

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.

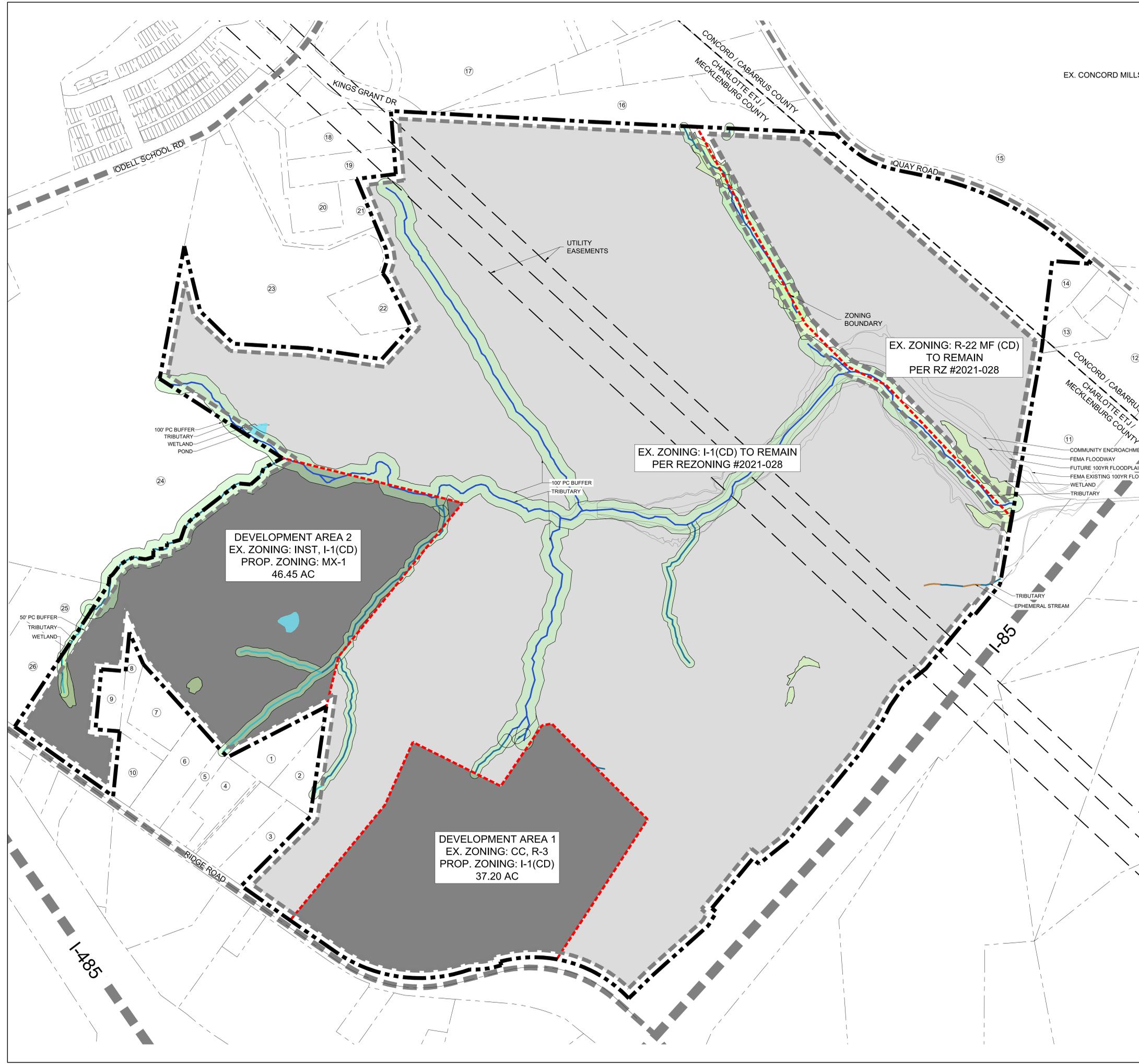
SITE LEGEND

- PREVIOUSLY REZONED [Grey Box]
- PARCELS TO BE REZONED [Dark Grey Box]

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

NO.	DESCRIPTION	DATE		
1	029-581-18	WENDY DAWN COPENHAVER	08697-410	R-3
2	029-581-07	BRANDON NELSON	36789-154	R-3
3	029-581-09	JAMES EDWARD JR SHAVER	10202-684	R-3
4	029-581-06	ALICE COVINGTON WIKIE	03855-473	R-3
5	029-581-05	ALICE C WIKIE	02315-592	R-3
6	029-581-04	R FRANCES (N/C) BELT	08930-877	R-3
7	029-581-02	STEPHEN LAWRENCE	04917-540	R-3
8	029-591-20	JAMES E JR SHAVER	10436-228	R-3
9	029-171-07	MARY LOU BOST HEIRS	37511-190	R-3
10	029-581-01	JAMES E JR SHAVER	31515-280	R-3
11	029-591-01	DAVIDLAND LLC	08627-724	R-3
12	458-791-1759-0000	DAVIDLAND LLC / A NC LLC	03033-0044	LI
13	458-961-8976-0000	QUAY LLC / A NC LLC	09853-0036	LI
14	458-962-8251-0000	HARKER RONNIE R / MARTHA H WF	12242-0271	LI
15	458-963-6730-0000	MALL AT CONCORD MILLS LP	10206-0313	C-2
16	029-181-04	ROBERT LUNN	33182-1	R-3
17	029-181-26	CONRAD AT CONCORD MILLS POE LLC	37231-689	CC
18	029-181-12	PIEDMONT NATURAL GAS COMPANY INC	30216-687	R-3
19	029-181-22	PIEDMONT NATURAL GAS COMPANY INC	30216-687	R-3
20	029-181-21	WINNIE N FOX LLC	36433-580	R-3
21	029-181-20	WINNIE N FOX LLC	36433-580	R-3
22	029-181-19	MADISON MALLARD CREEK OWNER LLC	36435-808	R-17MF(CD)
23	029-181-18	MADISON MALLARD CREEK OWNER LLC	36435-808	R-17MF(CD)
24	029-171-02	HICKORY GROVE BAPTIST CHURCH	08023-218	INST
25	029-171-27	HEAVEN PROPERTIES LLC	37065-307	R-3
26	029-171-25	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

KEY MAP

SCALE

PROJECT  
**KINGS GRANT**

CHARLOTTE, NC  
REZONING  
#2023-024

DESIGN PROJECT # 1020184  
REVISION / ISSUANCE

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

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

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

SHEET TITLE  
TECHNICAL DATA

SHEET NUMBER  
**RZ-1**

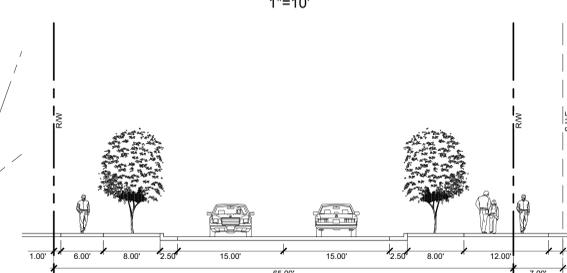
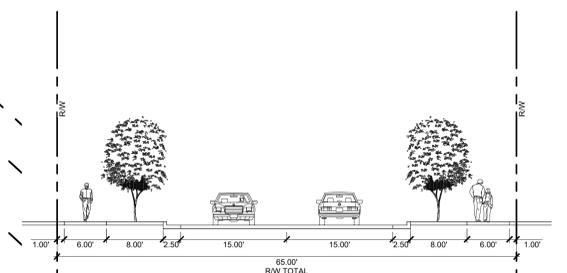
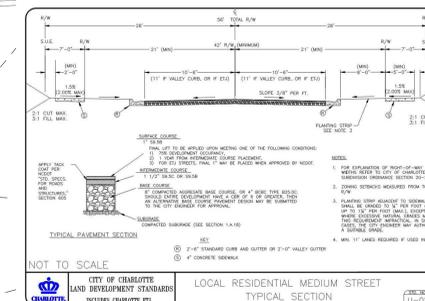
LOCATION OF THE STREAM CROSSING  
WILL BE DETERMINED DURING FINAL  
ENGINEERING

**SITE LEGEND**

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

**SITE LEGEND**

- PREVIOUSLY REZONED
- PARCELS TO BE REZONED



KEY MAP

SCALE

PROJECT

**KINGS GRANT**

CHARLOTTE, NC  
REZONING  
#2023-024

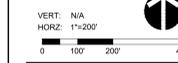
LANDDESIGN PROJ# 1020184

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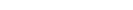
SHEET TITLE

SCHEMATIC SITE PLAN

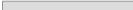
SHEET NUMBER  
**RZ-2**

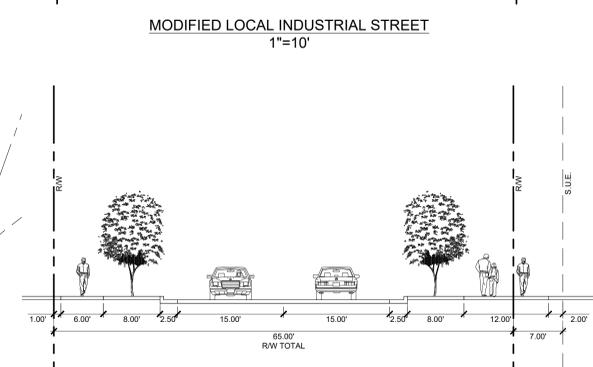
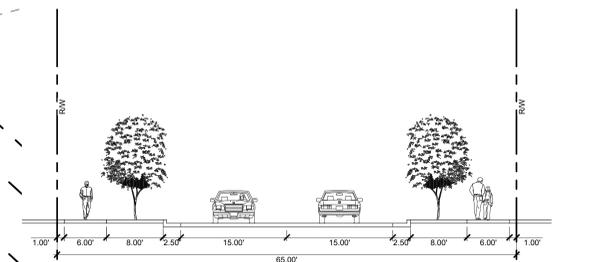
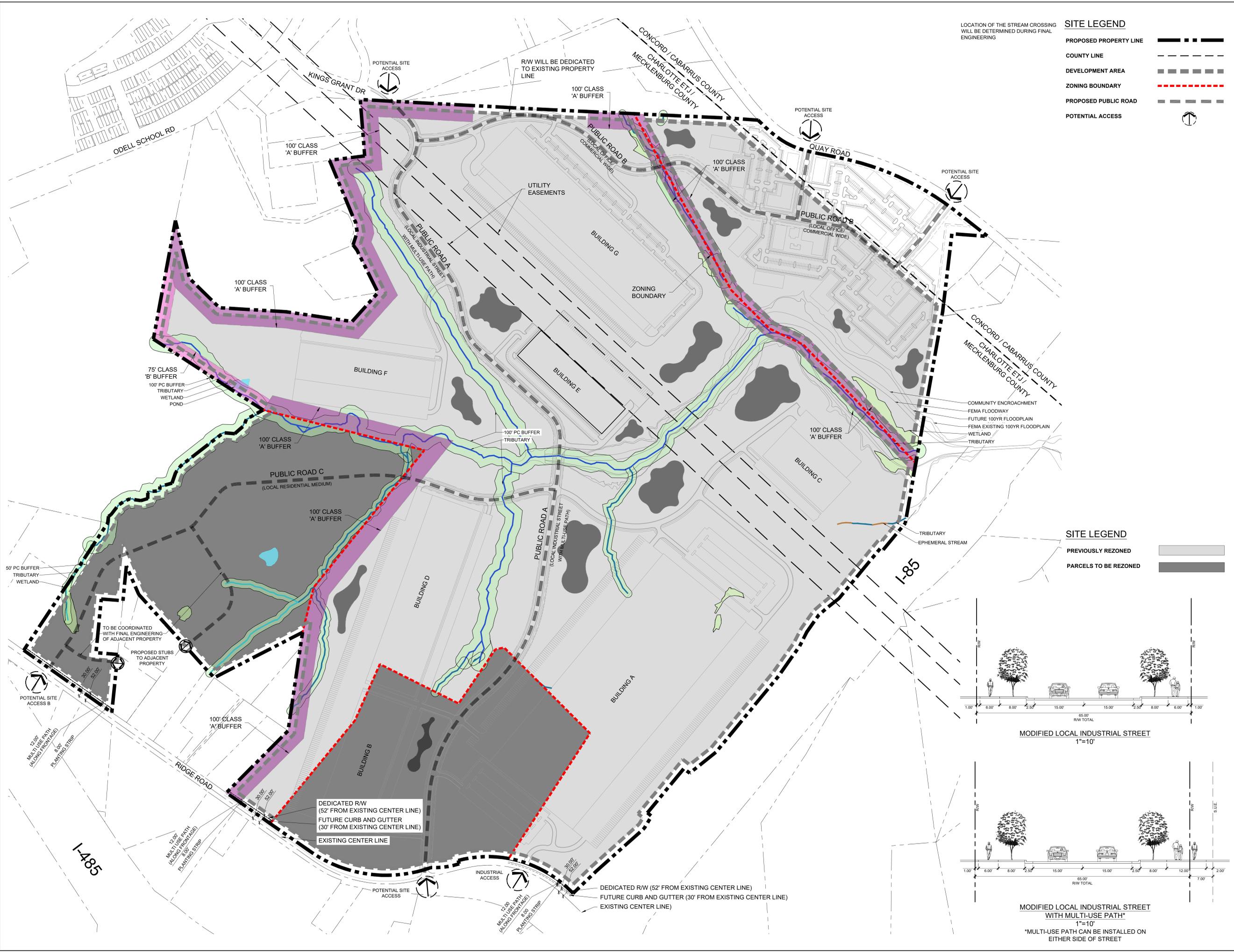
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REVISION

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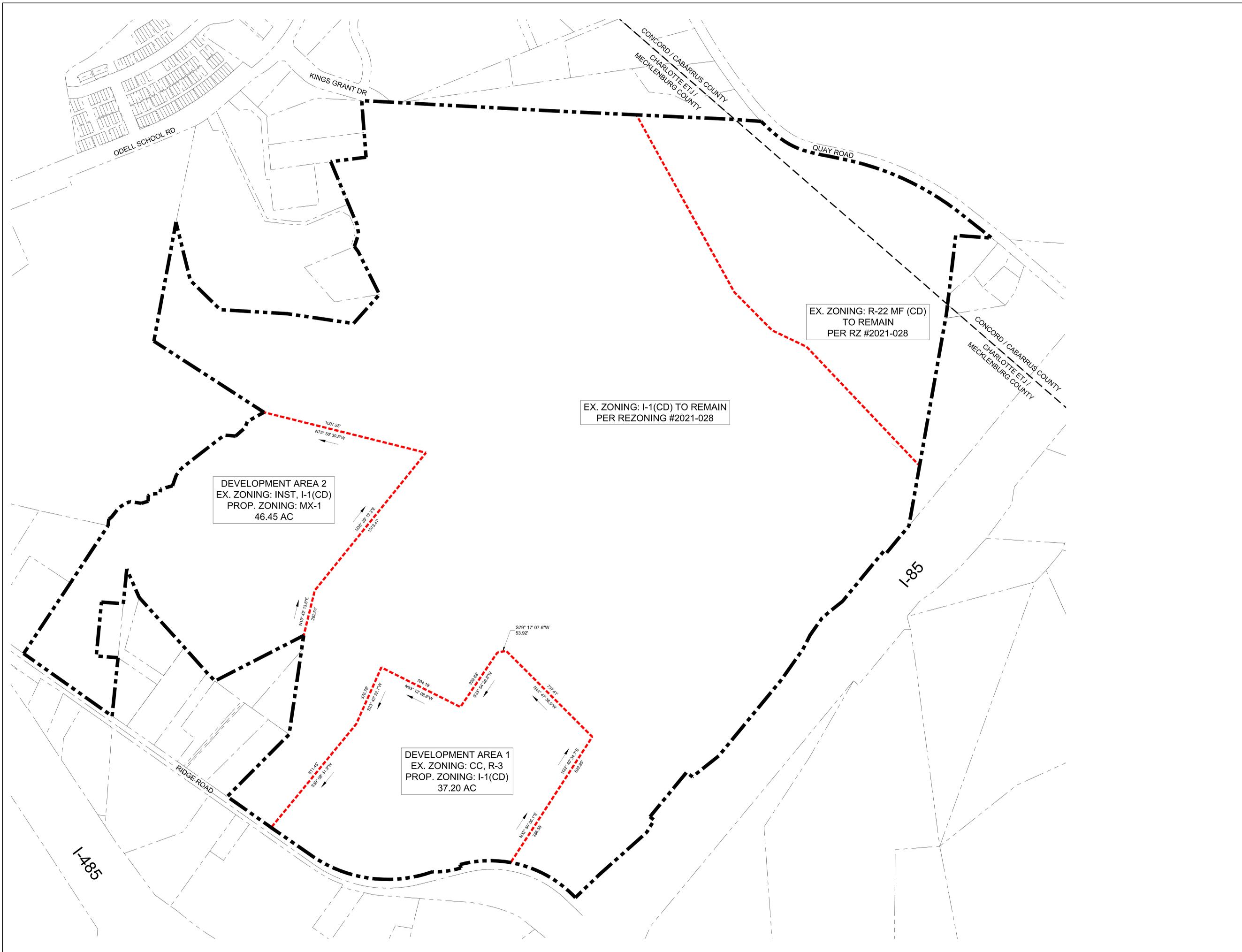
DESIGNED BY: JVK  
DRAWN BY: JVK  
CHECKED BY: KST

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

SHEET TITLE  
**PROPOSED BUFFERS**

SHEET NUMBER

**RZ-3**



KEY MAP

SEAL

PROJECT

**KINGS GRANT**

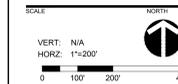
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 DRAWN BY: JJK  
 CHECKED BY: KST



SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

**RZ-3**

