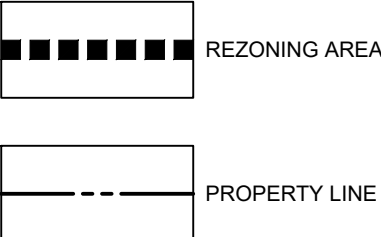


BACKGROUND DISCLAIMER
BACKGROUND INFORMATION TAKEN FROM MECKLENBURG COUNTY GIS ON 2/27/2019

SITE DEVELOPMENT DATA:
--ACREAGE: ± 8.594 ACRES
--TAX PARCEL: 88; PORTION OF 8072.261-01
--EXISTING ZONING: URS-1 AND MUDD
--PROPOSED ZONING: MUDD-0
--EXISTING USES: PRACTICE FIELDS AND ACCESSORY STRUCTURES
--PROPOSED PERMITTED USES: PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS, SPORTS AND RECREATION USES, ACTIVITIES AND EVENTS, NON-RESIDENTIAL INSTITUTIONAL USES, ACTIVITIES AND EVENTS, COMMUNITY, CULTURAL, MUSICAL AND CIVIC USES, ACTIVITIES AND EVENTS, AND MOBILE FOOD VENDING ACTIVITIES, ALL AS PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE MUDD ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICT, ABOVE, AS AMENDED BY THE OPTIONAL PROVISIONS SET FORTH BELOW, THESE PERMITTED USES SHALL TAKE PLACE WITHIN THE PROPOSED BUILDING GENERALLY ORIENTED ON THE REZONING PLAN OR ON THE FIELD DISPARING AREAS LOCATED ON THE SITE, SUBJECT TO COMPLYING WITH ALL APPLICABLE ZONING REGULATIONS. IT IS NOTED FOR CLARITY THAT A REDEVELOPMENT OF THE SITE FOR EITHER: (i) ADDITIONAL USES TO BE LOCATED WITHIN THE PROPOSED BUILDING ON THE SITE OR OUTSIDE ON THE FIELDS OR (ii) NEW PRINCIPAL OR ACCESSORY BUILDINGS ON THE SITE WILL REQUIRE A REZONING.
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE MUDD ZONING DISTRICT.
--HEIGHT: NOT TO EXCEED 75 FEET AS MEASURED IN ACCORDANCE WITH ORDINANCE.

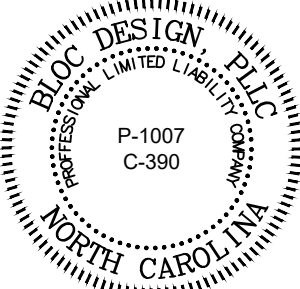
SEE SHEET RZ-4 FOR ADDITIONAL ZONING INFORMATION



REVISIONS		
NO.	DATE	DESCRIPTION
1	05/13/19	REVISED REZONING SUBMITTAL
2	06/24/19	REVISED REZONING SUBMITTAL

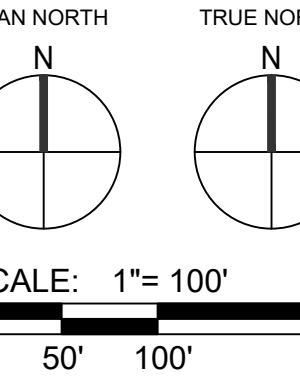
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Carolina Panthers
Practice / Training Facility Signage
Charlotte, NC 28202

REZONING PETITION #:
2019-044



DATE: 03/06/19	MPIC: WILL
DRAWN BY: ASP	CHECKED BY: WILL
PROJECT NUMBER: 00631.02	
SCALE: 1" = 100'	
TITLE: OVERALL SITE PLAN	

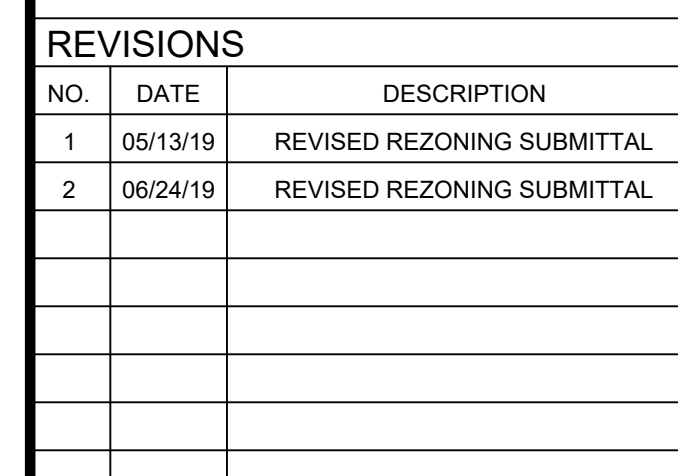
SHEET NO:
RZ-1.0



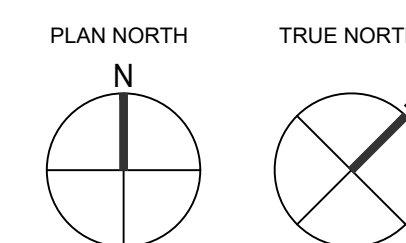
VICINITY MAP

N.T.S.

NOTE: THE DESCRIPTION OF THE BUILDING SIGNAGE, DETACHED SIGNAGE, MONUMENT SIGNAGE, AND PRACTICE FIELD FENCE SIGNAGE ARE SET FORTH IN THE DEVELOPMENT STANDARDS PORTION OF THE REZONING PLAN ON SHEET RZ-4



REZONING PETITION #:
2019-044



SHEET NO.:
RZ-2.0



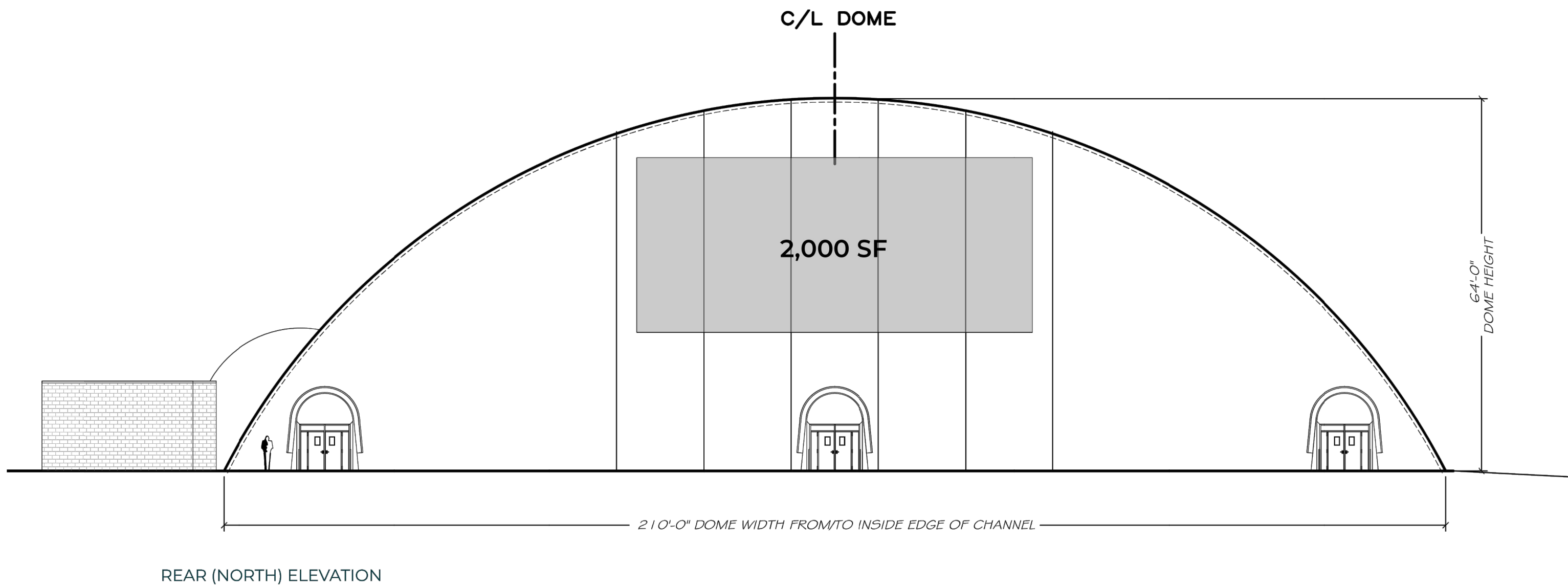
Illustrative/ Conceptual Rendering of Practice/ Training Facility Building

NOTE:
* Descriptions of building signage, detached signage, and other signage are set forth in development standards.
* These conceptual renderings of practice/training facility building may undergo minor changes that do not change the overall design intent associated with this unique structure.

VIEW ONE

INDOOR PRACTICE FACILITY | MAY 7, 2019

1 of 3



SIGNAGE ELEVATION

INDOOR PRACTICE FACILITY | MAY 7, 2019

1 of 1

RENDERINGS PROVIDED BY WAGNER MURRAY ARCHITECTS, 601 S CEDAR ST, CHARLOTTE, NC 28202



Illustrative/ Conceptual Rendering of Practice/ Training Facility Building

NOTE:
* Descriptions of building signage, detached signage, and other signage are set forth in development standards.
* These conceptual renderings of practice/training facility building may undergo minor changes that do not change the overall design intent associated with this unique structure.

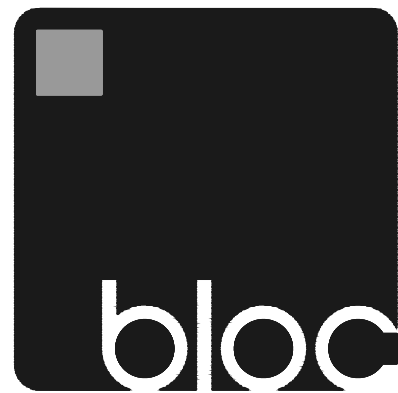
VIEW TWO

INDOOR PRACTICE FACILITY | MAY 7, 2019

2 of 3

RENDERING NOTES:

1. ATTACHED IMAGES ARE CONCEPTUAL RENDERINGS OF PRACTICE / TRAINING FACILITY BUILDING
2. THESE CONCEPTUAL RENDERINGS OF PRACTICE/TRAINING FACILITY BUILDINGS MAY UNDERGO MINOR CHANGES THAT DO NOT CHANGE THE OVERALL DESIGN INTENT ASSOCIATED WITH THIS UNIQUE STRUCTURE
3. NOTE THAT THE DESCRIPTION OF THE BUILDING SIGNAGE, DETACHED SIGNAGE, MONUMENT SIGNAGE, AND PRACTICE FIELD FENCE SIGNAGE ARE SET FORTH IN THE DEVELOPLENT STANDARDS PORTION OF THE REZONING PLAN ON SHEET RZ-4



Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
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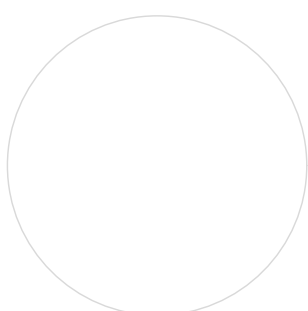
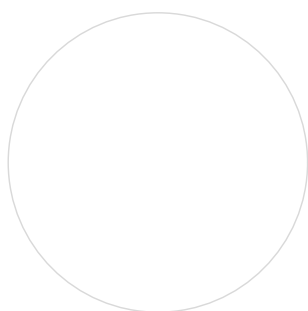
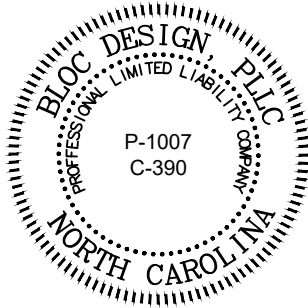
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	05/13/19	REVISED REZONING SUBMITTAL
2	06/24/19	REVISED REZONING SUBMITTAL

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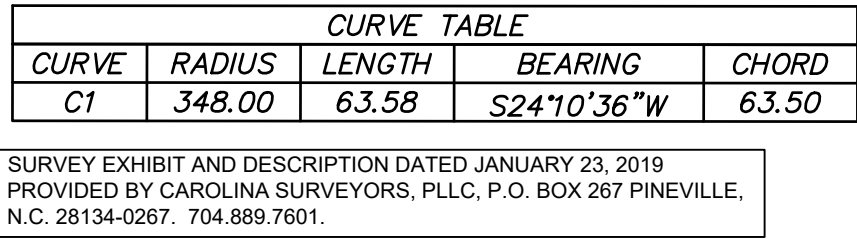


Carolina Panthers
Practice / Training Facility Signage
Charlotte, NC 28202

REZONING PETITION #:
2019-044

DATE: 03/06/19	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00631.02	
SCALE:	
TITLE: CONCEPTUAL RENDERINGS	

SHEET NO:
RZ-3.0



METES & BOUNDS SURVEY DESCRIPTION

BE BEGINNING AT A POINT ON THE SOUTH WESTELY CORNER OF THE CITY OF CHARLOTTE AS
RECORDED IN MAP BOOK 27, PAGE 475 AND MAP BOOK 38, PAGE 117 ON THE EASTERN MARGIN
OF SOUTH CARR STREET IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY NORTH
CAROLINA, THE FOLLOWING BEING THE BEARING AND DISTANCE TO EACH POINT:
THENCE WITH AN ARC TO THE RIGHT HAVING A RADIUS OF 348'00" AND A LENGTH OF 63'58" AND
BEING CHORDED BY A BEARING OF S 21°03'6" W AND A DISTANCE OF 63'50" TO A POINT, THENCE
WITH A BEARING OF S 29°23'42" E AND A DISTANCE OF 52.28" TO A POINT, THENCE WITH A
BEARING OF S 37°44'36" E AND A DISTANCE OF 118.83 TO A POINT, THENCE WITH A BEARING OF S
37°44'36" W AND A DISTANCE OF 170.72 TO A POINT, THENCE WITH A BEARING OF S 44°19'37" W
AND A DISTANCE OF 65.33 TO A POINT, THENCE WITH A BEARING OF N 41°55'49" W AND
A DISTANCE OF 19.79 TO A POINT, THENCE WITH A BEARING OF S 44°19'15" W AND A DISTANCE OF
65.98 TO A POINT, THENCE WITH A BEARING OF S 44°17'21" W AND A DISTANCE OF 52.28 TO A
POINT, THENCE WITH A BEARING OF S 37°44'36" W AND A DISTANCE OF 118.83 TO A POINT, THEN
THENCE A NEW LINE WITH A BEARING OF S 44°12'22" W AND A DISTANCE OF 98.40 TO A POINT,
THENCE WITH A BEARING OF N 56°46'00" W AND A DISTANCE OF 74.16 TO A CAPPED REBAR
FOUND; THENCE WITH A BEARING OF N 64°29'00" W AND A DISTANCE OF 180.64 TO A REBAR
FOUND; THENCE WITH A BEARING OF N 64°29'00" W AND A DISTANCE OF 180.64 TO A REBAR
FOUND; THENCE WITH A BEARING OF N 25°30'37" E AND A DISTANCE OF 172.49 TO A REBAR FOUND; THENCE
WITH A BEARING OF N 24°08'09" E AND A DISTANCE OF 12.56" TO A POINT, THENCE WITH A BEARING OF
N 30°34'58" W AND A DISTANCE OF 189.69 TO A POINT, THENCE WITH A BEARING OF S 42°34'21" E
AND A DISTANCE OF 175.75 TO A POINT, THENCE WITH A BEARING OF S 42°34'21" E AND A
DISTANCE OF 20.03 TO A POINT, THENCE WITH A BEARING OF N 42°23'33" E AND A DISTANCE OF
205.76 TO THE POINT OF BEGINNING, CONTAINING 8.594 ACRES, MORE OR LESS.

DEVELOPMENT DATA:

- CIRCUMFERENCE: 8.594 ACRES
- TAX PARCELS: 06-007-001; 007-01; 007-201-01
- ZONING: UNCLASSIFIED
- EXISTING ZONING: UR-D AND MUDD
- PROPOSED ZONING: MU-DD-A
- EXISTING USES: PRACTICES AND ACCESSORY STRUCTURES

PROPOSED PERMITTED USES: PRACTICE/TRAINING FACILITY USE, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS, SPORTS AND RECREATION USES, COMMUNITY CULTURAL, MUSICAL AND CIVIC USES, ACTIVITIES AND EVENTS, AND MOBILE FOOD VENDORS, AS ALLOWED & PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER THE MUDD ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICT, ABOVE AS MENUD BY THE OPTIONAL PROVISIONS SET FORTH BELOW. THESE USES SHALL BE LIMITED TO THE FOLLOWING: THE PROPOSED BUILDING GENERAL USE, RESIDENTIAL USE, THE REZONING PLAN ON THE FIELD-PARKING AREAS LOCATED NEAR THE ENTRANCE TO THE SITE, AND THE REZONING PLAN ON THE FIELD-PARKING AREAS LOCATED NEAR THE ENTRANCE TO THE SITE.

A DEVELOPMENT OF THE SITE FOR EITHER (1) ADDITIONAL LOTS TO BE LOCATED WITHIN THE SITE OR ON AN ADJACENT LOT, OR (2) A RECREATION CENTER OR NEW PRINCIPAL USE (AS OPPOSED TO ACCESSORY BUILDINGS OR THE SITE WILL REQUIRE A REZONING.

MINIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY MUDD ZONING DISTRICT.

HIGHWAY: NOT TO EXCEED 75 FEET AS MEASURED IN ACCORDANCE WITH ORDINANCE.

- I. OVERVIEW/BACKGROUND/PURPOSE OF REZONING:

I. OVERVIEW/BACKGROUND/PURPOSE OF REZONING

4. THIS REZONING PETITION RELATES TO A PORTION OF TAX PARCEL 0073-281-01 LOCATED IN THE MIDDLEBURY TOWNSHIP, WINDHAM COUNTY, VERMONT. THE PETITIONER REQUESTS THAT THE TOWN OF MIDDLEBURY REZONE THE PORTION OF THE PARCEL THAT IS CURRENTLY ZONED R-1 TO A SPECIAL USE ZONING DISTRICT. THE RELEVANT FACILITIES FOR THE CARBOUNT PORTION, WHICH ARE ALLOWED PERMITTED BY THE TOWN OF MIDDLEBURY ZONING ORDINANCE, ARE: (1) A 100' X 100' LOT, (2) A 100' X 100' LOT, (3) A 100' X 100' LOT, (4) A 100' X 100' LOT, (5) A 100' X 100' LOT, (6) A 100' X 100' LOT, (7) A 100' X 100' LOT, (8) A 100' X 100' LOT, (9) A 100' X 100' LOT, (10) A 100' X 100' LOT, (11) A 100' X 100' LOT, (12) A 100' X 100' LOT, (13) A 100' X 100' LOT, (14) A 100' X 100' LOT, (15) A 100' X 100' LOT, (16) A 100' X 100' LOT, (17) A 100' X 100' LOT, (18) A 100' X 100' LOT, (19) A 100' X 100' LOT, (20) A 100' X 100' LOT, (21) A 100' X 100' LOT, (22) A 100' X 100' LOT, (23) A 100' X 100' LOT, (24) A 100' X 100' LOT, (25) A 100' X 100' LOT, (26) A 100' X 100' LOT, (27) A 100' X 100' LOT, (28) A 100' X 100' LOT, (29) A 100' X 100' LOT, (30) A 100' X 100' LOT, (31) A 100' X 100' LOT, (32) A 100' X 100' LOT, (33) A 100' X 100' LOT, (34) A 100' X 100' LOT, (35) A 100' X 100' LOT, (36) A 100' X 100' LOT, (37) A 100' X 100' 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2. GENERAL PROVISIONS:

- [illegible]

[illegible][illegible]

- [illegible]

NOTE: THE OPTIONAL PROVISIONS REGARDING SIGNS ARE ADDITIONS/MODIFICATIONS TO THE STANDARDS FOR SIGNS IN THE MUDD-O-DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED OR ALLOWED BY THESE OPTIONAL PROVISIONS. ACCORDINGLY, ADDITIONAL SIGNS AS ALLOWED BY THE MUDD ZONING DISTRICT WILL BE ALLOWED ON THE BUILDING THE GRAPHIC REPRESENTATIONS OF THE PROPOSED SIGNS SET FORTH ON THE REZONING PLAN ARE ILLUSTRATIVE AND ALTERNATIVE GRAPHIC DESIGNS ARE ALLOWED WITHIN THE TERMS AND PROVISIONS SET FORTH ON THE REZONING PLAN.

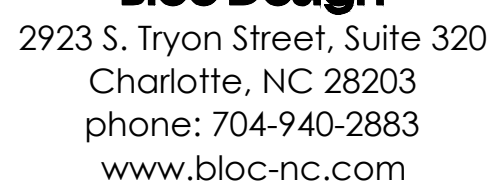
- e. TO ALLOW PARKING AND MANEUVERING BETWEEN BUILDINGS ON THE SITE AND SOUTH CEDAR STREET SUBSTANTIALLY IN MANNER GENERALLY DEPICTED ON THE REZONING PLAN.
- f. TO ALLOW DEVIATIONS FROM THE MUDD DESIGN STANDARDS THAT ARE REASONABLY NECESSARY TO ALLOW INSTALLATION AND MAINTENANCE OF THE INDOOR PRACTICE FACILITY, AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. PERMITTED USES:

9. PRACTICE/TRAINING FACILITY USES, OTHER USES ASSOCIATED WITH PROFESSIONAL SPORTS OPERATIONS, ACTIVITIES AND EVENTS, SPORTS AND RECREATION USES, ACTIVITIES AND EVENTS, NON-RESIDENTIAL INSTITUTIONAL USES, ACTIVITIES AND EVENTS, COMMUNITY, CULTURAL, MARSHAL AND CIVIL ACTIVITIES, ACTIVITIES AND EVENTS, AND ADULTS' PLEASURE, RECREATION AND CULTURAL USES, ACTIVITIES AND EVENTS, ARE PERMITTED BY THE MUDJO ZONING DISTRICT, ALL AS PERMITTED BY THE MUDJO ZONING DISTRICT UNDER PRESENTED CONDITIONS UNDER THE MUDJO ZONING DISTRICT AND TOGETHER WITH ACCESSORY USES ALLOWED IN MUDJO ZONING DISTRICT; ABOVE AS AMENDED BY THE OPTIONAL PROVISIONS SET FORTH BELOW; THESE PERMITTED USES SHALL BE PERMITTED WITHIN THE MUDJO ZONING DISTRICT, AND SHALL BE PERMITTED ON THE LOT, OR ON THE FIELDS/PARKING AREAS LOCATED ON THE SITE, SUBJECT TO THE FOLLOWING:
- △ (A) IF THE PROPOSED DEVELOPMENT IS NOTED FOR CLARITY THAT A REDEVELOPMENT OF THE EXISTING BUILDING OR STRUCTURE IS REQUIRED TO ACCOMMODATE THE PROPOSED BUILDING ON THE SITE OR OUTSIDE ON THE FIELDS OR (IF NEW) PRINCIPAL (AS OPPOSED TO ACCESSORY) BUILDINGS ON THE SITE WILL REQUIRE A REZONING.

5. ACCESS; PEDESTRIAN PATHS; PARKING LIGHTING;

- A. VEHICULAR ACCESS TO THE SITE WILL BE FROM S. CEDAR STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. THE PEDESTRIAN PATH LOCATED ON THE SITE AND PROVIDING PEDESTRIAN MOBILITY FROM SOUTH CEDAR STREET ACROSS THE SITE TO PROPERTY LOCATED TO THE WEST/SOUTHWEST AND ALONG THE SOUTHWEST CORNER OF THE BUILDING SHALL BE PRESERVED BUT THE SAME MAY BE ALTERED TO FOLLOW AS LONG AS THE CONNECTIONS DESCRIBED ARE MAINTAINED.
- C. LIGHTING FIXTURES LOCATED WITHIN THE PROPOSED PARKING AREA SHALL BE FULL CUTOFF TYPE LIGHTING FIXTURES, WITH THE EXCEPTION THAT LOWER DECORATIVE LIGHTING FIXTURES MAY BE INSTALLED FROM THE BUILDING. EXTERIOR LIGHTING SHALL BE INSTALLED ALONG THE INTERNAL SIDEWALKS AND PEDESTRIAN AREAS WILL NOT BE REQUIRED TO BE FULL CUTOFF TYPE FIXTURES.
- 6. AMENDMENTS TO THE REZONING PLAN:**
- A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENTS) SHALL BE THE RESPONSIBILITY OF THE CITY THEN OWNING OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
- 7. BINDING EFFECT OF THE REZONING APPLICATION:**
- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER HEREIN PROVIDED, BE BINDING ON THE CITY AND THE CITY'S SUCCESSORS, ALL AGENTS OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



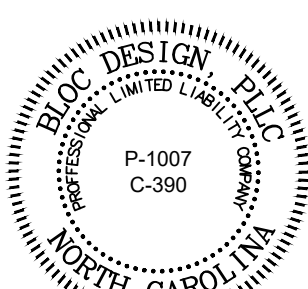
landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	05/13/19	REVISED REZONING SUBMITTAL
2	06/24/19	REVISED REZONING SUBMITTAL

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stamp / seal:



Carolina Panthers
Practice / Training Facility Signage
Charlotte, NC 28202

REZONING PETITION #:
2019-044

DATE: 03/06/15

	MPIC: WLL
--	-----------

DRAWN BY: ASP

CHECKED BY: WLL

SCALE

DEVELOPMENT STANDARDS AND LEGAL DESCRIPTION

SHEET NO.

RZ-4.0