area Housing may not be located closer to existing residential than that indicated on original petition.

Future Connector Road

EXISTING TRACK AND PLAY FIELD

EXISTING CHURCH AND EDUCATION FACILITIES

EXISTING BALLFIELDS

SUGAR CREEK ROAD

EXISTING ACCESS TO CEMETARY TO REMAIN

EXISTING ACCESS TO REMAIN

20' SETBACK

BOWAN ROAD (PRIVATE DRIVE)

EXISTING ZONING BP

20' SIDE YARD

EXISTING ZONING B-2

EXISTING ZONING B-2 PROPOSED ZONING INST (CD)

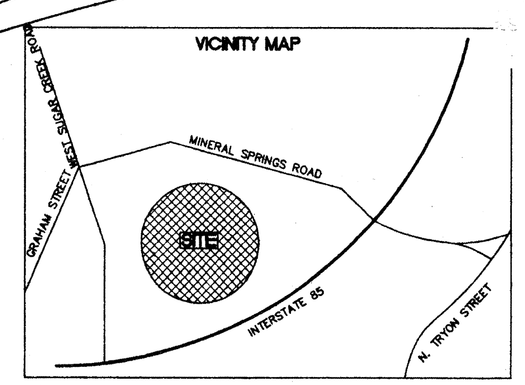
EXISTING ACCESS FROM SERVICE ROAD TO REMAIN

SERVICE ROAD

INTERSTATE 85

ZONING BOUNDARY LINE (AND PROPERTY LINE)

VICINITY MAP



AS FOR PUBLIC HEARING

* NOTE: ALL BUFFERS ARE CLASS B BUFFERS

SCALE: 1"=200'

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KENNETH LLOYD ANDREWS — CERTIFIED MEMBER — 4530 — NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS

ADMINISTRATIVE AMENDMENT RZAAMI-2016-00065

NORTHSIDE BAPTIST CHURCH

REFERENCE REZONING PETITION 95-89
Approved January 22, 1996

333 Jeremiah Boulevard
Charlotte, North Carolina 28262

Revision	Date
2	Revision #2 5.3.17 Change location of senior housing

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Site Plan 1 of 3
(Reference RZ1 of 3)