

Site Development Data:

- Acreage: ± 22.89 ac
- Tax Parcel Number: Portion of 02907118
- Existing Zoning: N1-A
- Proposed Zoning: ML-2(CD)
- Existing Uses: Single family residential and vacant
- Proposed Uses: Industrial/Manufacturing type uses to expand and complement the existing Hendrick Motorsport Campus. Uses will include those allowed by right and under prescribed conditions in the ML-2 zoning district together with accessory uses as more specifically restricted below in Section 2.
- Maximum Building Height: Not to exceed maximum permitted by Ordinance.

1. General Provisions:

a. Site Location. These Development Standards and the Site Plan and other graphics set forth on attached Sheets from this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Hendrick Motorsports to accommodate the expansion of the Hendrick Motorsports Campus on an approximately 22.89-acre site located on the northeast corner of Morehead Road and Old Holland Road in northeast Mecklenburg County at the Cabarrus County line (the "Site"). The existing Hendrick Motorsports Campus is located on the adjoining properties northeast and southeast of the property.

b. Zoning District/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the ML-2 zoning classification for the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.

c. Graphics and Alterations. The schematic depictions of the uses, green areas, stormwater facilities, development areas, sidewalks, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of the Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not authorized by the Rezoning Plan will be reviewed and approved as allowed by Article 37 of the Ordinance.

d. Since the project has not undergone the design development and construction phases, it is intended that the Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially affect the overall design intent depicted on the Rezoning Plan.

e. The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with industrial uses which include but are not limited to manufacturing, fabrication, and processing of any article, substance, or commodity. Other uses may include a rose shop (i.e., an automotive facility that provides services, parts, and support for vehicles used in motorsport or high-performance driving, warehousing, research & development, light assembly, office and other uses as allowed by right and under prescribed conditions in the ML-2 zoning district together with accessory uses.

b. All principal uses on the Site shall be within a fully enclosed building. No manufacturing, fabrication, processing, and assembly of items may occur outside the fully enclosed building. Accessory outdoor storage to support the principal use on the Site is allowed per the applicable prescribed conditions of the Ordinance.

3. Access and Transportation Improvements:

a. Access to the Site will be from Old Holland Road and Team Hendrick Way as generally depicted on the Rezoning Plan. Old Holland Road is maintained by NCDOT and Team Hendrick Way is a private internal drive to the existing Hendrick Motorsports Campus.

b. Morehead Road is designated a 4+ Avenue with a shared use path on the adopted Charlotte Streets Map. The required distance from the centerline to the future back of curb is a minimum of thirty (30) feet for this street designation. The curb and gutter shall be constructed in its future location unless otherwise informed and documented by NCDOT indicating they will not allow curb and gutter at the future location.

c. The Petitioner shall provide a minimum eight (8) foot wide planting strip and twelve (12) foot wide shared use path along the Site's Morehead Road frontage. At a minimum, additional right-of-way will be dedicated to the dimension of the street cross section is within public right-of-way. If allowed by NCDOT, additional right-of-way along Morehead Road will be dedicated to the shared use path is within the right-of-way measuring a total of fifty-two (52) feet from the centerline. If the shared use path is not allowed within the State's right-of-way, it will be constructed outside the Morehead Road right-of-way within a public access easement and maintained by the petitioner. The right-of-way or a permanent sidewalk easement will be located a minimum of two (2) feet behind the shared use path where feasible. It is noted that Morehead Road is a NCDOT maintained road and the final design and requirements are subject to their review and approval.

d. Old Holland Road is a local street. When a local street is located within a Manufacturing and Logistics Place Type, it is to be designed and constructed as a local industrial street per CALDSM U-06. The required distance from the centerline to the future back of curb is a minimum of seventeen and a half (17.5) feet for this street designation. The curb and gutter shall be constructed in its future location unless otherwise informed and documented by NCDOT indicating they will not allow curb and gutter at the future location.

e. The Petitioner shall provide a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's Old Holland Road frontage. A minimum right-of-way of twenty five and a half (25.5) feet from the centerline will be dedicated per CALDSM U-06. If allowed by NCDOT, additional right-of-way along Old Holland Road will be dedicated so the sidewalk is within the right-of-way measuring a total of fifty-three and a half (53.5) feet from the centerline. If the sidewalk is not allowed within the State's right-of-way, it will be constructed outside the Old Holland Road right-of-way within a public access easement and maintained by the petitioner. The right-of-way or a permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible. It is noted that Old Holland Road is a NCDOT maintained road and the final design and requirements are subject to their review and approval.

f. All transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if site improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be posted for any improvements not completed at the time the first certificate of occupancy is requested and released.

g. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate the final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

h. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with applicable published standards.

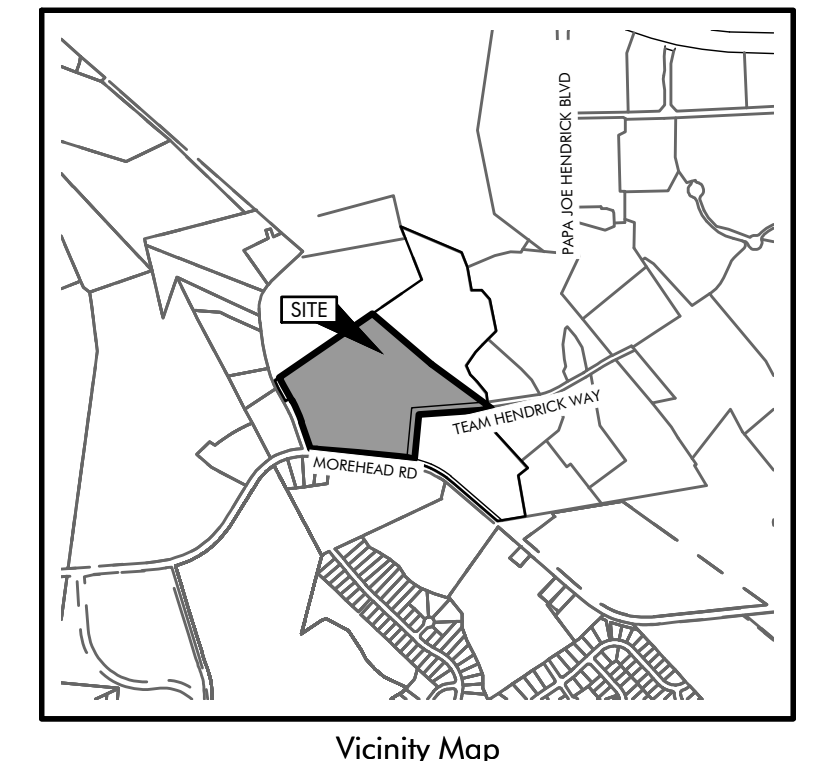
i. The Petitioner will dedicate and convey in fee simple all rights-of-way to the City or NCDOT prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way.

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation	Land Uses	Density	Daily Trips/Peak Hour Trips
1) Manufacturing (ML-2, 22.89 acres)		238,000 SF	1,065 daily trips, 149 AM peak hour trips, 182 PM peak hour trips
2) Construction			
3) Total:			

Multimodal Mitigation	Required Points	Points
1) Construct 17' multi-use path along Morehead Rd. 0.5 points * 765LF/25LF = 15 points		15
2)		
3)		
4)		
Total:		15

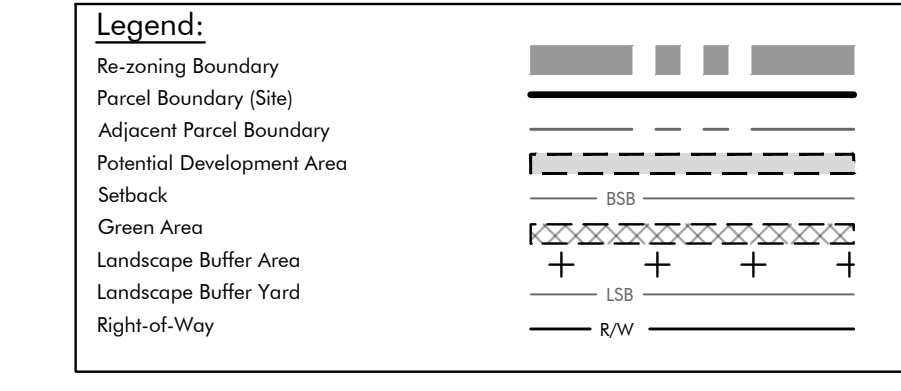
Transportation Demand Management Mitigation	Required Points	Points
1)		
2)		
3)		
4)		
Total:		0



Site Data Table:

Re-zoning Acreage:	± 22.89 Ac.
Re-zoning Parcel:	02907118
Existing Zoning:	N1-A (Neighborhood 1)
Proposed Zoning:	ML-2 (Manufacturing and Logistics)
Required Green Area:	15%
Permitted Green Area:	15%

- Keynotes:**
- Existing Setback/Buffer to be removed with the adoption of this rezoning.
 - Proposed Landscape Buffer to be reduced/removed in accordance with the City of Charlotte UDO Article 20.9.M Table 20-3 if the adjacent property is rezoned.
 - Final Green Area limits to be determined by final site/landscape plans for the project(s) on the site and plotted accordingly. Green area may be supplemented on another parcel within Charlotte if approved by the City.
 - NCDOT has determined that new curb and gutter will not be installed on Morehead Rd. (Re-zoning comment provided 4/26/26)



Prepared By:

ACRO Project Number: 2025-027

Revisions:

No.	Date	Description

Project Location: Morehead Road, Mecklenburg County, North Carolina

Project Name: Hendrick Campus South Expansion

Date: 05/07/2026

Sheet Title: Rezoning Plan

Sheet Number: 1 / 1

Scale: 1" = 100'

File Location: N:\Shared\ACRO Projects\HAG\NCD, BSN, Concord\2025\027 (HMS Heritage Center Exp) (HMS Heritage Center Exp)\Re-zoning\Re-zoning Plan.dwg
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