

VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 83.65 ACRES FOR REZONING SITE IN CHARLOTTE ETJ (MECKLENBURG COUNTY)

TAX PARCEL #S: 029-581-14, 029-581-13, 029-581-22, 029-581-12, 029-171-06, 029-581-03, & P. O. 029-581-15 AND P.O 029-581-10

EXISTING ZONING: R-3, CC, INST. & I-1(CD)

PROPOSED ZONING: I-1(CD), & MX-1, FIVE YEARS VESTED RIGHTS

EXISTING USES: VACANT & DETACHED SINGLE FAMILY

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN: (I) THE I-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED I-1(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN) AND (II) THE MX-1 ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED MX-1 (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

- A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO [500,000] SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, TO BE TRANSFERRED FROM REZONING PETITION #2021-028, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).
- B. WITHIN THE MX-1 ZONING DISTRICT, UP TO 150 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL).

MAXIMUM BUILDING HEIGHT: BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 & MX-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

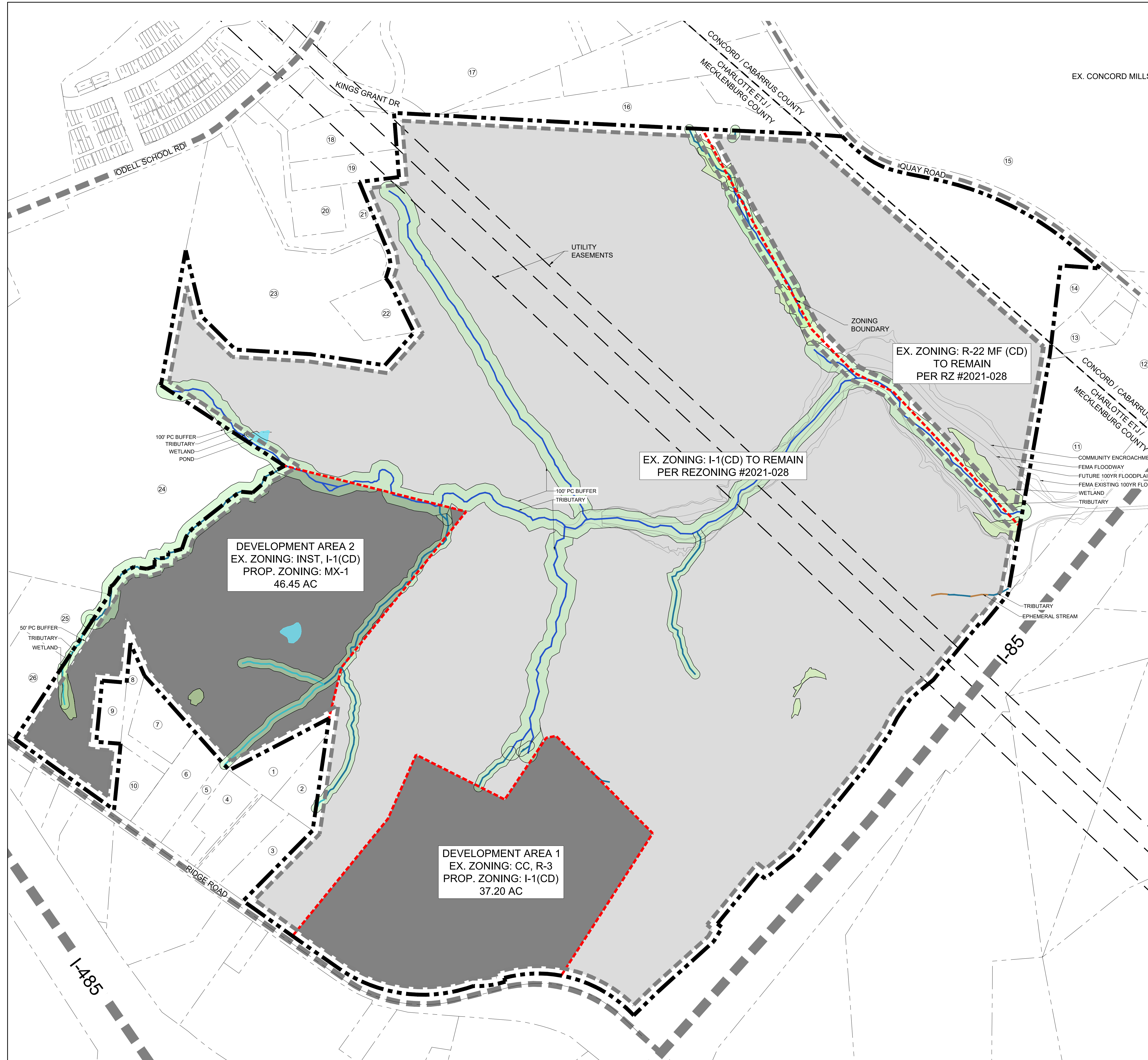
SITE LEGEND

- PREVIOUSLY REZONED
- PARCELS TO BE REZONED

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.31.2023
2	REZONING SUBMITTAL	08.14.2023

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NO.	OWNER	PARCEL #	ZONING
1	WENDY DAWN COPENHAVER	09697-410	R-3
2	BRANDON NELSON	36789-154	R-3
3	JAMES EDWARD JR SHAVER	10202-684	R-3
4	ALICE COVINGTON WIKIE	03855-473	R-3
5	ALICE C WIKIE	02315-592	R-3
6	R FRANCES (N/C) BELT	08930-877	R-3
7	STEPHEN LAWRENCE	04917-540	R-3
8	JAMES E JR SHAVER	10436-228	R-3
9	MARY LOU BOST HEIRS	37511-190	R-3
10	JAMES E JR SHAVER	31515-280	R-3
11	DAVIDLAND LLC	08627-724	R-3
12	DAVIDLAND LLC / A NC LLC	03033-0044 LI	
13	QUAY LLC / A NC LLC	09853-0036 LI	
14	HARKER RONNIE R / MARTHA H WF	12242-0271 LI	
15	MALL AT CONCORD MILLS LP	10206-0313 C-2	
16	ROBERT LUNN	33182-1	R-3
17	CONRAD AT CONCORD MILLS POE LLC	37231-689	CC
18	PIEDMONT NATURAL GAS COMPANY INC	30216-687	R-3
19	PIEDMONT NATURAL GAS COMPANY INC	30216-687	R-3
20	WINNIE N FOX LLC	36433-580	R-3
21	WINNIE N FOX LLC	36433-580	R-3
22	MADISON MALLARD CREEK OWNER LLC	36435-808	R-17MF(CD)
23	MADISON MALLARD CREEK OWNER LLC	36435-808	R-17MF(CD)
24	HICKORY GROVE BAPTIST CHURCH	08023-218	INST
25	HEAVEN PROPERTIES LLC	37065-307	R-3
26	WILLIE L HALL	04614-718	R-3



DEVELOPMENT AREA 2
EX. ZONING: INST, I-1(CD)
PROP. ZONING: MX-1
46.45 AC

DEVELOPMENT AREA 1
EX. ZONING: CC, R-3
PROP. ZONING: I-1(CD)
37.20 AC

EX. ZONING: R-22 MF (CD)
TO REMAIN
PER RZ #2021-028

EX. ZONING: I-1(CD) TO REMAIN
PER REZONING #2021-028

REVISED

SCALE

PROJECT

KINGS GRANT

CHARLOTTE, NC
REZONING
#2023-024

LANDDESIGN PROJ # 1020184

REVISION / ISSUANCE

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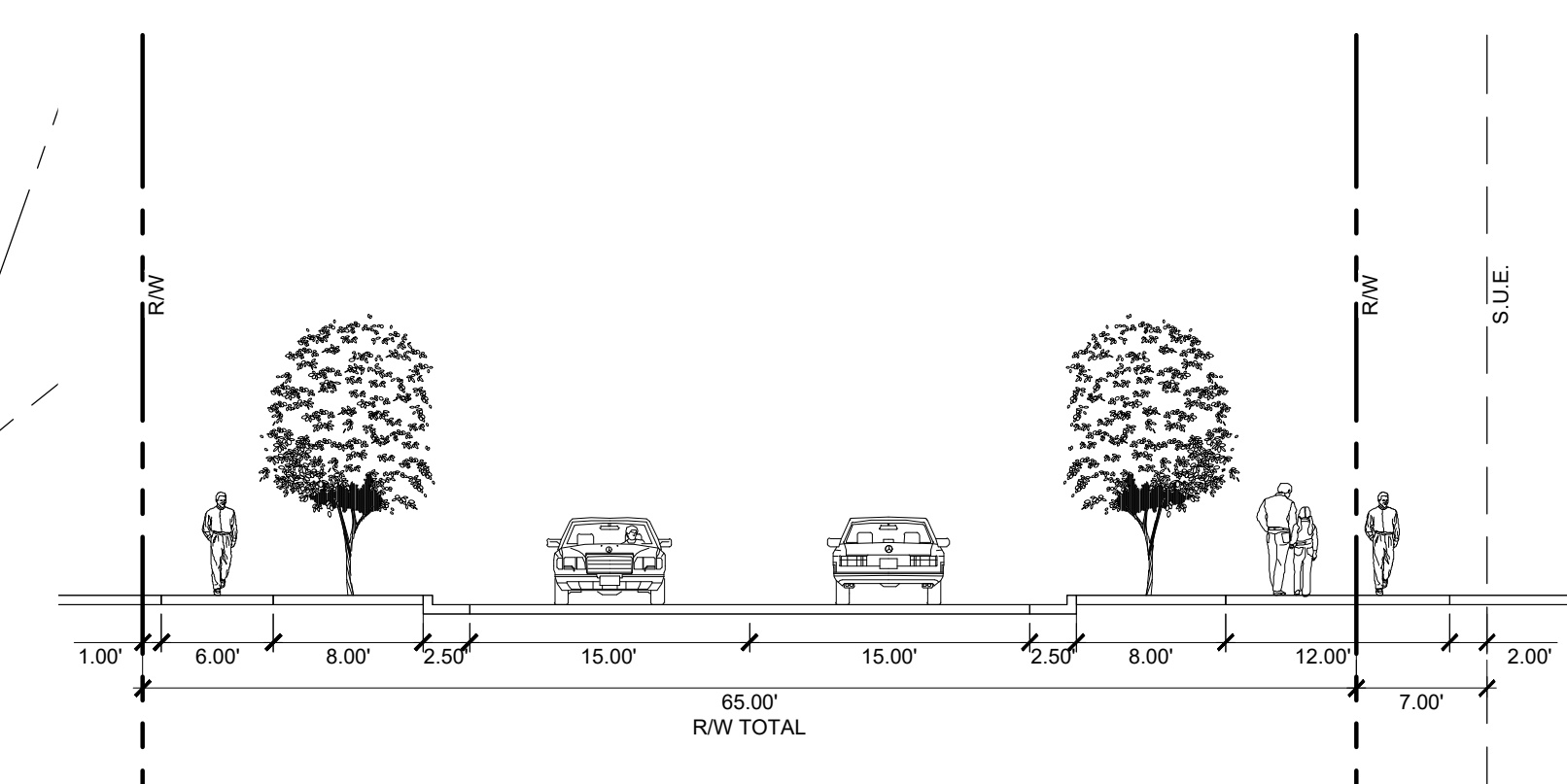
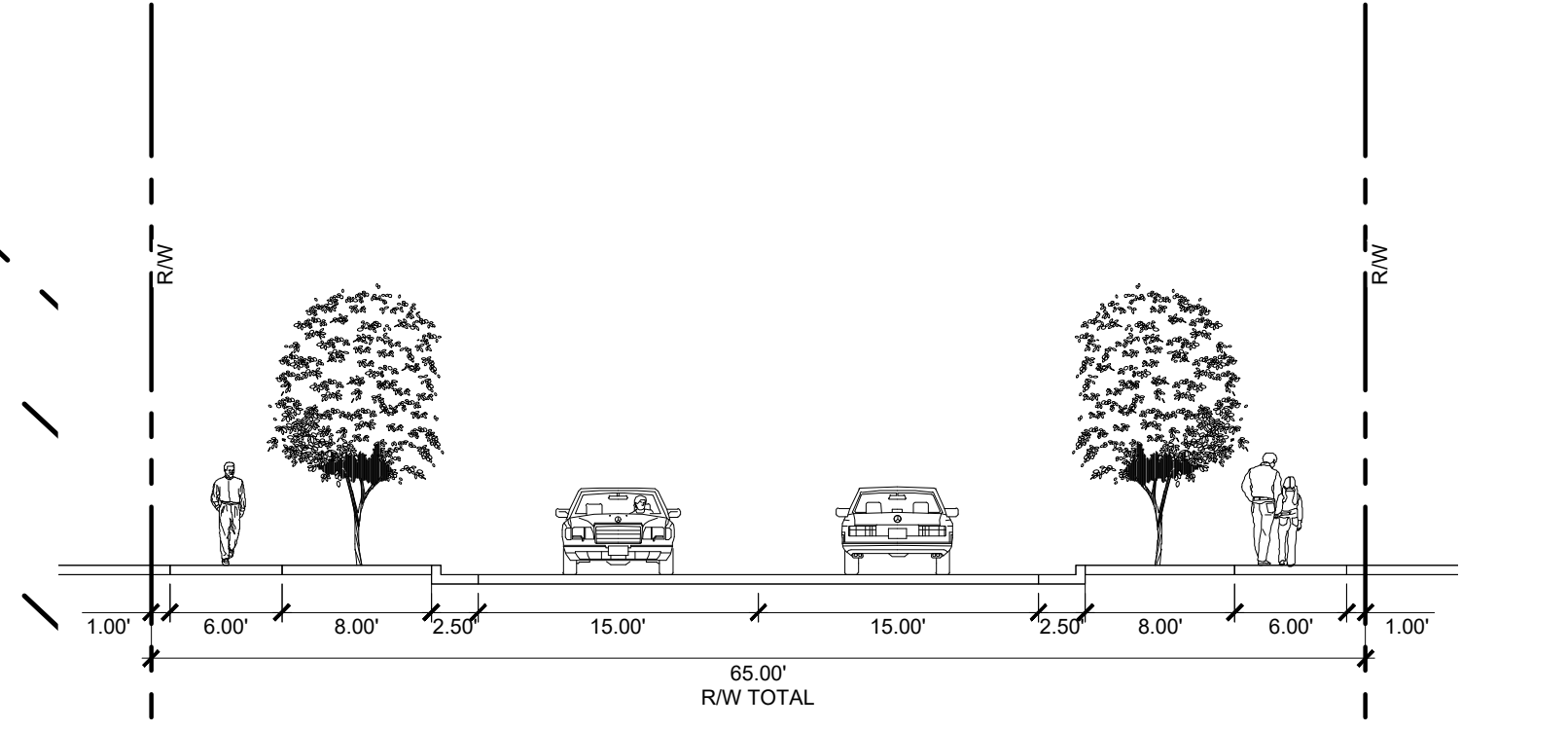
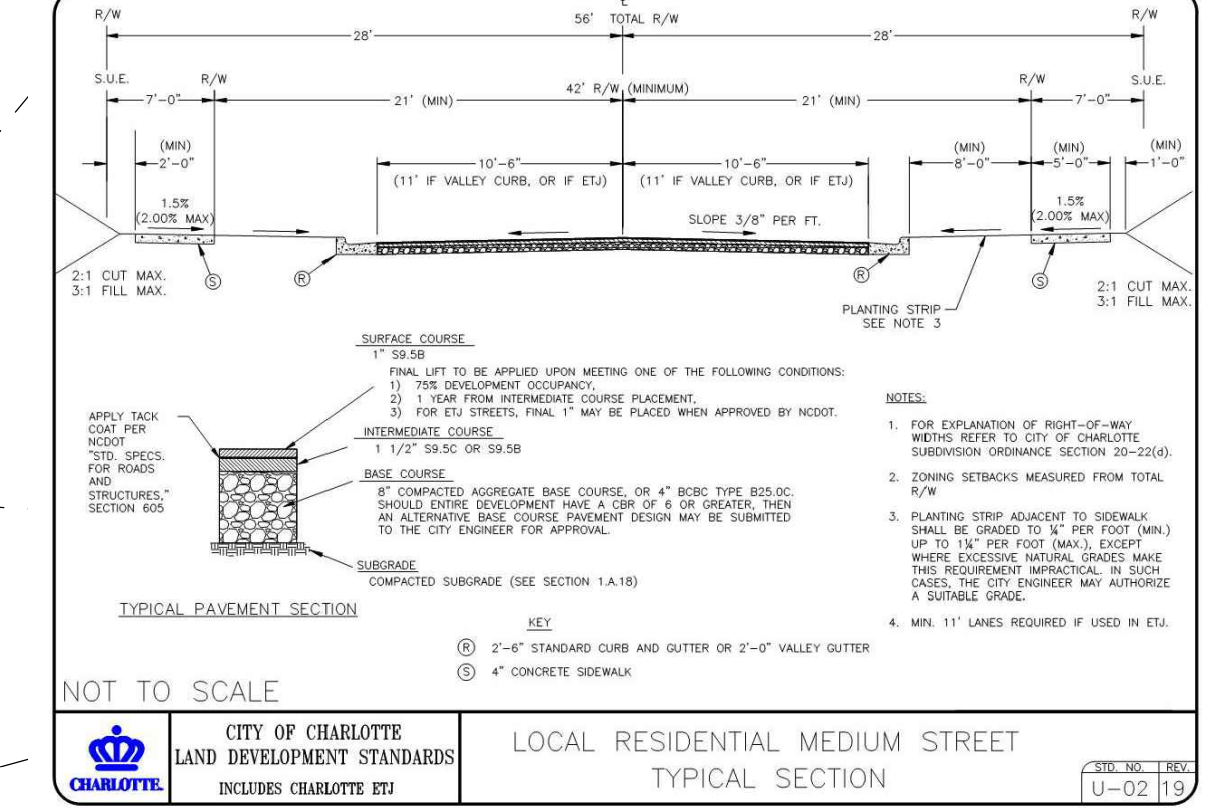
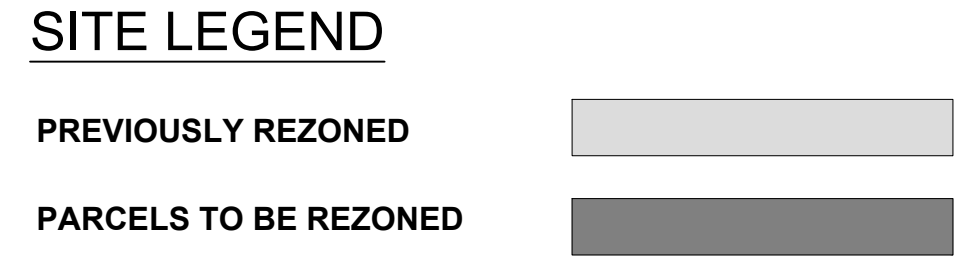
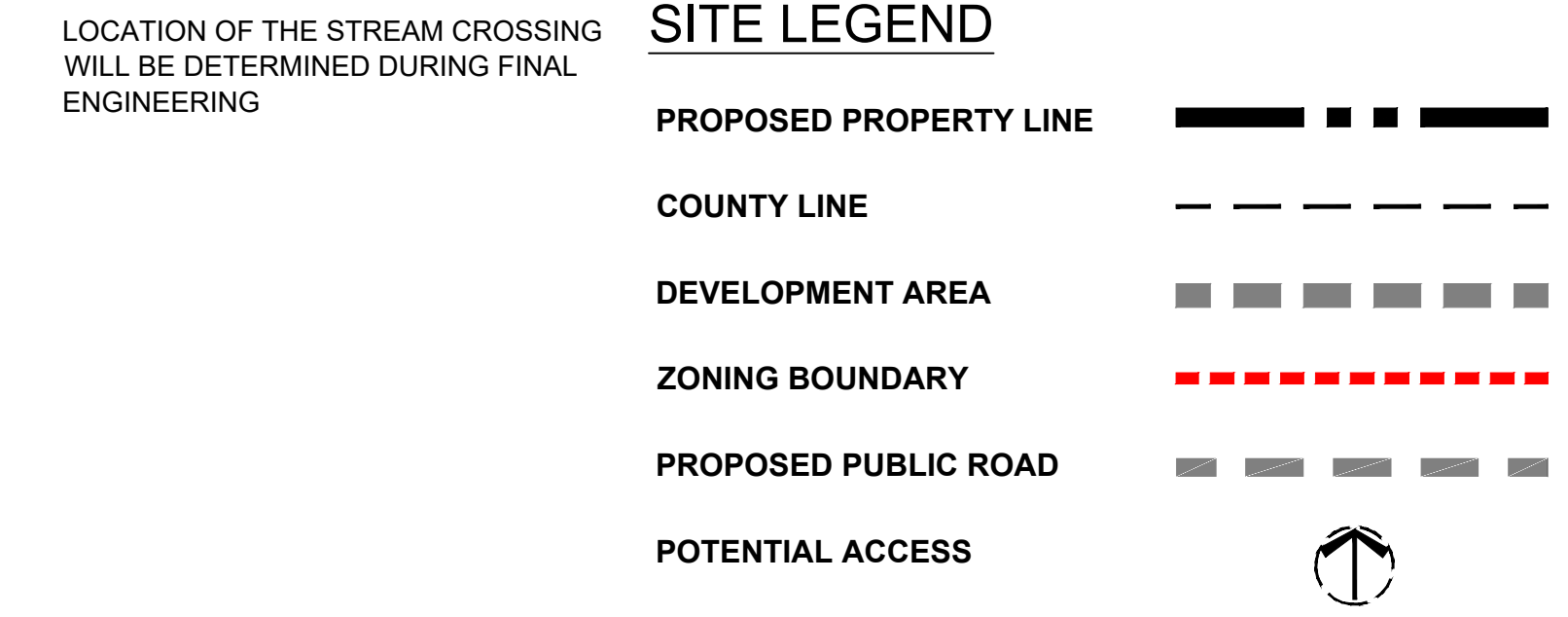
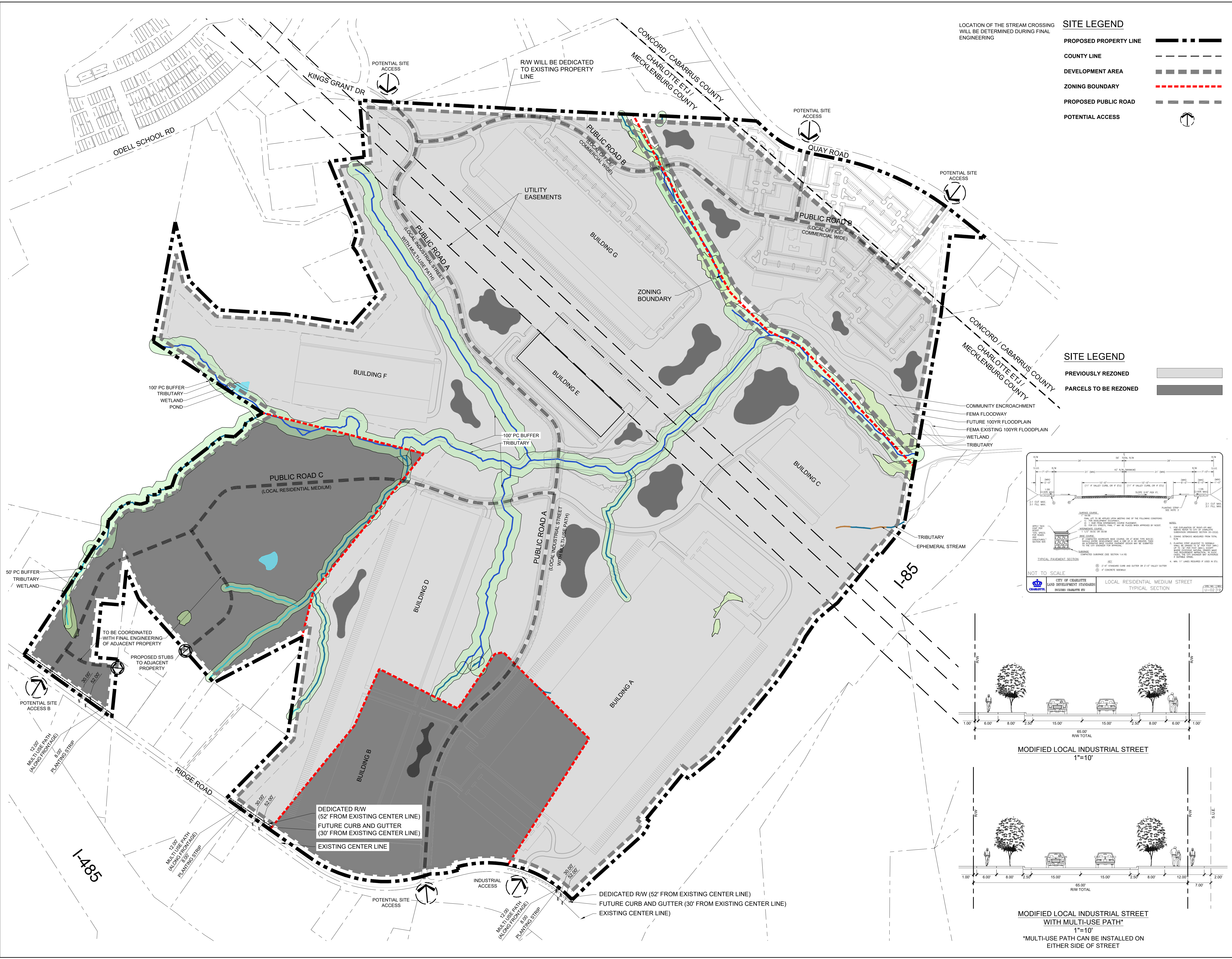
DESIGNED BY: JVK
DRAWN BY: JVK
CHECKED BY: KST

SCALE: VERT: N/A
HORZ: 1"=200'

TECHNICAL DATA

SHEET NUMBER

RZ-1



KEY MAP

SCALE

PROJECT

KINGS GRANT

CHARLOTTE, NC
 REZONING
 #2023-024

DESIGNER PROJECT # 1020184

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NO.	DESCRIPTION	DATE
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 DRAWN BY: JVK
 CHECKED BY: KST

SCALE

VERT: N/A
 HORZ: 1"=200'

0 100 200 400

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2

ORIGINAL SHEET SIZE: 30" X 42"

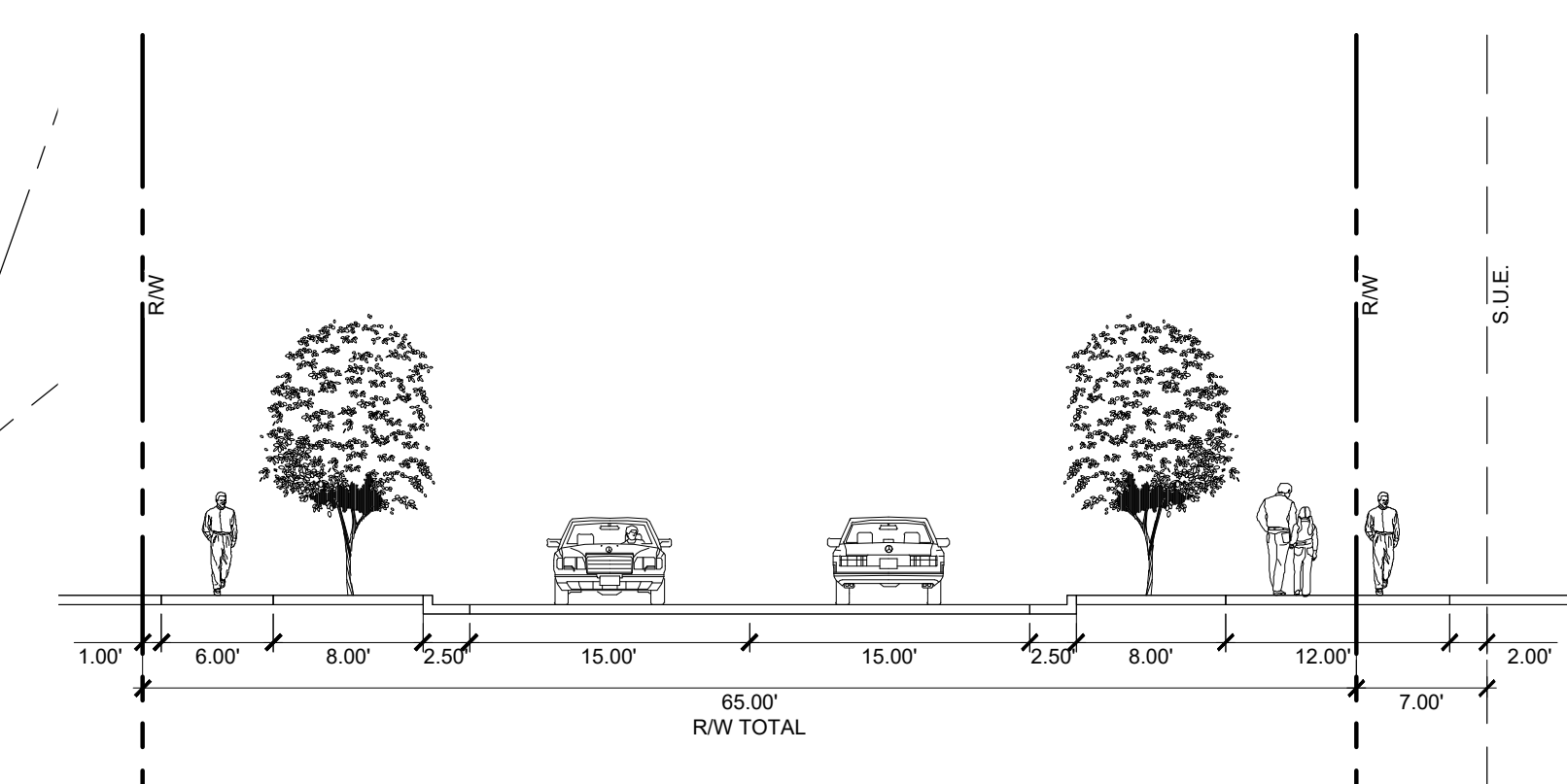
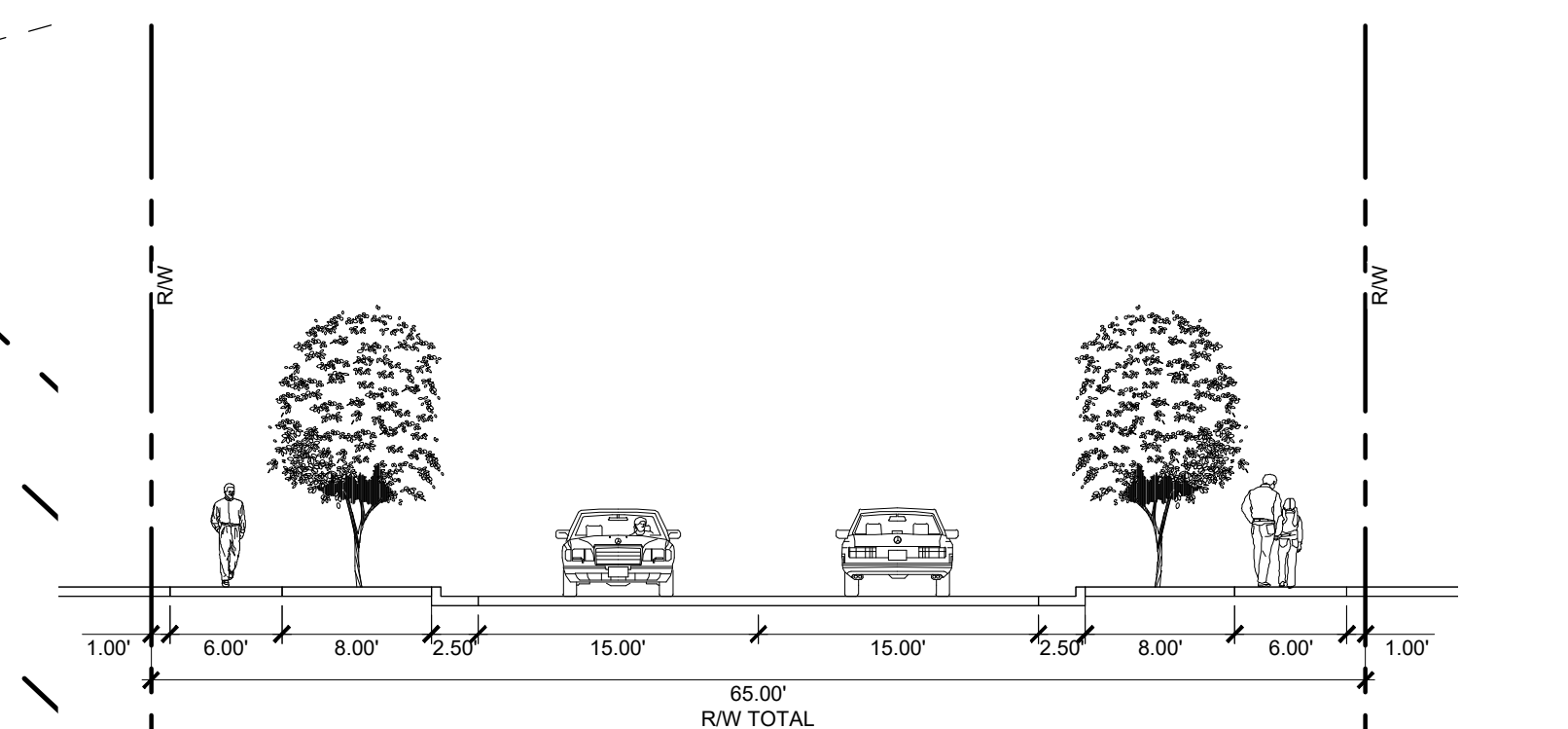
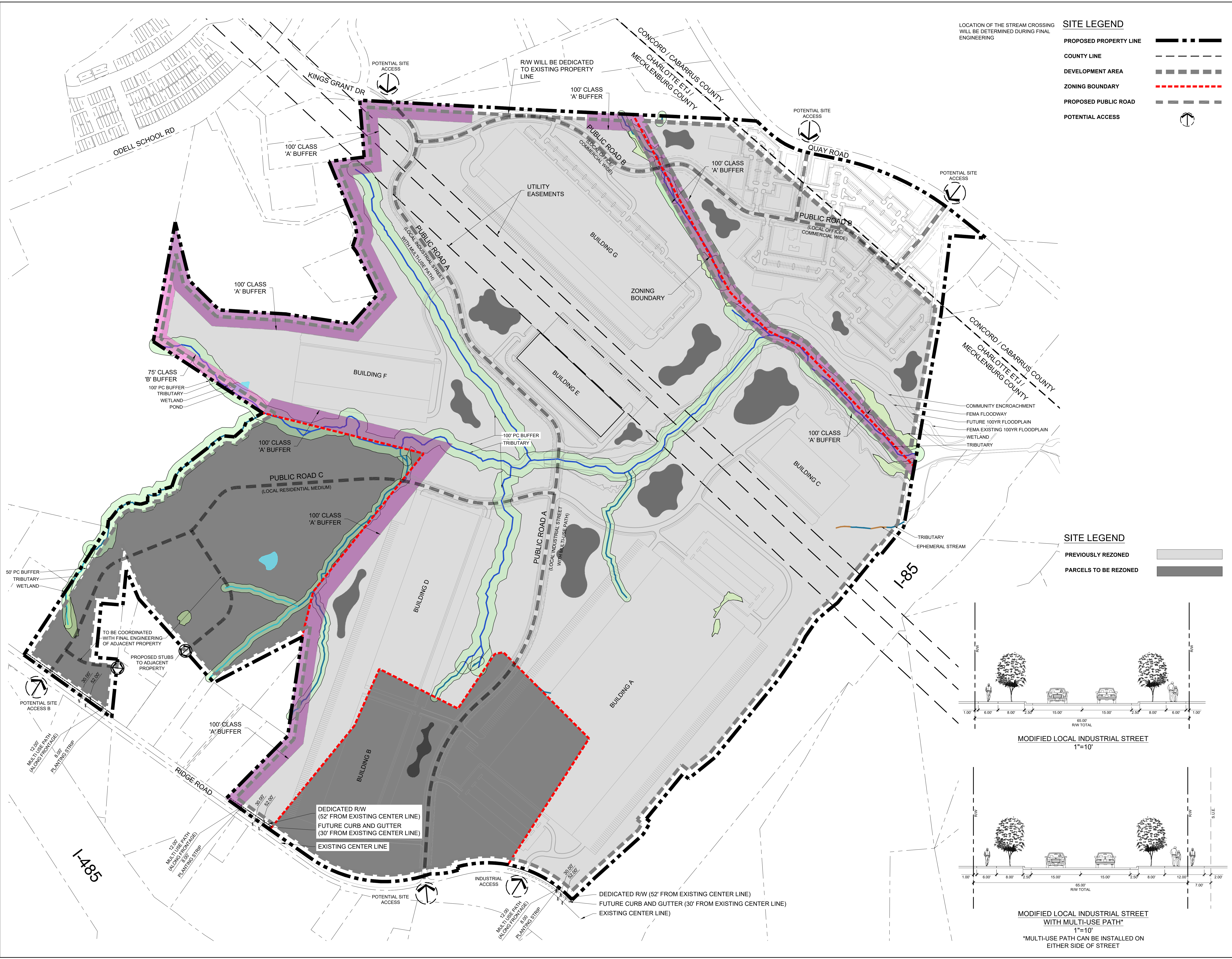
LOCATION OF THE STREAM CROSSING
WILL BE DETERMINED DURING FINAL
ENGINEERING

SITE LEGEND

- PROPOSED PROPERTY LINE
- COUNTY LINE
- DEVELOPMENT AREA
- ZONING BOUNDARY
- PROPOSED PUBLIC ROAD
- POTENTIAL ACCESS

SITE LEGEND

- PREVIOUSLY REZONED
- PARCELS TO BE REZONED



REVISED

SCALE

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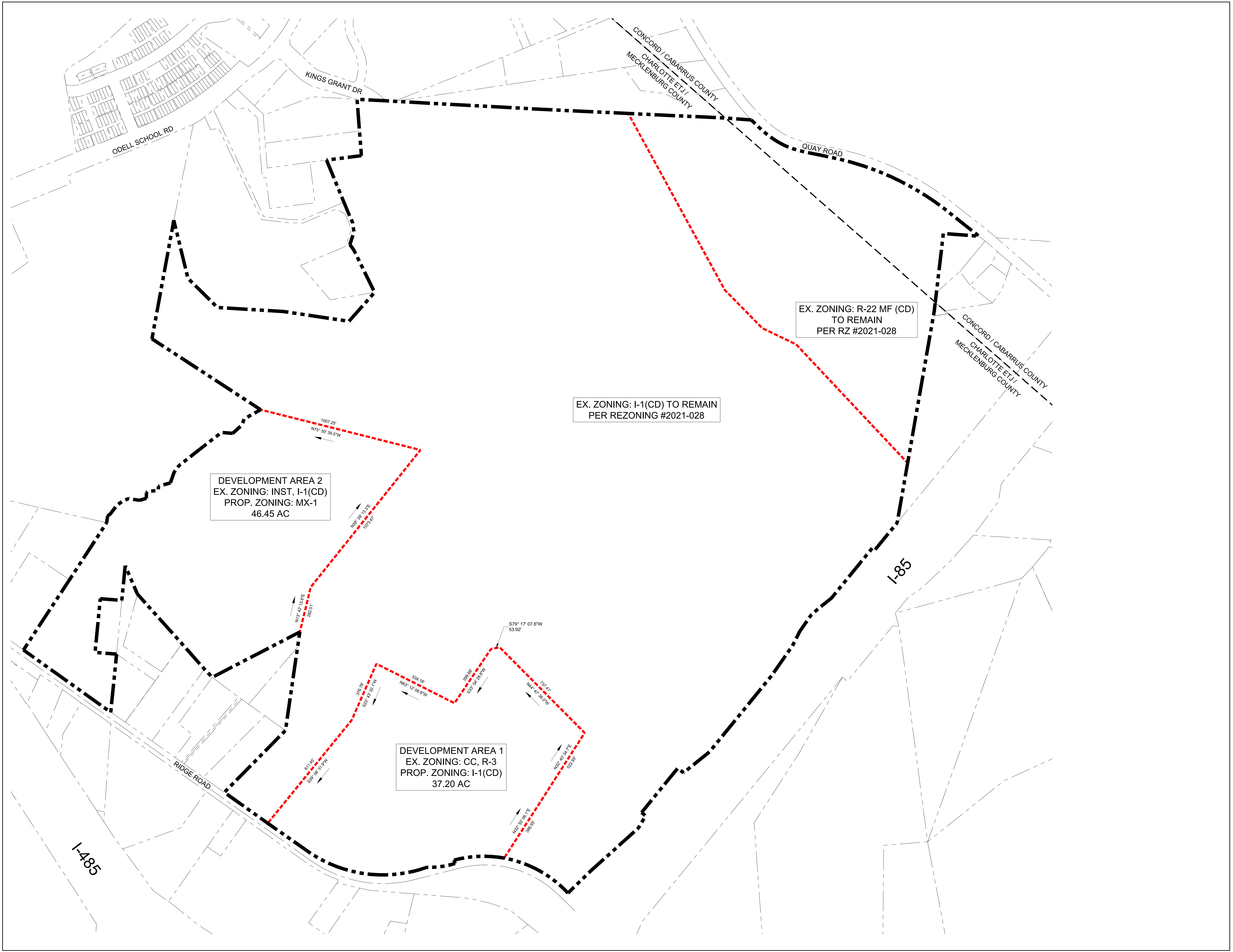
DESIGNED BY: JVK
DRAWN BY: JVK
CHECKED BY: KST

SCALE
VERT: N/A
HORZ: 1"=200'

SHEET TITLE
PROPOSED BUFFERS

SHEET NUMBER

RZ-3



DEVELOPMENT AREA 2
EX. ZONING: INST, I-1(CD)
PROP. ZONING: MX-1
46.45 AC

DEVELOPMENT AREA 1
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EX. ZONING: I-1(CD) TO REMAIN
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DRAWN BY: JJK
CHECKED BY: KST

SCALE

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0 100 200 400

ZONING BOUNDARY

PROJECT

KINGS GRANT

CHARLOTTE, NC

REZONING

#2023-024

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RZ-3

