



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

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 WIKE	03855-473	R-3
5	029-581-05	ALICE C WIKE	02315-592	R-3
6	029-581-04	R FRANCES (NIC) 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

KINGS GRANT

CHARLOTTE, NC
REZONING
#2023-024

LANDDESIGN PROJ #
1020184

REVISION / ISSUANCE

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

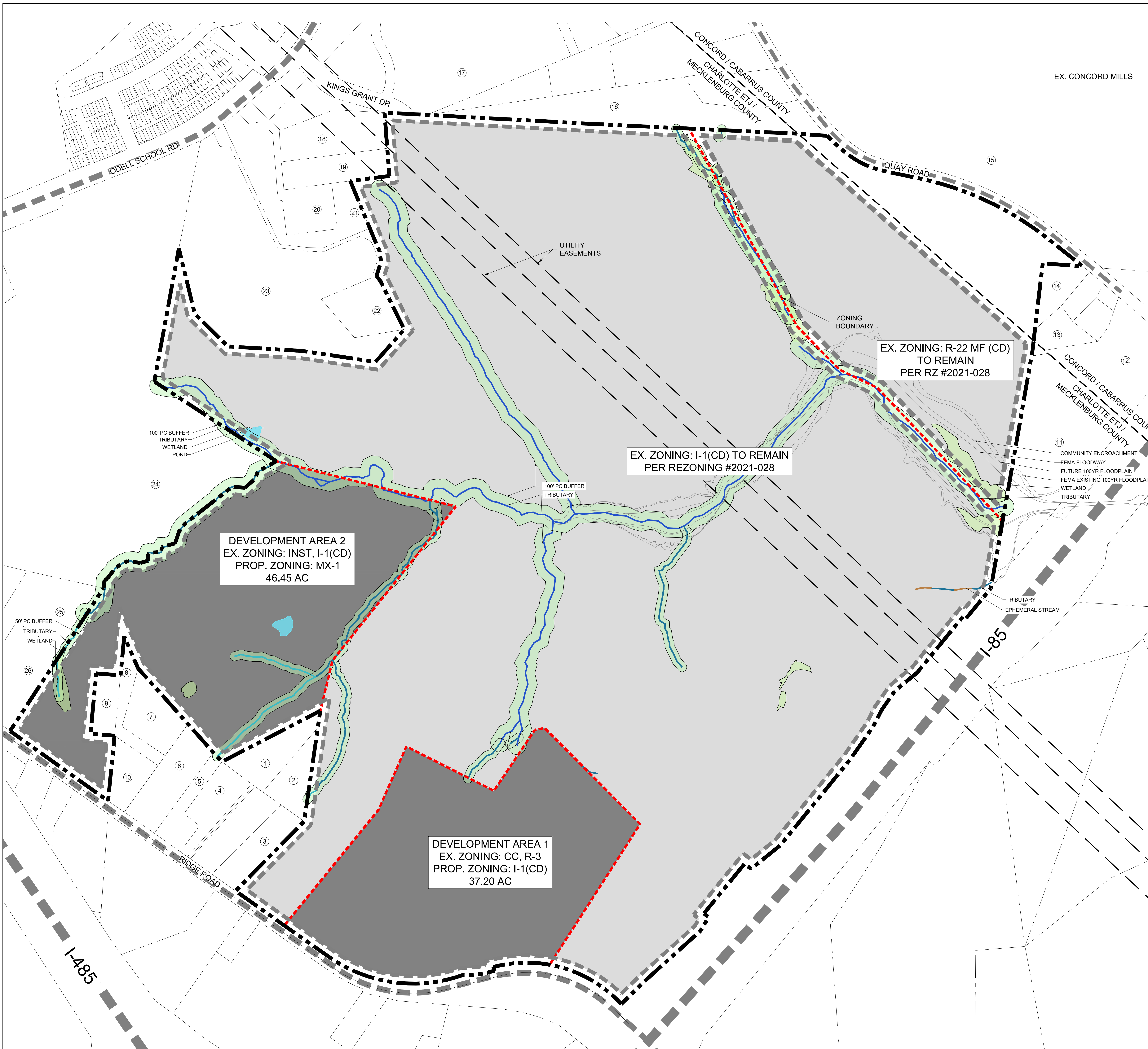
DESIGNED BY: JYK
DRAWN BY: JYK
CHECKED BY: KST

SCALE
VERT: N/A
HORZ: 1"=200'
0 100 200 400

TECHNICAL DATA

SHEET NUMBER

RZ-1



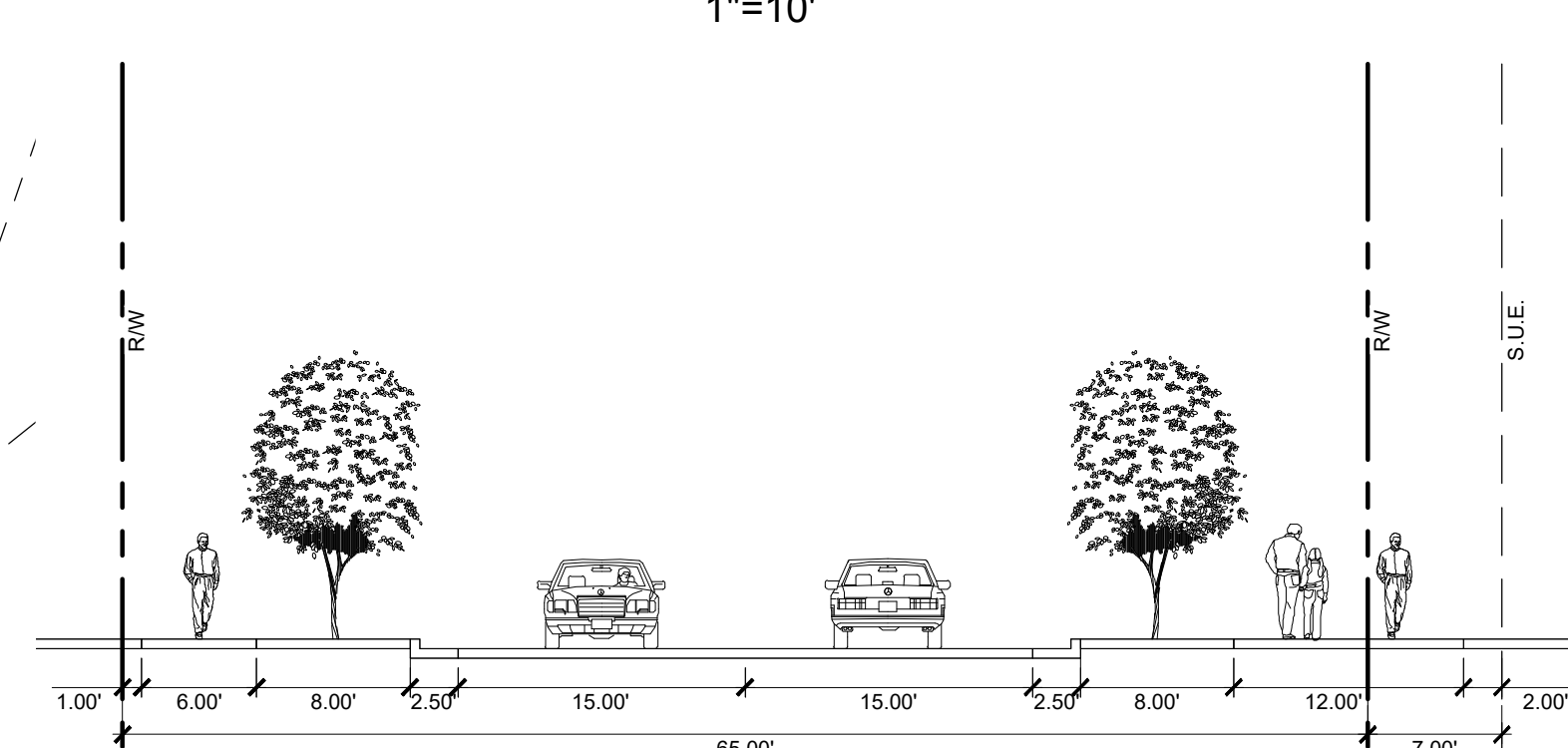
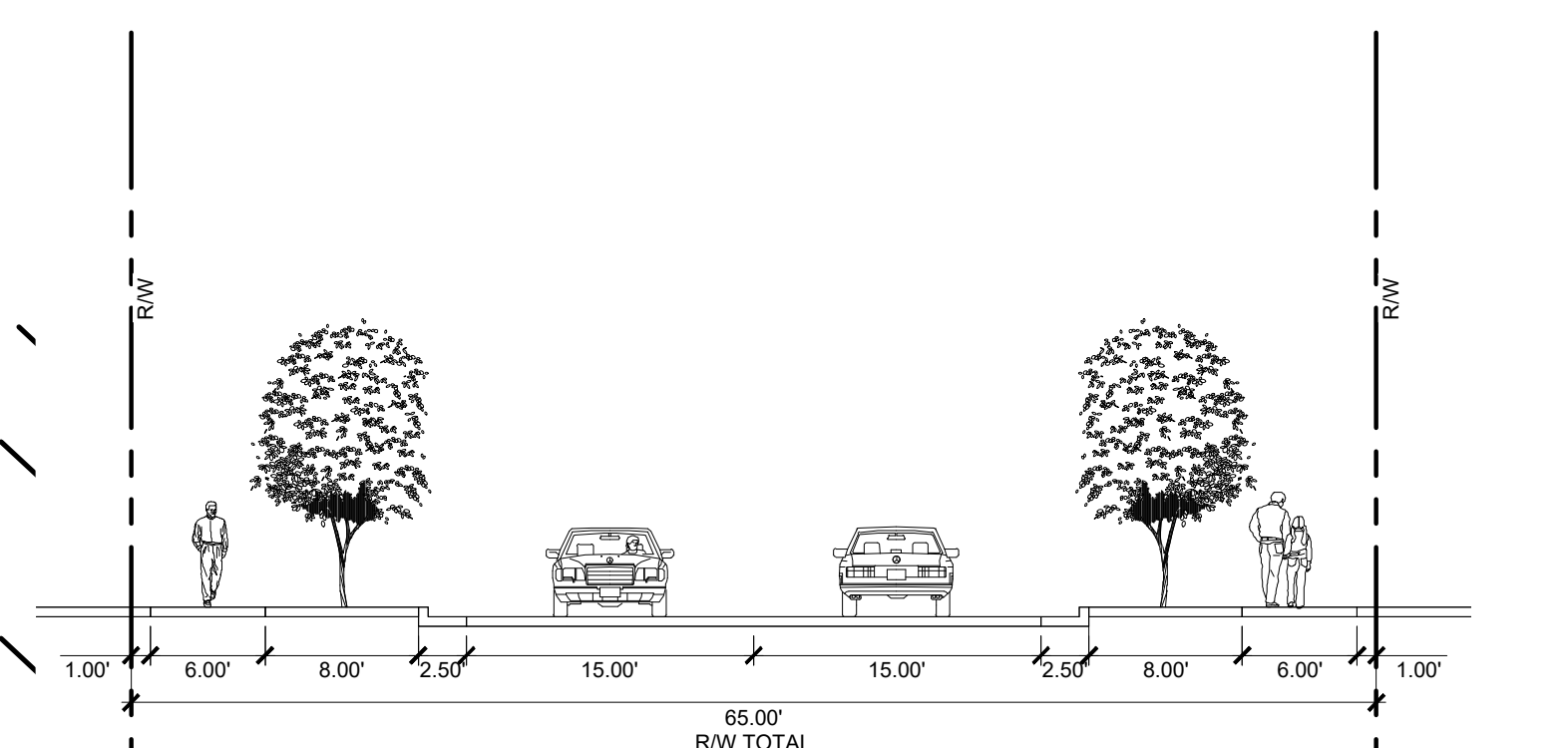
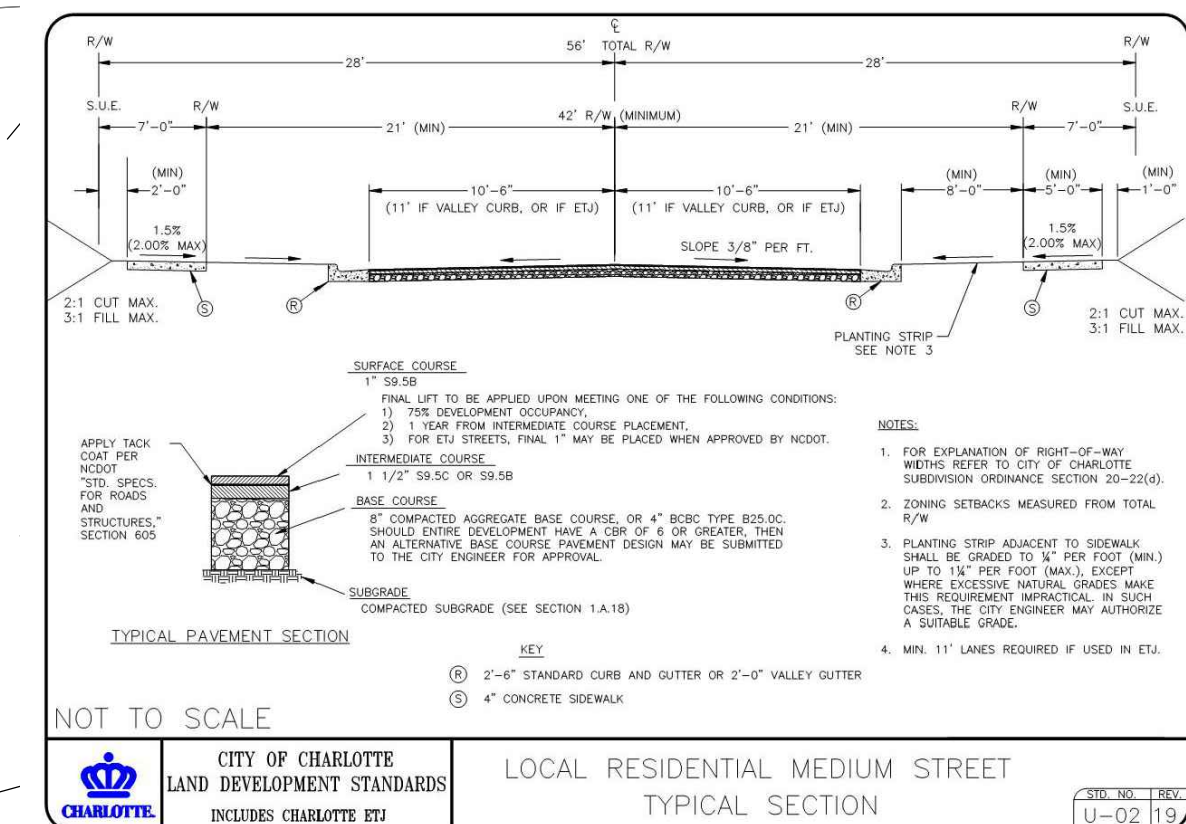
LOCATION OF THE STREAM CROSSING
WILL BE DETERMINED DURING FINAL
ENGINEERING

SITE LEGEND

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

SITE LEGEND

- PREVIOUSLY REZONED ■■■■■■
- PARCELS TO BE REZONED ■■■■■■

*MULTI-USE PATH CAN BE INSTALLED ON
EITHER SIDE OF STREET

REV 000

SEAL

PROJECT

KINGS GRANT

CHARLOTTE, NC
REZONING
#2023-024

LANDDESIGN PROJ# 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

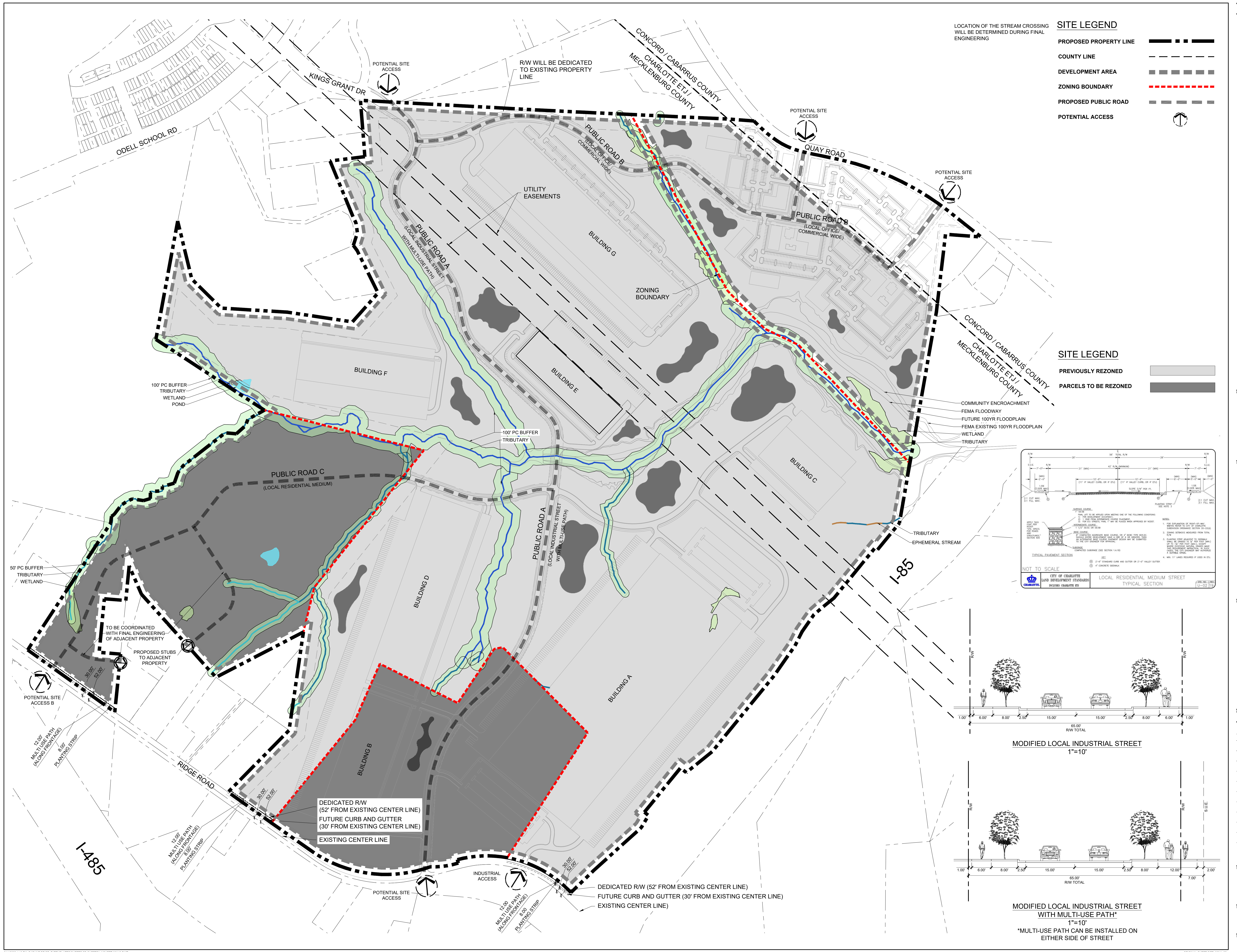
VERT: N/A
HORZ: 1"=200'

SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-2



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

REV 000

SEAL

PROJECT

KINGS GRANT

CHARLOTTE, NC
REZONING
#2023-024

LANDDESIGN PROJ# 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

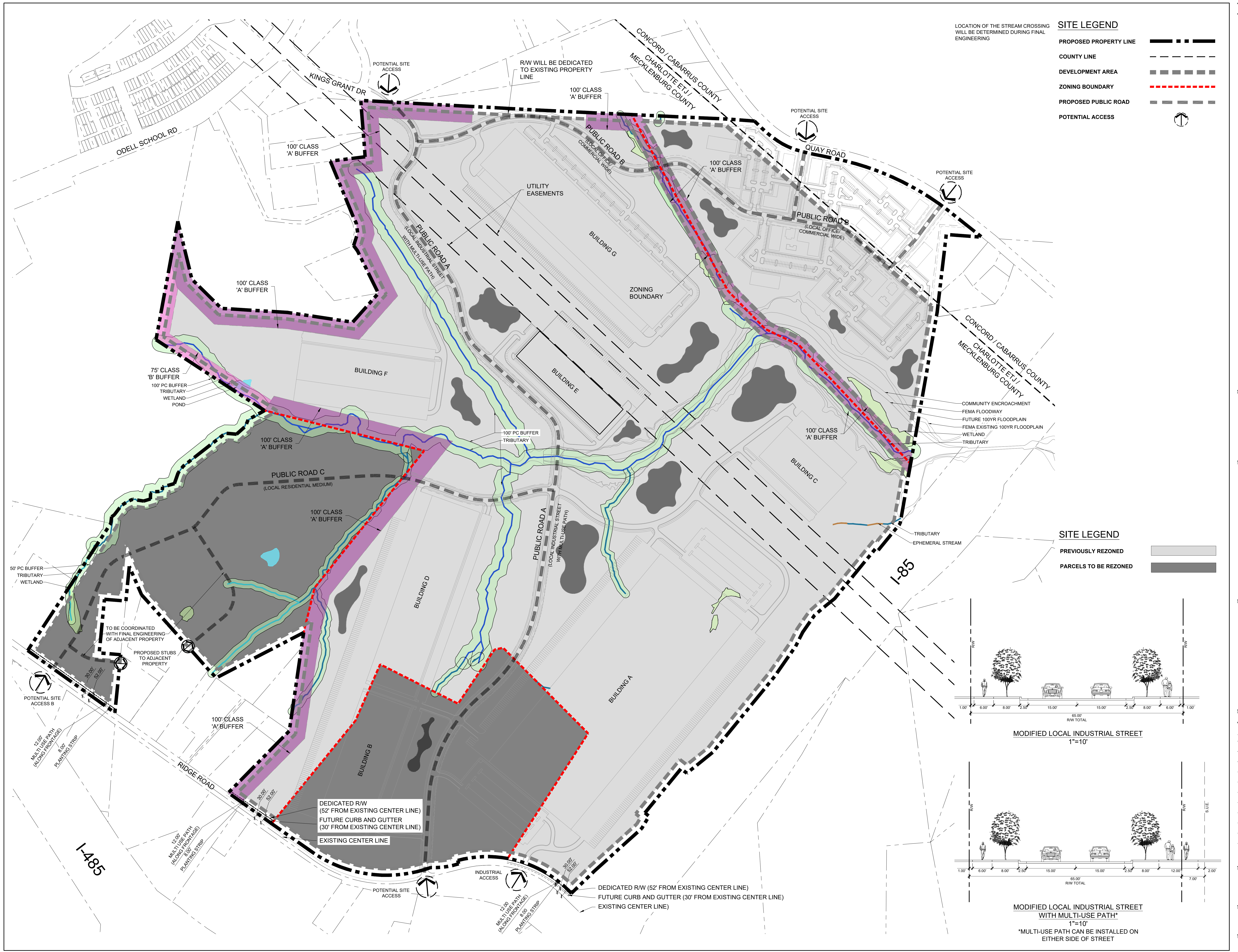
VERT: N/A
HORZ: 1"=200'

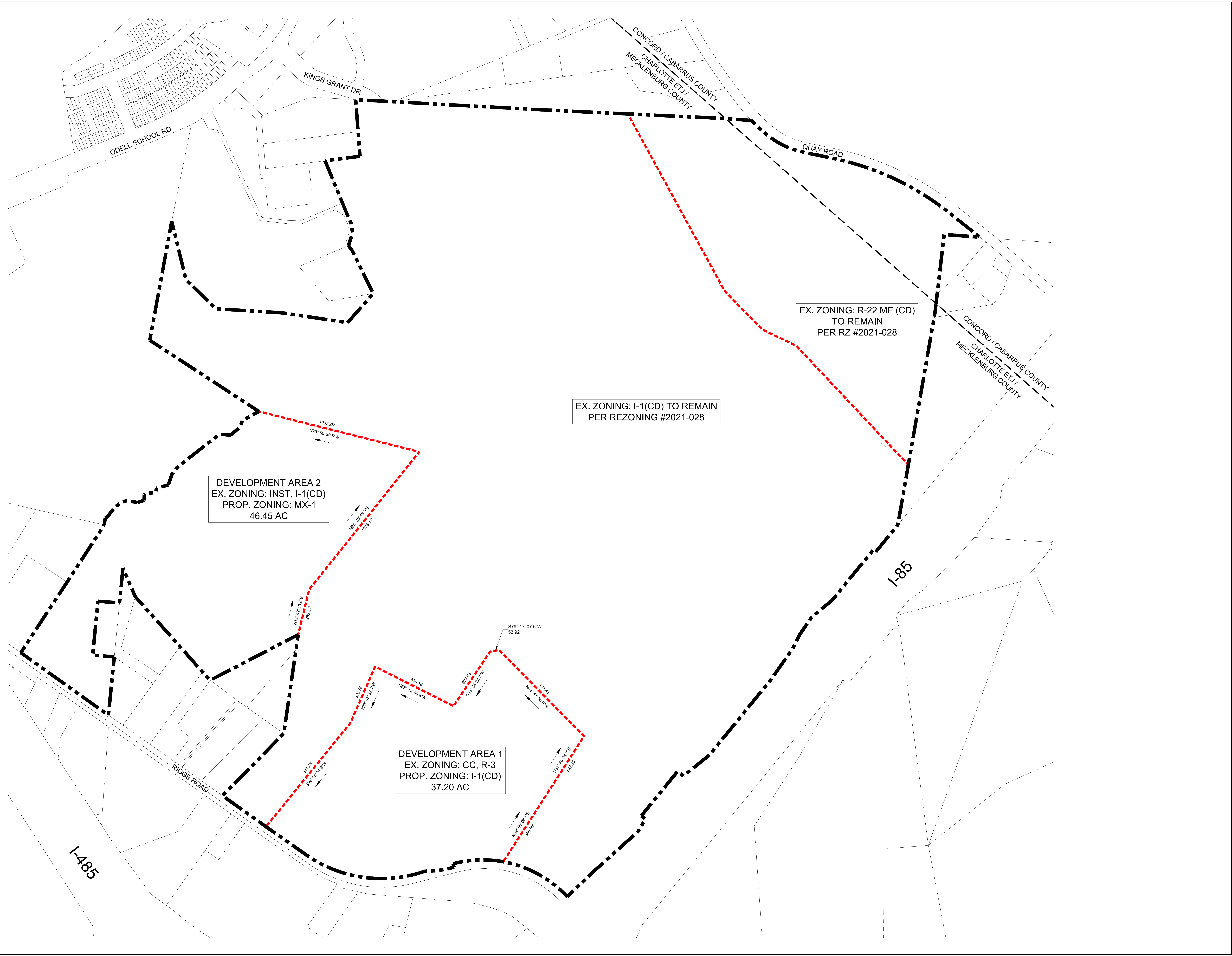
SHEET TITLE

PROPOSED BUFFERS

SHEET NUMBER

RZ-3





REV 100'

SEAL

PROJECT

KINGS GRANT

CHARLOTTE, NC
REZONING
#2023-024

LANDDESIGN PROJ.#

1020184

REVISION / ISSUANCE

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

DESIGNED BY: JYK
DRAWN BY: JYK
CHECKED BY: KST

SCALE

VERT: N/A

HORZ: 1"=200'

0 100' 200' 400'

SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-3

