



**TOWN OF HARRISBURG, NORTH CAROLINA  
HARRISBURG TOWN HALL  
PLANNING AND ZONING BOARD MEETING**

**September 16, 2025  
6:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**A. PUBLIC ACCESS TO LIVE MEETING VIA YOUTUBE**

Harrisburg Town Hall's Council Chambers will be open for the public to attend the meeting in person. The public has the option to watch the meeting virtually via the YouTube platform using the link below or attend in person.

**All persons wishing to address the Board for public comment or speak to a specific agenda item must do so in person.**

<https://www.youtube.com/@HarrisburgNC/streams>

**B. AGENDA ADOPTION**

**C. SPECIAL PRESENTATIONS**

**1. UDO Update - Status Report**

**D. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.**

**2. CONSENT AGENDA**

**A. Adopt Minutes from the August 19, 2025 meeting.**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

**A. H-2025-03-R Pit Road Property Map Amendment: A request to rezone a 1.98-acre parcel from a Cabarrus County zoning designation, to a Harrisburg zoning designation associated with an annexation petition.**

**5. STAFF UPDATES/INFORMATION**

**A. Development Map: Answer questions regarding development map.**

**6. ADJOURNMENT**

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**Vision Statement**

Harrisburg will be a distinctive, family-focused community where memories are made.

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**Mission Statement**

Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice.

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## TOWN OF HARRISBURG

### Agenda Item Details

**Title:**

Adopt Minutes from the August 19, 2025 meeting.

**Presenting Personnel:**

Zachary Gordon, Planning Director, Carly Bedgood, Planning Support Specialist

**Suggested Motion or Action:**

Motion to approve minutes of the August 19, 2025 Planning and Zoning Board meeting, as presented.

**Description/Background:**

See attached August 19, 2025 minutes

**Recommendation:**

Approve minutes as presented

**Fiscal Impact:**

None

**Attachments:**

1. PZ MINS AUGUST 19 2025

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING  
TUESDAY, AUGUST 19, 2025  
6:00 PM**

**MINUTES**

**PRESENT:** Bill Leake (Chair), Jessica Fava (Vice-Chair), Faith Silva, Robbie Furr, Eeswar Chamarthi (ETJ), Suzi Schoonmaker, \*O’Hentrice Love (Ex-Officio)

**ABSENT:** Jeremiah Norberg, Shelley DeHart, Assistant Planning Director

**STAFF:** Zac Gordon, Planning Director, Carly Bedgood, Planning Technician

\*Prior to the meeting, newly appointed board member O’Hentrice Love (Ex-Officio) was sworn in by the Planning Board Secretary, Carly Bedgood.

**1. CALL TO ORDER**

**B. AGENDA ADOPTION**

Faith Silva made a motion to adopt the amended agenda with a second by Jessica Fava. **The motion passed 6-0.**

**C. SPECIAL PRESENTATIONS- None**

**D. PUBLIC COMMENT- None**

**2. CONSENT AGENDA**

**A. Consideration of Approval of minutes from July 15, 2025, meeting.**

Jessica Fava made a motion to approve the consent agenda with a second from Faith Silva. **The motion passed 6-0.**

**3. OLD BUSINESS – None**

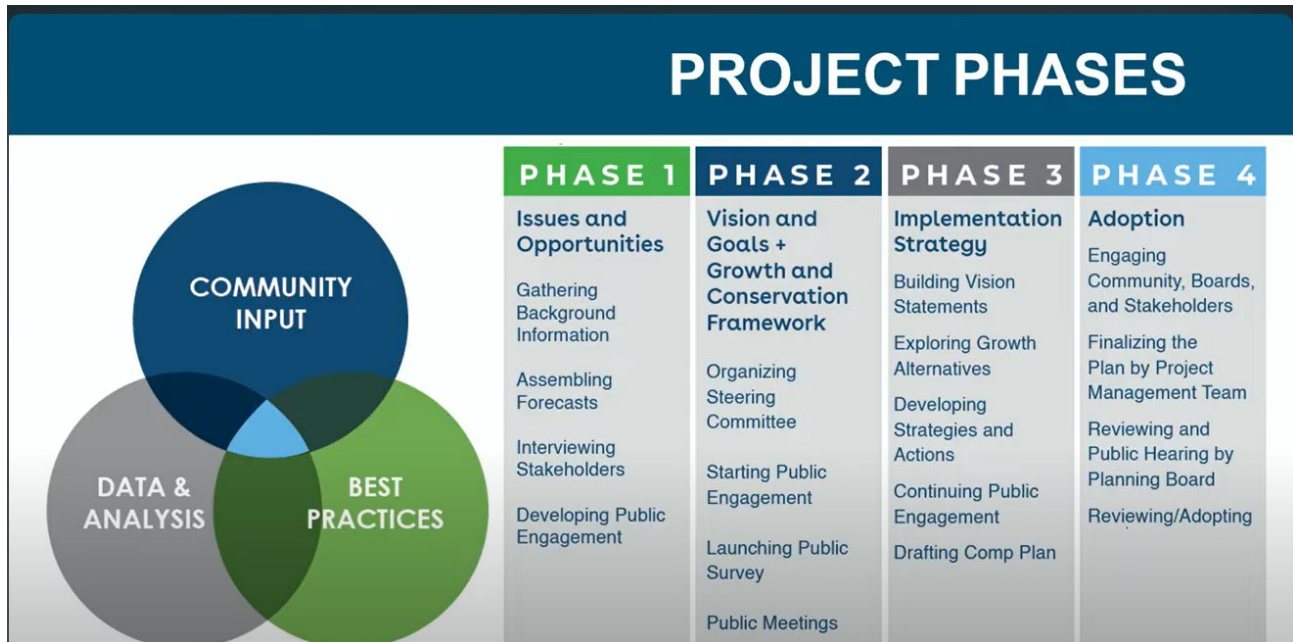
**4. NEW BUSIENSS- None**

**5. STAFF UPDATES/INFORMATION**

**A. Harrisburg Strategic Comprehensive Plan Update**

Planning Director, Zac Gordon, gave a PPT presentation on the strategic comprehensive plan, including what the plan will consist of and a description of the project’s phases and the project schedule. Mr. Gordon explained to the Board that the strategic comprehensive plan is part of a library of documents prepared by the Town to guide future growth, development, and conservation efforts. This plan is intended to relate to other Town plans, policies, and ordinances in place or currently underway and provide guidance to other government agencies preparing plans or

programming projects. Mr. Gordon noted the four project phases that will guide preparation of the plan (see the table below).



Mr. Gordon noted that the Planning & Zoning Board will play a vital role in the preparation of the plan. Board members will be asked to provide their insights and perspectives, along with thoughts, ideas, and opinions regarding the future of Harrisburg, which will inform the planning process and plan preparation. Board members will be asked to participate in as many of the project’s public engagement activities as possible, to recruit members of the community to participate in the planning process and serve as champions of the plan. Board members are also encouraged to participate in completing the online survey and encouraging others to also do the same.

**B. Harrisburg Development Map Update**

Planning Director, Zac Gordon and Planning Secretary Carly Bedgood gave an overview and brief demonstration of the new Harrisburg Development Map that is now located on the Town’s website. This map tracks and communicates real-time information on development activity in Harrisburg in a concise, easy to use interactive format. Staff will regularly update this map. The information provided helps residents understand the development plan review process from initial review to final build-out. The Development Map will include both commercial and residential projects.

**6. ADJOURNMENT**

**MOTION:** There being no further business; Robbie Furr made a motion to adjourn, with a second from Jessica Fava. **The motion passed 6-0.**

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING MINUTES  
August 19, 2025**

Adopted on the 16<sup>th</sup> of September 2025

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Bill Leake, Chairperson

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Carly Bedgood, Secretary



## TOWN OF HARRISBURG

### Agenda Item Details

**Title:**

H-2025-03-R Pit Road Property Map Amendment: A request to rezone a 1.98-acre parcel from a Cabarrus County zoning designation, to a Harrisburg zoning designation associated with an annexation petition.

**Presenting Personnel:**

Shelley DeHart, Assistant Planning Director

**Suggested Motion or Action:**

Motion to recommend to the Town Council to approve or disapprove the zoning map amendment; and Make the required findings for reasonableness and consistency with the HALUP to support the motion.

**Description/Background:**

The owner of the subject property, located on Pit Road S (PIN 55080333540000), is requesting to rezone the 1.98-acre parcel from a Cabarrus County General Industrial (GI) zoning designation, to a Harrisburg Employment Center (EC) zoning designation. This rezoning is associated with an annexation petition that is scheduled to be heard at a public hearing before the Town Council on October 13, 2025. This map amendment petition is being processed concurrent with the annexation petition.

**Recommendation:**

Motion to recommend approval of H-2025-03 to the Town Council; and

- Make the required finding that the map amendment is a reasonable request and in the best interest of the public; and
- It is inconsistent with the future land use designation of the HALUP; however, it is in compliance with other goals of the HALUP in areas such as “Fostering Economic Development” and “Encouraging a Mixture of Land Uses”

**Fiscal Impact:**

None

**Attachments:**

1. H-2025-03-R-Pit Rd\_PB Report
2. Application-H-2025-03-R Pit Rd S, Property (Signed)
3. Plat Book 22, Page 90 Cabarrus County



**Planning and Zoning Department**

**Staff Report – Planning and Zoning Board  
Rezoning H-2025-03-R**

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**DATE:** September 4, 2025

**SUBJECT:** H-2025-03-R-Pit Road Property Map Amendment  
Request to rezone 1.98-acres from Cabarrus County GI to Harrisburg EC (Employment Center District) associated with an annexation petition.

**LOCATION** No current address- Pit Road S (PIN# 5508-03-3354)

**APPLICANT:** Jordan Wheeler of the McKeever Group NC Property Holdings, LLC

**PROPERTY OWNER:** MS Performance LLC via Max Siegel

**Staff Report Prepared by:** Shelley DeHart, Assistant Planning Director

**Neighborhood Meeting:** N/A

**Existing Land Use:** Vacant

**Existing Zoning:** General Industrial – Cabarrus County

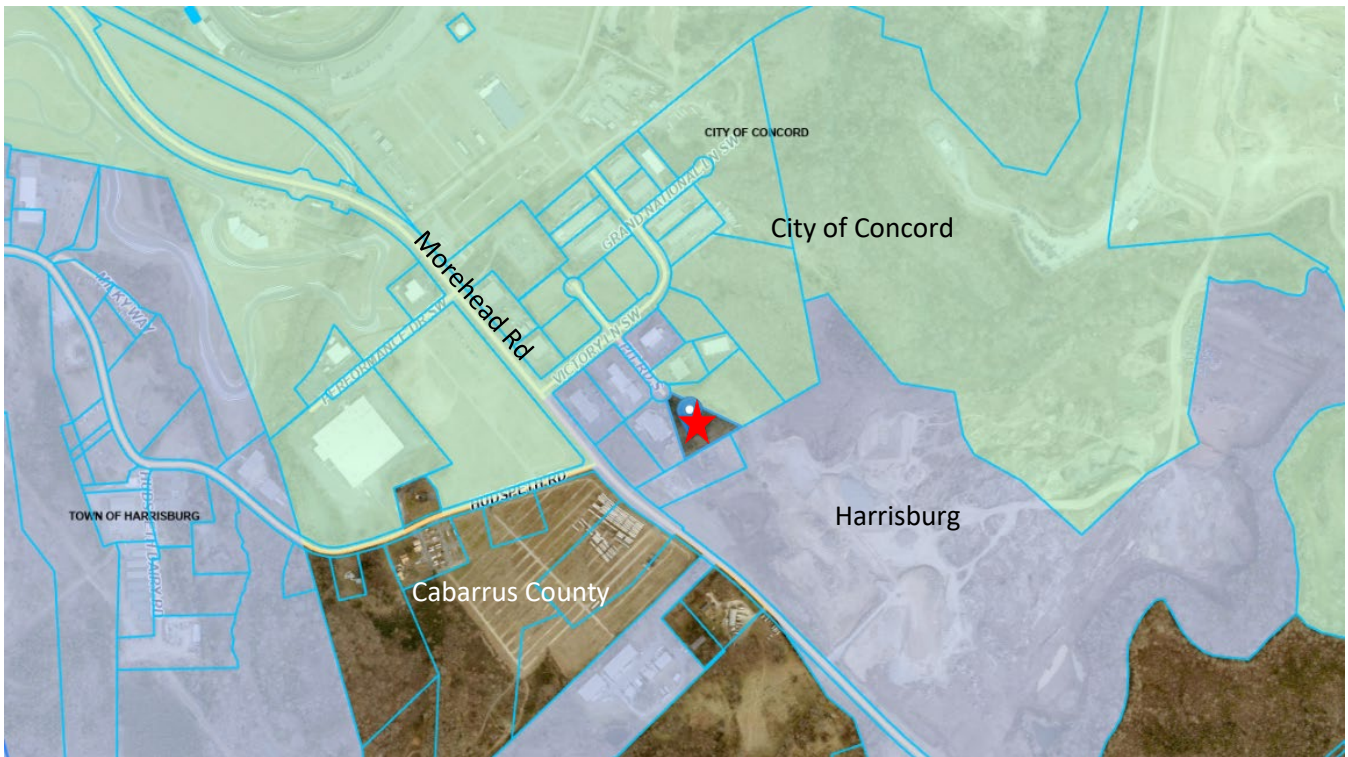
**Proposed Zoning:** Employment Center – Harrisburg

**Zoning within 500 feet:** North - Employment Center (EC) Harrisburg; and  
General Industrial (I-2) City of Concord  
South - Employment Center (EC), Harrisburg  
East - Public Interest Development (PID), City of Concord  
West - Employment Center (EC), Harrisburg

**Land Uses within 500 feet:** North - Industrial, Harrisburg, Concord.  
South - Industrial, Harrisburg  
East - Industrial, Concord  
West - Industrial Harrisburg

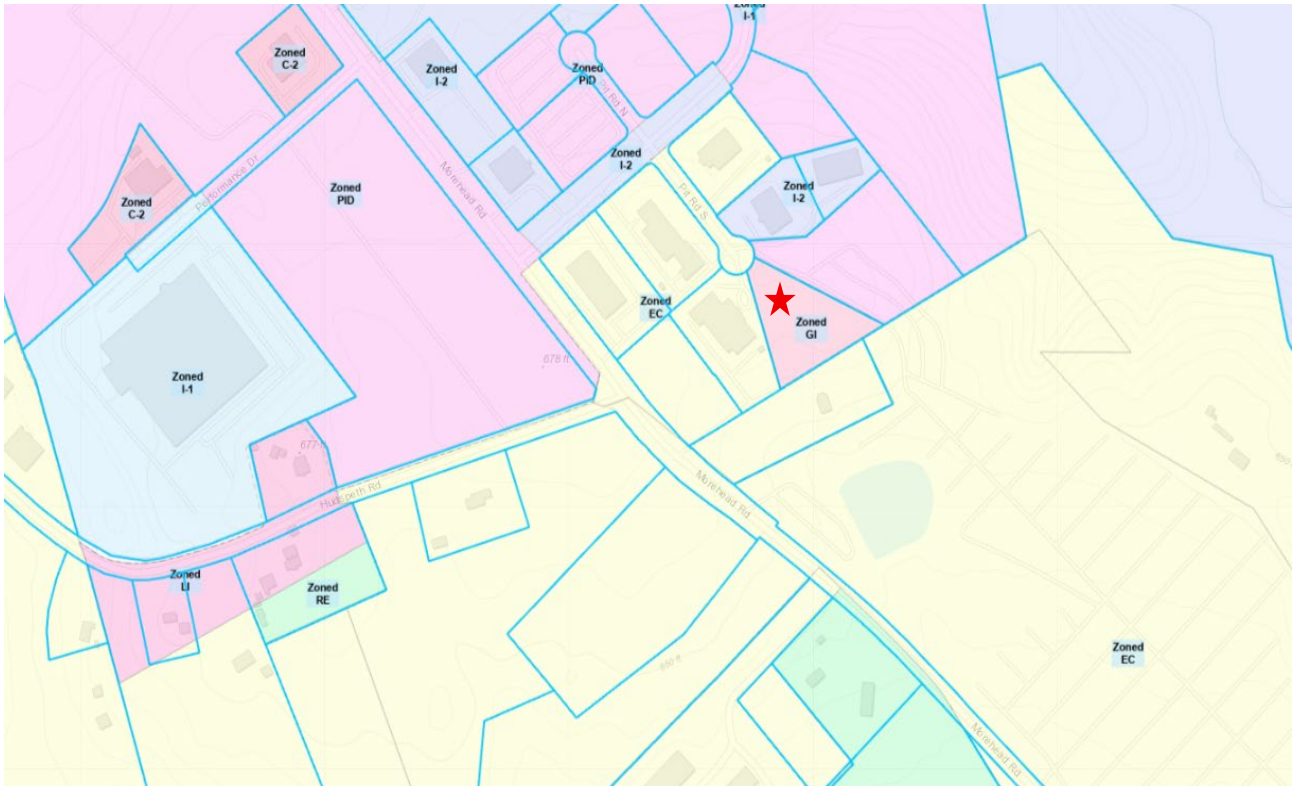
**APPLICATION SUMMARY:**

- The subject parcel is located in an area where three jurisdictions come together: the City of Concord, Town of Harrisburg, and the unincorporated area of Cabarrus County. This property is identified as a future parcel of the Town of Harrisburg per the adopted annexation agreement with the City of Concord.
- The applicant is proposing to annex and rezone a 1.98-acre site for the purpose of accessing utilities and merging this lot with the adjacent lot to the west (5254 Pit Rd S). This legislative petition is for the rezoning action only, which requires the Planning and Zoning Board to consider the petition, and make a recommendation to the Town Council.
- The proposed zoning petition request is to establish a conventional “Employment Center” (EC) zoning classification. This classification provides for areas of light industrial, office, and multi-tenant flex space.
- The EC zoning classification is not consistent with the “Future Land Use Map” of the Harrisburg Area Land Use Plan (HALUP) - which designates this property as “Private Recreation”; however, the petition is supported by staff, as this designation is no longer consistent with the Town’s current economic development program or the “Employment Center (EC) zoning for the property adjacent to this site.



**ANALYSIS:** The subject property is undeveloped and located at the southern portion of Pit Road S, adjacent to, and east of 5254 Pit Road S. The subject lot was platted within Phase 1 of the Charlotte Motor Speedway Industrial Park in 1988. This property is currently in the unincorporated area of Cabarrus County and is zoned Cabarrus General Industrial (GI). The applicant is proposing to annex the property into the Town and establish an Employment Center (EC) zoning designation.

**Surrounding Zoning Classifications:** The zoning map below displays the existing zoning classifications within the project area.



**Proposed Zoning Classification:** The EC zoning classification provides opportunity for light industrial, office, and multi-tenant flex space. The EC zoning areas are targeted away from residential uses and directly accessed or within close proximity to a major or minor thoroughfare. A conventional zoning is proposed, meaning that development of the parcel would comply with all Town development regulations including allowed uses. A complete list of permissible uses within the EC zoning district can be found within [Table 140.02.02-2 of the UDO](#). Dimensional standards are provided below.

**Table 140.02.02-3, Dimensional Standards by Zoning District**

Development Standard	MU		CC	O-I	NC	GC	CD	EC	
	TND	TOD							
Development Area (min. acres)			--	--	--	--	20 <sup>1</sup>	--	
Lot Width (min. ft.)			--	--	50	50	100	50	
Height (max. ft.)			72	35	50	48	72	72	
Impervious Surface (max. %)			100	70	65	80	80	90	
Building Setbacks (ft.)	front (min. / max.)	Refer to Subsec. 140.03.01	Refer to Subsec. 140.03.02	-- / 10	10 / --	10 / --	10 / --	20 / --	20 / --
	rear <sup>2</sup>			--	8	8	8	8	15
	interior side <sup>2</sup>			--	8	8	8	8	15
	street side			--	10	10	10	30	30
	adjacent to residential district			--	15	15	15	25	25

**Notes:**

1. Parcels which are less than 20 acres but are at least one acre shall require a Special Use Permit. Any such property less than 20 acres shall have been a lot of record at the time on or before [insert adoption date of previous UDO]. In reviewing such requests, the Planning and Zoning Board shall consider the project's relationship to adjacent CD- zoned properties, developed or undeveloped.
2. Required buffer yards in Subsection 141.04.03, *Buffer Yard Landscaping*, may require increased rear or interior side setbacks.
3. Applies to permitted multi-family and single-family attached dwellings.



**This petition meets the common decision criteria (145.01.07) found in the UDO as follows:**

1. The request is a rezone petition and is being processed in compliance with the UDO and state requirements. Development of the site will be required to comply with all local, state, or federal regulations.
2. The request to establish a Harrisburg zoning associated with an annexation and therefore not required to comply with any previous approval of Harrisburg.
3. The project is a request to establish Harrisburg zoning associated with an annexation. If approved, any future development on this property will be required to comply with and promote the purpose of the UDO pertaining to public health and safety, quality of life, and the Comprehensive Plan.
4. The proposed annexation and zoning map amendment establishing an Employment Center (EC) zoning designation, will provide the opportunity for the development of this property under the Town of Harrisburg regulations found within the UDO that focuses on the public health, safety, and welfare, and adequate public facilities are planned to serve.
5. This application follows the public hearing process as provided within the UDO that includes the Public Meeting at the Planning Board, and a future public hearing at the Town Council.
6. The proposed zoning map amendment is not consistent with the future land use, however, based on the subject property's location, it does support other goals of the HALUP such as economic development, diversity of land uses, and will not impair the implementation of the HALUP or other adopted plans such as the Harrisburg Transportation Plan.
7. Adequate facilities, such as roadways, drainage, and utilities are present and/or planned to serve.
8. The zoning map amendment demonstrates compatibility with the character, permitted uses and building types of the surrounding neighborhood.

**Criteria in Section 145.03.02 (B):**

1. Whether:
  - a. The proposed rezoning is compatible with the surrounding area, **or** the adopted [Harrisburg Area Land Use Plan](#) (HALUP).

*The proposed rezoning is compatible with the surrounding area and not with the adopted HALUP that identifies the future land use as "private recreation."*
  - b. There will be adverse effects on the capacity or safety of the portion of street network influenced by the Zoning Map Amendment.

*The subject property is located within a developed industrial park with a supporting roadway network.*
  - c. Parking problems; or  

*Development of the site will require compliance with on-site parking regulations.*
2. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances.

*Development of this site will require compliance with town regulations which include storm water, air or noise pollution, lighting requirements, and/or potential impacts to floodplains, etc.*

3. Any change of character in the area due to installation of public facilities other Zoning Map Amendments, new growth trends, deterioration, and development.

*The establishment of the EC zoning is not anticipated to change the character of the area because the lot is located within an existing planned industrial park that is primarily built-out, similar to light industrial type uses, with existing utilities within the area.*

4. The zoning districts and existing land uses of the surrounding properties.  
*The existing zoning designations and land uses are consistent with the proposed Employment Center Designation.*

5. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning district.

*The subject property is suitable for allowed uses found within the EC zoning designation and consistent with the existing Cabarrus County General Industrial zoning classification and City of Concord's zoning classification and uses in the area.*

6. Whether subject property has sufficient dimensions to accommodate reasonable development that complies with the requirements of this UDO, including parking and buffering requirements.

*The subject property is sufficient in size to meet and exceed minimum development regulations in the area of setbacks, parking, landscaping, and buffers as required by the Harrisburg UDO.*

7. Whether the Zoning Map Amendment is compatible with the adjacent neighborhood, especially residential neighborhood stability, and character;

*This map amendment is compatible with adjacent neighborhood and land uses because it is located within a planned industrial park with similar surrounding zoning classifications and uses.*

8. The length of time the subject property has remained vacant as zoned.

*The subject property was platted within Phase 1 of the Charlotte Motor Speedway Industrial Park in 1988 and zoned Cabarrus County General Industrial.*

9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; and

*The subject property is currently zoned for light industrial/multi-tenant flex space, and it is proposed to be zoned Employment Center (EC) that accommodates the same type of uses.*

10. Whether the existing zoning was in error at the time of adoption.

*The existing zoning is consistent with the planned industrial park.*

## **STAFF RECOMMENDATION:**

Staff is of the opinion the zoning map amendment is a reasonable request in the public interest and recommends approval of the proposed map amendment H-2025-03-R, rezoning 1.98-acre property from Cabarrus County zoning – General Industrial (GI) to a Harrisburg Employment Center (EC) zoning designation. This recommendation is made subject to annexation of the proposed development area by the Town Council. If approved by the Town Council, the HALUP would be automatically updated to reflect the future land use classification of Industrial.

## **PLANNING BOARD ACTION REQUESTED**

Receive the report, public comment, and after deliberations:

- Motion to recommend to the Town Council to approve, approve with modifications, or disapprove the zoning map amendment; and
- Make the required finding that the map amendment is/is not a reasonable request and in the best interest of the public; and
- It is inconsistent with the future land use designation of the HALUP; however, it is/is not in compliance with other goals of the HALUP in the areas “Fostering Economic Development” and “Encouraging a Mixture of Land Uses”
  - ED-1 Goal specifically identifies the goal to maximize potential industrial development opportunities within targeted areas along NC 49 and closer to Charlotte Motor Speedway (CMS).

Attachment A – Application- H-2025-03-R Pit Rd S Property

Attachment B – Recorded Plat\_ Bk 22, Page 90 Cabarrus County

## LEGISLATIVE APPROVAL APPLICATION

### Application Type (select all that apply)

- UDO Text Amendment       Zoning Map Amendment (rezoning)       Conditional Zoning Approval
- Certificate of Appropriateness

### Project Information

Project Name: McKeever - Pit Road South

Project Location/Address: Pit Road South Concord, NC 28027

Tax Map and Parcel Number (PIN): 55080333540000

Zoning: Existing: GI - General Industrial (Cabal Proposed: EC - Employment Center [

Lane Use: Existing: Vacant Proposed: commercial - racing and a

Description of Request (attach separate sheet if needed):

Simultaneously with its submission of this application, Applicant and Owner are submitting an application for the annexation of the subject parcel (Lot 5). Applicant desires to conform the zoning of the annexed parcel to that of PID 55080312260000, which Applicant is also acquiring. Following the annexation and rezoning, Applicant intends to recombine the two parcels and further develop and utilize them for its commercial purpose.

### Contact Information

Project Manager/Contact Person: Jordan Wheeler

Company: The McKeever Group NC Property Holdings, LLC

Address: 5115 Morehead Rd, Ste 200 City, State, Zip: \_\_\_\_\_

Phone Number: 435-775-2213 Email Address: 435-775-2213

Applicant Name (if different than above): \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Owner Name: MS Performance, LLC

Company: \_\_\_\_\_

Address: 320 N. Merdian St., Ste 1006 City, State, Zip: Indianapolis, IN 46204

Phone Number: 317.827.2970 Email Address: msiegel@maxsiegelinc.com

**Owner's Consent**

MS Performance, LLC ("Owner") certifies that it is the owner of the property located at Pit Road South Concord, NC 28027 ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes, The McKeever Group NC Prope as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: *Max Siegel* Date: 8/22/25

**Affidavit of Completeness and Accuracy (to be completed by the individual submitting the application)**

Project Name: McKeever - Pit Road South Submittal Date: 8/25/2025 | 9:16 AM MDT

**STATEMENT OF COMPLETENESS AND ACCURACY:**

I hereby certify all property owners have full knowledge the property they own is the subject of the application. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning and Zoning Department of Harrisburg, North Carolina, and will not be returned.

I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application request, approval or permit. I further acknowledge that additional information may be required to process this application. I further consent to the Town of Harrisburg to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Applicant Name: The McKeever Group NC Property Holdings, LLC

Applicant Signature: *Jordan Wheeler*  
101AB2316700443...

**Staff Use Only**

**Record of Process**

Date Received: 8/26/2025

Application Number: H-2025-03-R Pit Road Property Map Amendment

Is Application Complete?  Yes  No

Public Hearing Date(s): TBD

Published Notice Date: TBD

Mailed Notice Date: TBD

Posted Notice Date: TBD

Final Action Applicant Notification Mailed Date: \_\_\_\_\_

**Record of Decision**

Reviewed By: \_\_\_\_\_

Recommendation:  Approve  Deny

Final Action:  Approve  Deny

**Required Attachments**

**All development application submittals must be accompanied by:**

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Attachments listed in under the pertinent application;
- Case numbers of other related development applications; and
- Any additional information or attachments required by the Town Attorney, Director or other Town staff, Historic Preservation Commission, Planning and Zoning Board, Board of Adjustment, or Town Council.

Consult staff during pre-application meeting for any required paper copies consult staff during pre-application meeting for any required paper copies.

***Conditional Zoning Approval***

1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting
4. If determined required at the pre-application meeting:
  - a. Copies of the Traffic Impact Analysis (TIA)
  - b. Proposed site plan
  - c. Landscape plan (with number, location, and type of proposed plantings)
  - d. Proposed building elevations
5. A digital (PDF) copy of a complete site-specific development plan
6. List of specific proposed permitted uses (chosen from permitted used of proposed district)
7. Any specific conditions willing to be imposed as part of application (e.g. no outside storage, increased buffer width, etc.)

***Zoning Map Amendment (rezoning)***

1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting.
4. If determined required at the pre-application meeting:
5. Copies of the Traffic Impact Analysis (TIA)
6. Proposed site plan
7. Landscape plan (with number, location, and type of proposed plantings)
8. Proposed building elevations

***UDO Text Amendment***

1. Proposed text of amendment ordinance
2. Written rationale for the change

Book 88 Page 90

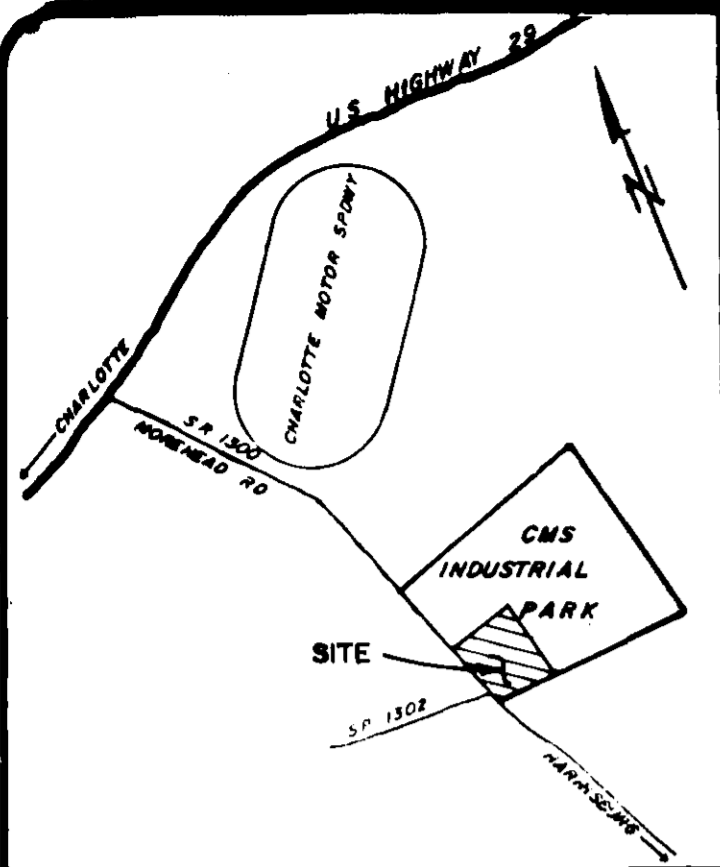
APPROVED

CABARRUS COUNTY LAND RECORDS

*Paul E. Craddock* 12-13-88

BASIS OF BEARING IS N 41°44'00" W ALONG SR 1300 ACCORDING TO AN UNRECORDED MAP ENTITLED "PROPERTY LINE SURVEY FOR CHARLOTTE MOTOR SPEEDWAY, INC." DATED SEPTEMBER 9, 1977 BY THOMAS W. HARRIS RLS L-1081.

CHARLIE H. & CHRISTINE N. SEHORN  
517 - 344  
Pln No. 5508-12-6204



VICINITY MAP 1"=2,000'

CHARLOTTE MOTOR SPEEDWAY INDUSTRIAL PARK PHASE III Pln No. 4598-96-3802

PIT RD. NORTH (FUTURE STREET)

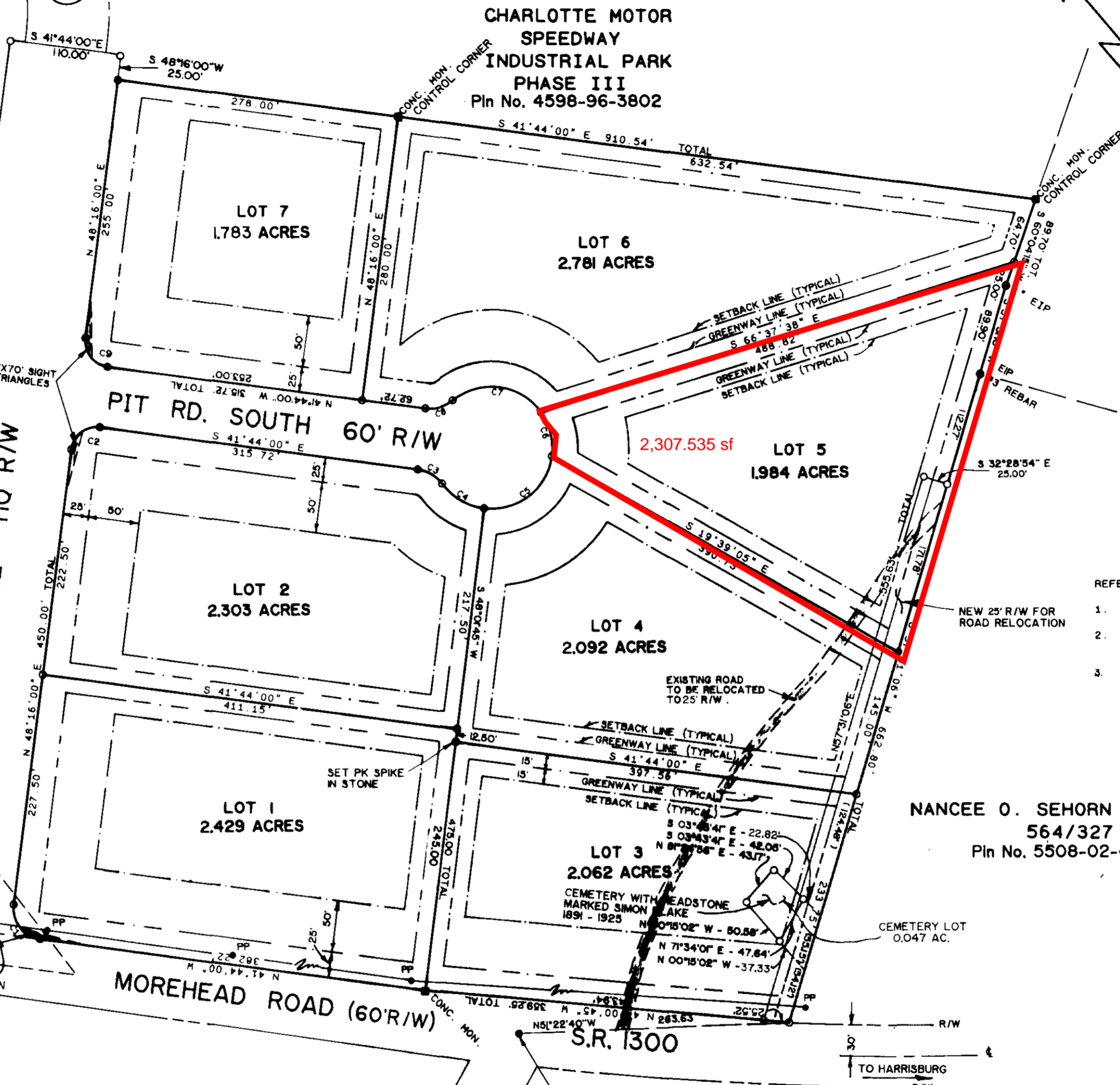
VICTORY LANE 110' R/W

MOREHEAD ROAD (60'R/W)

S.R. 1302 TOWNSEND ROAD

S.R. 1300

NANCEE O. SEHORN - FERGUSON 564/327 Pln No. 5508-02-4957



- NOTES: 1. ERROR OF CLOSURE 1:10,000+. MIS-CLOSURE ADJUSTED BY COMPASS RULE ADJUSTMENT METHOD. 2. AREA DETERMINED BY COORDINATE COMPUTATIONS. 3. THIS MAP IS PREDICATED ON THE POSSESSION LINES AND EXISTING IRONS FOUND IN THE FIELD AS SHOWN. 4. ALL LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC TANKS. 5. ALL LOT LINES ARE SUBJECT TO 10' UTILITY EASEMENTS. 6. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 370038 0165 B EFFECTIVE DATE MAY 5, 1981. 7. TOTAL AREA IN PHASE I: 19,028 ACRES. 8. RESTRICTIVE COVENANTS WHICH ARE TO BE RECORDED WILL APPLY.

Table with columns: CURVE, ARC, RADIUS, CHORD LENGTH, CHORD BEARING. Rows C1 through C10.

CERTIFICATE OF SURVEY AND ACCURACY I, JAMES E. CRADDOCK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION...

WITNESS MY HAND AND SEAL THIS 12th DAY OF DECEMBER, A.D., 1988



STATE OF NORTH CAROLINA COUNTY OF CABARRUS I, GLENN E. SAMBLE, NOTARY PUBLIC, IN AND FOR THE COUNTY OF CABARRUS...

WITNESS MY HAND AND NOTARIAL SEAL, THIS 6th DAY OF December, 1988

CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM OWNER OF THE THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION...



- LEGEND: EIP - EXISTING IRON PIN (AS DESCRIBED), SIP - SET IRON PIN (#5 REBAR), R/W - RIGHT OF WAY LINE, PROPERTY LINE, ADJACENT PROPERTY LINE BY DEED OR PLAT, PP - POWER POLE W/ POWER LINE, CONC. MON. - CONCRETE MONUMENT CONTROL CORNER, GREENWAY, SETBACK

Certificate of Approval by the Planning Board I, Robert L. Swain, Chairman of the Cabarrus County Planning Board hereby certify that said Board duly approved the final plat of the subdivision entitled...

- REFERENCES: 1. DEEDS AS SHOWN HEREON. 2. BOUNDARY SURVEY FOR CHARLOTTE MOTOR SPEEDWAY INDUSTRIAL PARK BY CONCORD ENGINEERING AND SURVEYING, INC. DATED JAN. 22, 1985. 3. PROPERTY SHOWN HEREON IS PART OF PROPERTY OWNED BY CHARLOTTE MOTOR SPEEDWAY RECORDED IN DB 312-287 CABARRUS COUNTY, REGISTER OF DEEDS.

DATE 12-08-88

Handwritten signatures and notes at the bottom right of the map area.

FINAL SUBDIVISION FOR: PHASE I OF CHARLOTTE MOTOR SPEEDWAY INDUSTRIAL PARK CHARLOTTE MOTOR SPEEDWAY, INC. P.O. BOX 600 HARRISBURG, N.C. 28075 TOWNSHIP NO. 2, CABARRUS COUNTY, N.C. ZONED I-2

PREPARED BY CONCORD ENGINEERING & SURVEYING, INC. 45 SPRING ST. S.W., CONCORD, N.C. 28025 (704) 786-5404 (704) 332-9934 DATE: 11-28-88 SCALE: 1" = 100' JOB NO: 88-11-38 DRAWN BY: GEG COMPUTED BY: CHECKED BY: