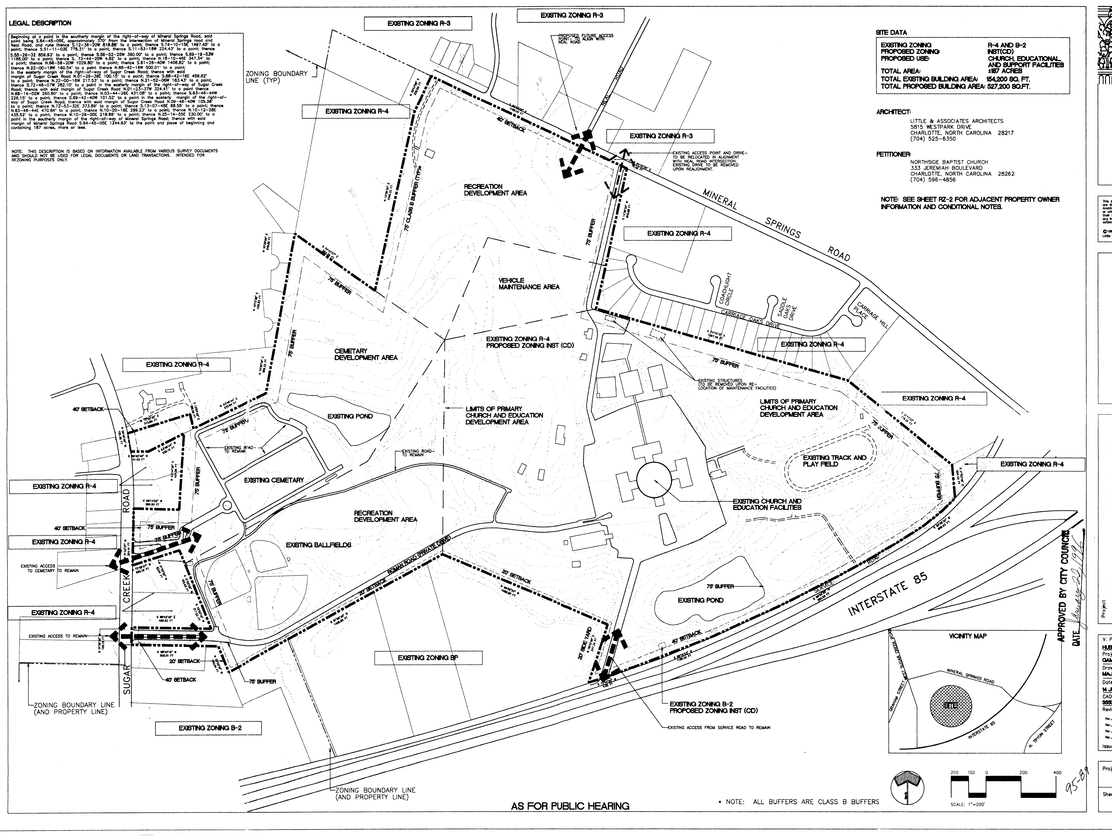
LEGAL DESCRIPTION

Beginning at a point in the southerly margin of the right-of-way of Mineral Springs Road, said point being S.84-45-06E. 1922.00'(S.84-45-06E. 1924.83' by measurement) from the intersection of Mineral Springs Road (66' R/W) and Sugar Creek Road (R/W varies) and being the point of beginning of a tract, thence S.01-11-00E. 176.51' to a point, thence S.01-11-00E. 97.00' to a point, thence S.88-28-32 W68.82' to a point, thence S.84-32-10W 180.00' to a point, thence S.85-16-52W 100.00' to a point, thence S.84-32-10W 100.00' to a point, thence S.84-32-10W 100.00' to a point, thence S.88-28-32W 1035.80' to a point, thence S.81-08-40W 148.82' to a point, thence N.23-00-18W 180.50' to a point thence N.80-42-18W 300.01' to a point, thence N.23-00-18W 100.00' to a point, thence N.80-42-18W 100.00' to a point in the southerly margin of Sugar Creek Road R/W, thence N.80-42-18W 456.62' to a point, thence N.23-00-18W 217.00' to a point, thence N.80-42-18W 1.00' to a point, thence N.23-00-18W 1.00' to a point, thence N.80-42-18W 1.00' to a point in the centerline of Sugar Creek Road, thence with said margin of Sugar Creek Road N.01-11-00E 1.00' to a point, thence N.88-28-32E 1.00' to a point, thence N.84-32-10E 1.00' to a point, thence N.84-32-10E 1.00' to a point, thence N.85-16-52E 1.00' to a point, thence N.84-32-10E 1.00' to a point, thence N.88-28-32E 1035.80' to a point, thence N.81-08-40E 148.82' to a point, thence S.23-00-18E 180.50' to a point, thence S.80-42-18E 300.01' to a point, thence S.23-00-18E 100.00' to a point, thence S.80-42-18E 100.00' to a point, thence S.23-00-18E 217.00' to a point, thence S.80-42-18E 1.00' to a point, thence S.23-00-18E 1.00' to a point, thence S.80-42-18E 1.00' to a point in the centerline of Sugar Creek Road, thence with said margin of Sugar Creek Road S.01-11-00W 1.00' to a point, thence S.88-28-32W 1.00' to a point, thence S.84-32-10W 1.00' to a point, thence S.84-32-10W 1.00' to a point, thence S.85-16-52W 1.00' to a point, thence S.84-32-10W 1.00' to a point, thence S.88-28-32W 1035.80' to a point, thence S.81-08-40W 148.82' to a point, thence N.23-00-18W 180.50' to a point, thence N.80-42-18W 300.01' to a point, thence N.23-00-18W 100.00' to a point, thence N.80-42-18W 100.00' to a point, thence N.23-00-18W 217.00' to a point, thence N.80-42-18W 1.00' to a point, thence N.23-00-18W 1.00' to a point, thence N.80-42-18W 1.00' to a point in the southerly margin of the right-of-way of Sugar Creek Road R/W and in the margin of Mineral Springs Road S.84-45-06E 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 NARROW SURVEY DOCUMENTS AND DEEDS AND IS NOT FOR LEGAL DOCUMENTS OR LAND TRANSACTIONS. INTENDED FOR REZONING PURPOSES ONLY.



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:
LITTLE & ASSOCIATES ARCHITECTS
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

PETITIONER
NORTHSIDE BAPTIST CHURCH
333 JEREMIAH BOULEVARD
CHARLOTTE, NORTH CAROLINA 28262
(704) 596-4856

NOTE: SEE SHEET RZ-2 FOR ADJACENT PROPERTY OWNER INFORMATION AND CONDITIONAL NOTES.

APPROVED BY CITY COUNCIL
DATE 03-07

AS FOR PUBLIC HEARING

• NOTE: ALL BUFFERS ARE CLASS B BUFFERS

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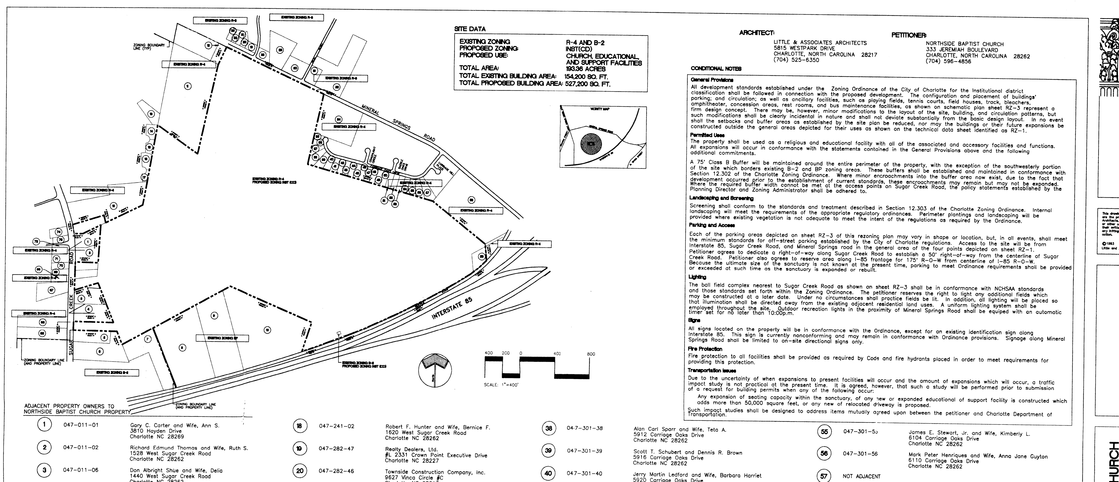
Project: NORTHSIDE BAPTIST CHURCH
Sheet Title: REZONING PLAN
TECHNICAL DATA SHEET

V. P. in Charge: HUBLER
Project Architect/Job Captain: CHARLIE
Drawn By: MA.KONG
Date Drawn: 14 JULY, 1995
CADD Dwg. Name: 950302-1 7-007
Revisions:
1 Revision Date 15 NOV. 1995
2 Revision Date 22 NOV. 1995
3 Revision Date
4 Revision Date
Issue Date 14 JULY, 1995

Project Number: 3660
Sheet RZ-1 of 3



SITE DATA

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CONDITIONAL NOTES

General Provisions

All development standards established under the Zoning Ordinance of the City of Charlotte for the institutional district classification shall be followed in connection with development taking place on the site, including configuration and placement of buildings, parking, and circulation, as well as ancillary facilities, such as playing fields, tennis courts, field houses, track, bleachers, amphitheater, concession areas, rest rooms, and bus maintenance facilities, as shown on Sheet RZ-1. The plans represent a firm design concept. There may be, however, minor modifications to the layout of the site, building, and circulation patterns, but such modifications shall be clearly incidental in nature and shall not deviate substantially from the basic design layout. In no event shall the development rights established by the site plan be reduced, nor may the buildings or their future expansions be constructed outside the general areas depicted for their uses as shown on the technical data sheet identified as RZ-1.

Permitted Uses

The property shall be used as a religious and educational facility with all of the associated and accessory facilities and functions. All expansions will occur in conformance with the statements contained in the General Provisions above and the following additional commitments.

A 75' Class B Buffer will be maintained around the entire perimeter of the property, with the exception of the southwesterly portion of the site which borders existing B-2 and BP zoning areas. These buffers shall be established and maintained in conformance with Section 12.302 of the Charlotte Zoning Ordinance. Where minor encroachments into the buffer area may be required, the Planning Director, prior to the establishment of current standards, these encroachments may remain but must not be expanded. Where the buffer requirements cannot be met at the access points on Sugar Creek Road, the policy statements established by the Planning Director and Zoning Administrator shall be adhered to.

Landscaping and Screening

Screening shall conform to the standards and treatment described in Section 12.303 of the Charlotte Zoning Ordinance. Internal landscaping will meet the requirements of the appropriate regulatory ordinances. Perimeter plantings and landscaping will be provided where existing vegetation is not adequate to meet the intent of the regulations as required by the Ordinance.

Parking and Access

Each of the parking areas depicted on sheet RZ-3 of this rezoning plan may vary in shape or location, but, in all events, shall meet the minimum standards for off-street parking established by the City of Charlotte regulations. Access to the site will be from Interstate 85, Sugar Creek Road, and Mineral Springs Road as generally depicted on the attached sheet RZ-1. Petitioner agrees to dedicate a right-of-way along Sugar Creek Road to establish a 50' right-of-way from the centerline of Sugar Creek Road. Petitioner also agrees to reserve area along I-85 frontage for 175' R-O-W from centerline of I-85. Should the ultimate size of the sanctuary is not known at the present time, parking to meet Ordinance requirements shall be provided or exceeded at such time as the sanctuary is expanded or rebuilt.

Lighting

The ball field complex nearest to Sugar Creek Road as shown on sheet RZ-3 shall be in conformance with NCHSAA standards and shall be constructed as set forth within the Zoning Ordinance. The petitioner reserves the right to light any additional fields which may be constructed at a later date. Under no circumstances shall practice fields be lit. In addition, all lighting will be placed so that illumination shall be directed away from existing adjacent residential land uses. A uniform lighting system shall be employed throughout the site. Outdoor recreation lights in the proximity of Mineral Springs Road shall be equipped with an automatic timer set for no later than 10:00p.m.

Signs

All signs located on the property will be in conformance with the Ordinance, except for an existing identification sign along Interstate 85. This sign is currently nonconforming and may remain in conformance with Ordinance provisions. Signage along Mineral Springs Road shall be limited to on-site directional signs only.

Fire Protection

Fire protection to all facilities shall be provided as required by Code and fire hydrants placed in order to meet requirements for providing this protection.

Transportation Issues

Due to the uncertainty of when expansions to present facilities will occur and the amount of expansions which will occur, a traffic impact study is not practical at the present time. It is agreed, however, that such a study will be performed prior to submission of a request for building permits when any of the following occur:

Any expansion of seating capacity within the sanctuary, of any new or expanded educational of support facility is constructed which adds more than 50,000 square feet, or any new of relocated driveway is proposed.

Such impact studies shall be designed to address items mutually agreed upon between the petitioner and Charlotte Department of Transportation.

ADJACENT PROPERTY OWNERS TO NORTHSIDE BAPTIST CHURCH PROPERTY

1	047-011-01	Gary C. Carter and Wife, Ann S. 3810 Hopper Drive Charlotte NC 28269
2	047-011-02	Richard Edmund Thomas and Wife, Ruth S. 1528 West Sugar Creek Road Charlotte NC 28262
3	047-011-06	Don Albright Shue and Wife, Delo 1440 West Sugar Creek Road Charlotte NC 28262
4	047-011-07	Barbara H. Greene by Will 1400 West Sugar Creek Road Charlotte NC 28262
5	047-011-18	Sugar Creek Inn Company 1416 West Sugar Creek Road Charlotte NC 28262
6	047-011-10	Budget Motels, Inc. 8515 Rivlee Lane Manassas VA 22110
7	047-011-19	Lee Family Trust c/o Nancy A. Courtney 2687 Holly Point Road East Orange Park FL 32073
8	047-011-32	Kahala Investors (ELA.) 4350 Executive Drive #300 San Diego CA 92121
9	047-011-35	Werba Investors Southeast, Inc. c/o Bankers Trust Company 19 West 280 Park Avenue New York NY 10017
10	047-011-34	Robert H. Percival and Wife, Kathleen N. 2816 Wheelock Road Charlotte NC 28211
11	7047-023-03	Louise L. Shuler 1438 Sansberry Road Charlotte NC 28262
12	047-023-05	Raymond Lee Herndon and Wife, Sheila M. 1436 Sansberry Road Charlotte NC 28262
13	047-024-03	Guy W. Northey and Wife, Marie D. 2010 Burgundy Drive Charlotte NC 28262
14	047-241-42	Thomas M. Lutz and Husband, Steven E. 1700 Blandford Drive Charlotte NC 28262
15	047-241-41	Leonard L. Covington, Jr. 1701 Blandford Drive Charlotte NC 28262
16	047-241-31	Robert Cooper 1800 Burgundy Drive Charlotte NC 28262
17	047-241-30	David S. Hannes 13441 Woody Point Road Charlotte NC 28278
18	047-241-02	Robert F. Hunter and Wife, Bernice F. 1620 West Sugar Creek Road Charlotte NC 28262
19	047-282-47	Realty Dealers, Ltd. #L 2331 Crown Point Executive Drive Charlotte NC 28227
20	047-282-46	Townside Construction Company, Inc. 9927 Mosq Circle #1 Charlotte NC 28213
21	047-282-45	Realty Dealers, Ltd. #L 2331 Crown Point Executive Drive Charlotte NC 28227
22	047-282-44	Realty Dealers, Ltd. #L 2331 Crown Point Executive Drive Charlotte NC 28227
23	047-282-43	Realty Dealers, Ltd. #L 2331 Crown Point Executive Drive Charlotte NC 28227
24 25 26 27	NOT ADJACENT	
28	047-283-16	Moco Homes, Inc. Post Office Box 25746 Charlotte NC 28229
29	047-311-01	Avis O. Hamilton (Mrs. H. S.) 1500 West Sugar Creek Road Charlotte NC 28262
30	047-311-02	Clyde Ray Hunter and Wife, Martha L. Charlotte NC 28262
31	047-083-11	Craig W. Hunter, Jr. 4507 Kayron Drive Charlotte NC 28269
32	047-083-12	Craig W. Hunter, Sr. (Estate) c/o C. Hunter, Jr. 4507 Kayron Drive Charlotte NC 28269
33	NOT ADJACENT	
34	047-301-01	John B. Sloan and Wife, Betty D. 3816 Michigan Avenue Charlotte NC 28215
35	047-301-35	David James Adams and Wife, Claire Diaier 5900 Carriage Oaks Drive Charlotte NC 28262
36	047-301-36	John Reid Barbee and Wife, Mary Arlene E. 5904 Carriage Oaks Drive Charlotte NC 28262
37	047-301-37	Julius T. Lewis and Wife, Iva Janet 5908 Carriage Oaks Drive Charlotte NC 28262
38	047-301-38	Alan Carl Sparr and Wife, Teta A. 5912 Carriage Oaks Drive Charlotte NC 28262
39	047-301-39	Scott T. Schubert and Dennis R. Brown 5916 Carriage Oaks Drive Charlotte NC 28262
40	047-301-40	Jerry Martin Ledford and Wife, Barbara Harriet 5920 Carriage Oaks Drive Charlotte NC 28262
41	047-301-41	Richard Howard Bernstein 5924 Carriage Oaks Drive Charlotte NC 28262
42	047-301-42	Kevin Y. Houston and Marlice S. Long 5928 Carriage Oaks Drive Charlotte NC 28262
43	047-301-43	Michael C. McIlwain and Wife, Teresa S. 5932 Carriage Oaks Drive Charlotte NC 28262
44	047-301-44	John Patrick Campbell and Wife, Yvonne W. Akkerman 5936 Carriage Oaks Drive Charlotte NC 28262
45	047-301-45	James David Nelson and Wife, Sheila Nationa 5940 Carriage Oaks Drive Charlotte NC 28262
46	047-301-46	Minoru McPhail Hicks 5944 Carriage Oaks Drive Charlotte NC 28262
47	047-301-47	Craig E. Bohannon and Wife, Karen E. 6000 Carriage Oaks Drive Charlotte NC 28262
48	047-301-48	Mark Anthony Beaman and Wife, Laura Jane 6004 Carriage Oaks Drive Charlotte NC 28262
49	047-301-49	Christopher James Munson 6008 Carriage Oaks Drive Charlotte NC 28262
50	047-301-50	John Andrew David Byrd and Wife, Tricia Linn Turner 6012 Carriage Oaks Drive Charlotte NC 28262
51	047-301-51	Enrique Alberto Bizi, Jr. and Wife, Catherine Mathe 6016 Carriage Oaks Drive Charlotte NC 28262
52	047-301-52	Donna L. Siler 6020 Carriage Oaks Drive Charlotte NC 28262
53	047-301-53	Claude Phillip Coon and Wife, Susan Bryant 6024 Carriage Oaks Drive Charlotte NC 28262
54	047-301-54	James Patrick Hawkins and Wife, Leslie Tester 6100 Carriage Oaks Drive Charlotte NC 28262
55	047-301-5u	James E. Stewart, Jr. and Wife, Kimberly L. 6104 Carriage Oaks Drive Charlotte NC 28262
56	047-301-56	Mark Peter Henriques and Wife, Anna Jane Guyton 6110 Carriage Oaks Drive Charlotte NC 28262
57	NOT ADJACENT	
58	047-301-63	Jean Perniger Wolf Post Office Box 18 Huntersville NC 28078
59	047-301-64	David Irvin Stooley 6315 North I-85 Charlotte NC 28216
60 61 62 63 64	NOT ADJACENT	
65	045-072-08	Eddie A. Flowe 5027 Morning Road Charlotte NC 28269
66	045-072-09	Eddie A. Flowe (L/T) (B/D) 5027 Morning Road Charlotte NC 28269
67	045-072-11	Eddie A. Flowe (By Will) 5027 Morning Road Charlotte NC 28269
68	045-081-01	Hayat D. Lord, Jr., and Wife, Sylvia S. 1501 West Sugar Creek Road Charlotte NC 28262
69	045-081-02	William S. Shue 1509 West Sugar Creek Road Charlotte NC 28262
70	045-081-03	Don A. Shue, Jr. and Wife, Janet G. 1515 West Sugar Creek Road Charlotte NC 28262
71	045-081-04	Gladys T. Boat (Mrs. B. A.) (By Entirety) 1521 West Sugar Creek Road Charlotte NC 28262
72	045-081-05	Robert L. Knipschield and Wife, Carol H. 1527 West Sugar Creek Road Charlotte NC 28262
73	045-082-01	Horace Edwin Phillips and Wife, Regina E. 8810 Holiday Drive Charlotte NC 28215
74	045-082-02	Brian S. White 1611 West Sugar Creek Road Charlotte NC 28262
75	NOT ADJACENT	

AS FOR PUBLIC HEARING

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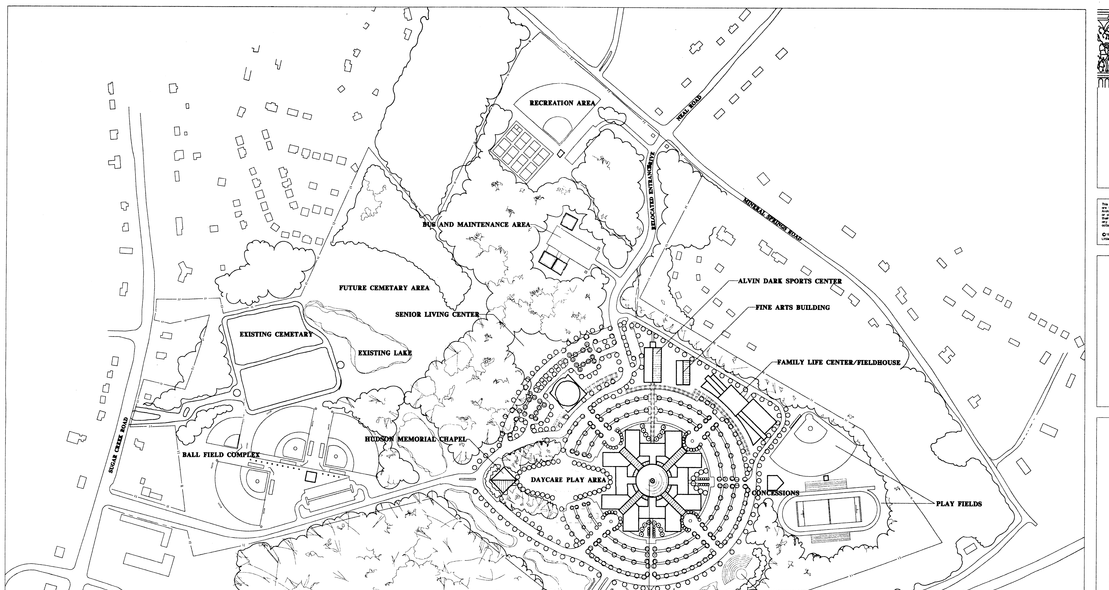
Project: NORTHSIDE BAPTIST CHURCH
Sheet Title: ADJACENT PROPERTY OWNERS
TECHNICAL DATA SHEET

V. P. in Charge: HUBLER
Project Architect/Job Captain: CHARLIE
Drawn By: MA.KONG
Date Drawn: 14 JULY, 1995
CADD Dwg. Name: 950302-1 7-007
Revisions:
1 Revision Date 15 NOV. 1995
2 Revision Date 22 NOV. 1995
3 Revision Date
4 Revision Date
Issue Date 14 JULY, 1995

Project Number: 3660
Sheet RZ-2 of 3



NOTE: THIS PLAN IS SCHEMATIC IN NATURE AND IS SUBJECT TO MODIFICATION AS ALLOWED UNDER THE CONDITIONS SET FORTH WITHIN THIS REZONING PLAN.

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Project: NORTHSIDE BAPTIST CHURCH
Sheet Title: REZONING PLAN
SCHEMATIC MASTER PLAN

V. P. in Charge: HUBLER
Project Architect/Job Captain: CHARLIE
Drawn By: MA.KONG
Date Drawn: 14 JULY, 1995
CADD Dwg. Name: 950302-1 7-007
Revisions:
1 Revision Date
2 Revision Date
3 Revision Date
4 Revision Date
Issue Date 14 JULY, 1995

Project Number: 3660
Sheet RZ-3 of 3