REZONING NOTES

1. Rezoning Petition. These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by Grace Covenant Church ("Petitioner") as Rezoning Petition # _____for that approximately 1.25 acre tract of land identified on the attached Site Plan, dated January 29, 2015 and other site plan information submitted to the Town of Cornelius on January 29, 2015 (the "Rezoning Plan") in connection with tax parcel number 005-191-11 (the "Property"). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from the NR Zoning District to the NR – CZ Zoning District pursuant to the provisions of the Town of Cornelius Land Development Code (the "Ordinance").

2. Development Standards. Development of the Property will be governed by these Development Standards, which are part of the Rezoning Petition, and the applicable provisions of the Ordinance. Unless the Rezoning Plan establishes a more stringent standard(s), or unless otherwise noted on the Rezoning Plan or in these Development Standards, the regulations established under the Ordinance for the NR Zoning District, and, for Civic Uses on the Property, the regulations governing Civic Uses in the Conditional Zoning category of the NR Zoning District, govern development of the Property as shown on the Rezoning Plan.

3. Modifications. The improvements shown on the Rezoning Plan are intended to reflect the current location of existing improvements and the location of planned parking areas, proposed expansions and modifications (collectively, "Modifications") to the existing improvements in Phase 1. The Modifications and elevations are schematic in nature and exact locations, size and configurations may be modified during design, engineering and construction phases of the development. The Modifications may, but need not be, installed by the Petitioner. The removal of trees and vegetation to accomplish the Modifications is contemplated in this Rezoning Plan. The Modifications shall not be required to comply with the post-construction water quality regulations.

4. Phasing. The Rezoning Plan also reflects a future Phase 2. Utilities and infrastructure may be delivered to each individual Phase as each is developed. Grading of the Property may be completed per phase of the development. Future development in Phase 2 is not required to be constructed, but if constructed, will not exceed the total square footage shown on the Rezoning Plan for Phase 2; however, the sizes and locations of improvements in Phase 2 may vary from those shown on the Rezoning Plan. All buildings in the future Phase 2 shall be compatible in architectural style and appearance with the improvements in Phase 1. The Phase 2 improvements shall not be required to comply with the post-construction water quality regulations and shall not require amendments to the Rezoning Plan or variances.

5. Ordinance Modifications. If, at some point, modifications are made to the Ordinance by the Town Board, Petitioner may voluntarily agree to apply such modifications to the Rezoning Plan in a manner consistent with the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the Ordinance shall in no way impact the Petitioner's vested rights established once the Rezoning Plan is approved.

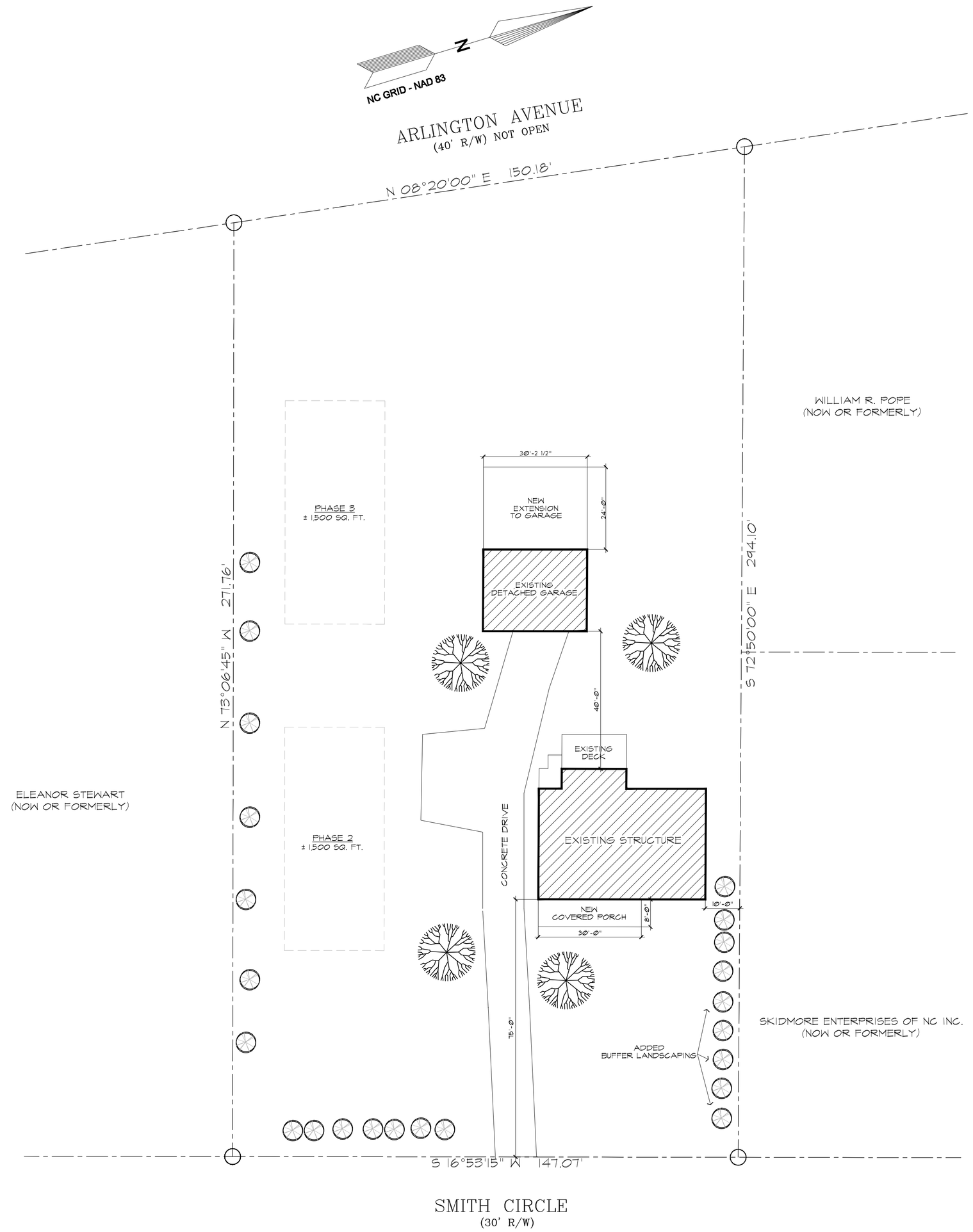
6. Permitted Uses. The Property may be developed for any uses (including accessory uses) permitted in the NR Zoning District, subject to the development standards associated with such uses, as well as Civic Uses as described in the Ordinance. Specifically, Petitioner shall have the option to carry out fundraising activities and purposes, including concessions and sale of merchandise. Any labelling on the Rezoning Plan may be an indication of the current intention on the part of Petitioner, but shall not restrict the Property in a manner that conflicts with the provisions of these Development Notes.

7. Access. The number of site access points, driveways and connections to roads are schematic in nature. To the extent permitted by applicable driveway permit requirements, future driveways, access points and road connections may cross the setback and shall not require a rezoning of the Property, but shall otherwise comply with applicable driveway permit requirements.

8. Subdivision. The Property is one development and may be subdivided without a rezoning to allow separate owners of individual parcels so long as such subdivision is in compliance with applicable law. However, recombination, condominiumization, or reduction of parcels may occur in accordance with the regulations of the Ordinance.

9. Street Improvements. Petitioner shall not be required to install sidewalks, street trees, planting strips, bicycle lanes or other street improvements as a condition of the approval of this Rezoning Plan except as specifically shown on the Rezoning Plan.

10. Amendment. In the event any portion of the Property is conveyed to a third party, Petitioner may request an amendment to the Rezoning Plan without the written consent of any other owner of all or any portion of the Property unless such amendment constitutes a change in the building or use of the portion of the Property owned by such owner.



CONCEPTUAL SITE PLAN

SCALE: 1"=20' JANUARY 29, 2015

DESCRIPTION OF PROJECT

THE GRACE COVENANT NEIGHBORHOOD CARE CENTER WILL PROVIDE BOTH IMMEDIATE AND LONG TERM SOLUTIONS TO FAMILIES IN THE CONTEXT OF COMMUNITY. OUR GOAL IS TO PROVIDE SUSTAINABLE PROGRAMS THAT STRENGTHEN THE UNTAPPED POTENTIAL IN THE LIVES OF MULTIPLE GENERATIONS IN OUR NEIGHBORHOOD COMMUNITY. OUR AIM IS TO STRENGTHEN AN INDIVIDUAL'S CAPACITY RATHER THAN FOCUS ON PROVIDING IMMEDIATE RELIEF SERVICES. SPECIFIC AREAS OF INVESTMENT AND COLLABORATION WILL BE EDUCATION, EMPLOYMENT, ENTREPRENEURSHIP AND SPIRITUAL VITALITY.

* PLEASE SEE RE-ZONING NOTES ATTACHED.

neighborhood care center

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CORNELIUS, NORTH CAROLINA

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