



VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 311.0 ACRES FOR REZONING SITE IN CHARLOTTE ETJ

TAX PARCEL #S: 029-591-05, 029-591-03, 029-591-04, 029-581-21, 029-581-15, 029-581-03, 029-581-110 AND 029-181-10

EXISTING ZONING: CC

PROPOSED ZONING: I-1(CD) & R-22MF(CD), FIVE YEARS VESTED RIGHTS

EXISTING USES: VACANT

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 R-22MF ZONING DISTRICT FOR THE PORTION OF THE SITE SHOWN AS ZONED R-22MF(CD) (AS GENERALLY DEPICTED ON THE REZONING PLAN), EACH AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

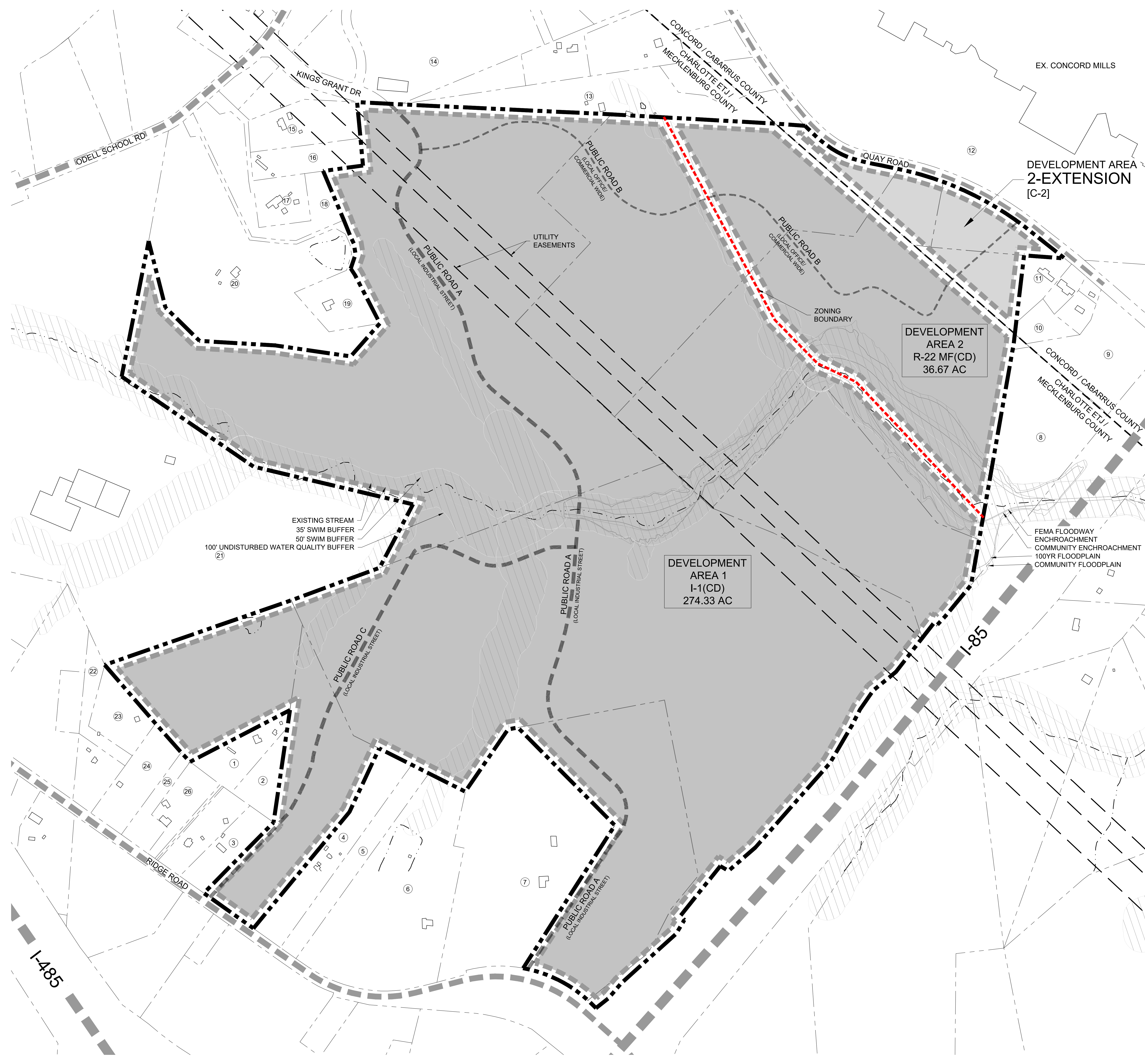
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:

A. WITHIN THE I-1(CD) ZONING DISTRICT ON A PHASED BASIS, UP TO 2.75 MILLION SQUARE FEET OF GROSS FLOOR AREA OF WAREHOUSE, DISTRIBUTION AND OTHER PERMITTED USES AS ALLOWED IN THE I-1 ZONING DISTRICT, AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2 (WHICH SHALL CONTROL).

B. WITHIN THE R-22MF(CD) ZONING DISTRICT, UP TO 488 MULTI-FAMILY RESIDENTIAL UNITS, AS MORE SPECIFICALLY SET FORTH IN SECTION 2 (WHICH SHALL CONTROL). [NOTE FOR INFORMATION: ADDITIONAL 212 MULTI-FAMILY UNITS DESIGNATED FOR 10.42 ACRE ADJACENT PARCEL WITHIN CONCORD FOR PROJECT TOTAL OF 700 MULTI-FAMILY UNITS]

MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED I-1(CD) BUILDING HEIGHTS SHALL BE AS SET FORTH IN THE ORDINANCE FOR THE I-1 ZONING DISTRICT. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE. IN THE AREA ZONED R-22MF(CD) ALLOWED BUILDING HEIGHTS WILL BE LIMITED TO 65 FEET.

PARKING: AS REQUIRED BY THE ORDINANCE.



NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03.09.21
2	PER STAFF COMMENTS	04.12.21
3	PER STAFF COMMENTS	05.17.21
4	PER STAFF COMMENTS	06.14.21

NO.	DATE	DESCRIPTION
1	08697-410	WENDY DAWN COPENHAVER
2	04415-422	NORMAN J PENNINGER
3	10202-684	JAMES EDWARD JR SHAVER
4	34410-379	AMH NC DEVELOPMENT LP
5	34410-379	AMH NC DEVELOPMENT LP
6	34410-379	AMH NC DEVELOPMENT LP
7	33132-74	AMH NC DEVELOPMENT LP
8	08627-724	DAVIDLAND LLC
9	03033-0044	DAVIDLAND LLC / A NC LLC
10	09853-0036	QUAY LLC / A NC LLC
11	12242-0271	HARKER RONNIE R / MARTHA H WF
12	10206-0313	MALL AT CONCORD MILLS LP
13	33182-1	ROBERT LUNN
14	33318-17	KINGS GRANT APARTMENTS LLC
15	30216-687	PIEDMONT NATURAL GAS COMPANY INC
16	30216-687	PIEDMONT NATURAL GAS COMPANY INC
17	35142-558	WINNIE N FOX LLC
18	35142-558	WINNIE N FOX LLC
19	35142-556	FIVE FOX LLC
20	35142-556	FIVE FOX LLC
21	08023-218	HICKORY GROVE BAPTIST CHURCH
22	31515-280	JAMES E JR SHAVER
23	04917-540	STEPHEN LAWRENCE
24	08930-877	R FRANCES (N/C) BELT
25	02315-592	ALICE C WIKE
26	03855-473	ALICE COVINGTON WIKE

REVISED

SCALE

PROJECT

KINGS GRANT

CHARLOTTE, NC
REZONING
#2021-028

LANDDESIGN PROJ# 1020184

REVISION / ISSUANCE

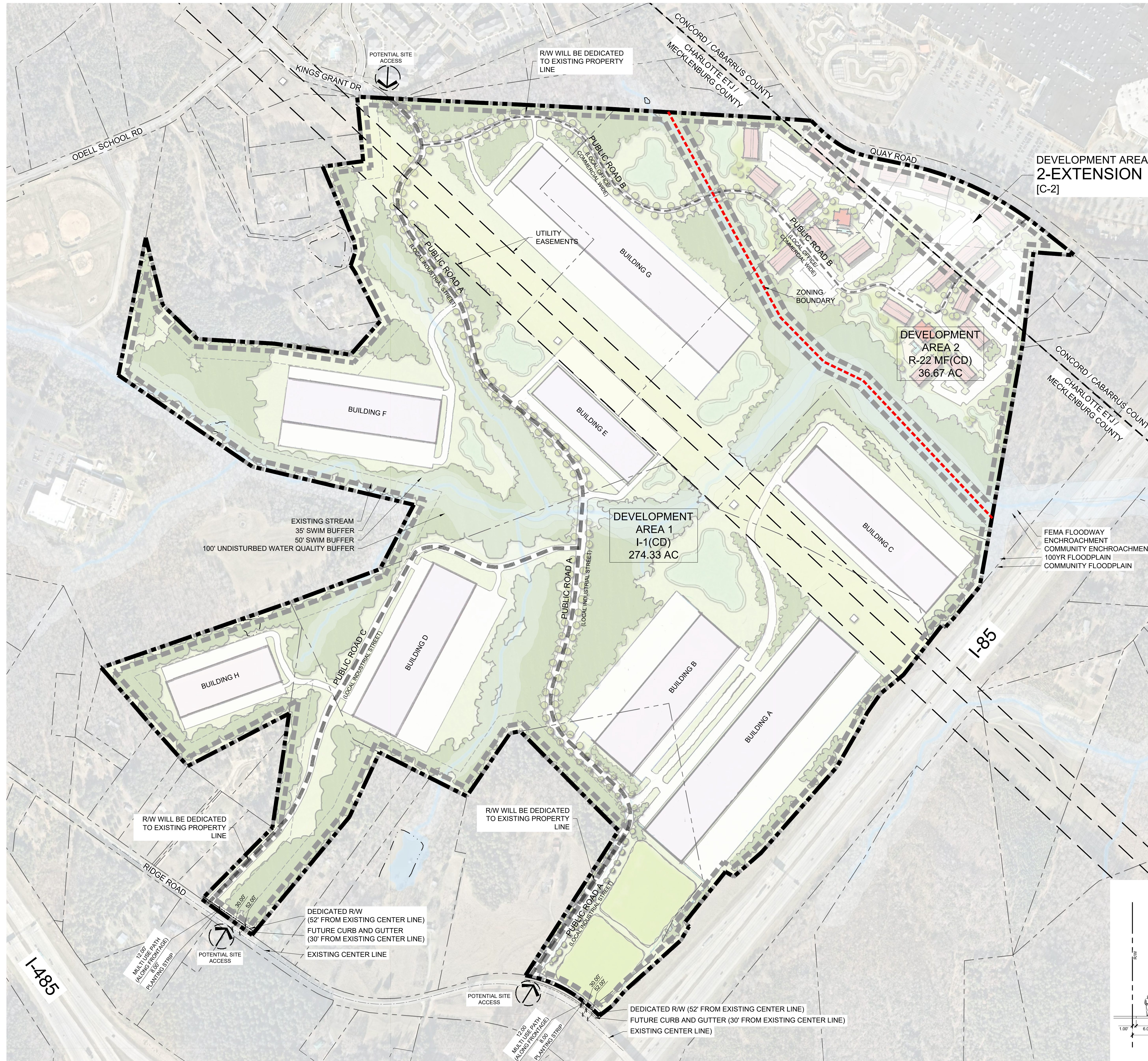
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DESIGNED BY: JVK
DRAWN BY: JVK
CHECKED BY: KST

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

TECHNICAL DATA

SHEET NUMBER RZ-1



SITE LEGEND

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

KEY MAP

SEAL

PROJECT

KINGS GRANT

CHARLOTTE, NC
REZONING
#2021-028

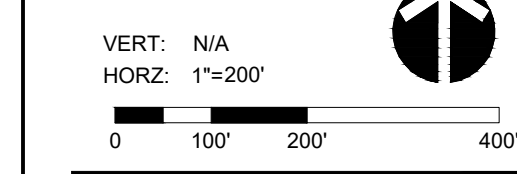
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SCALE

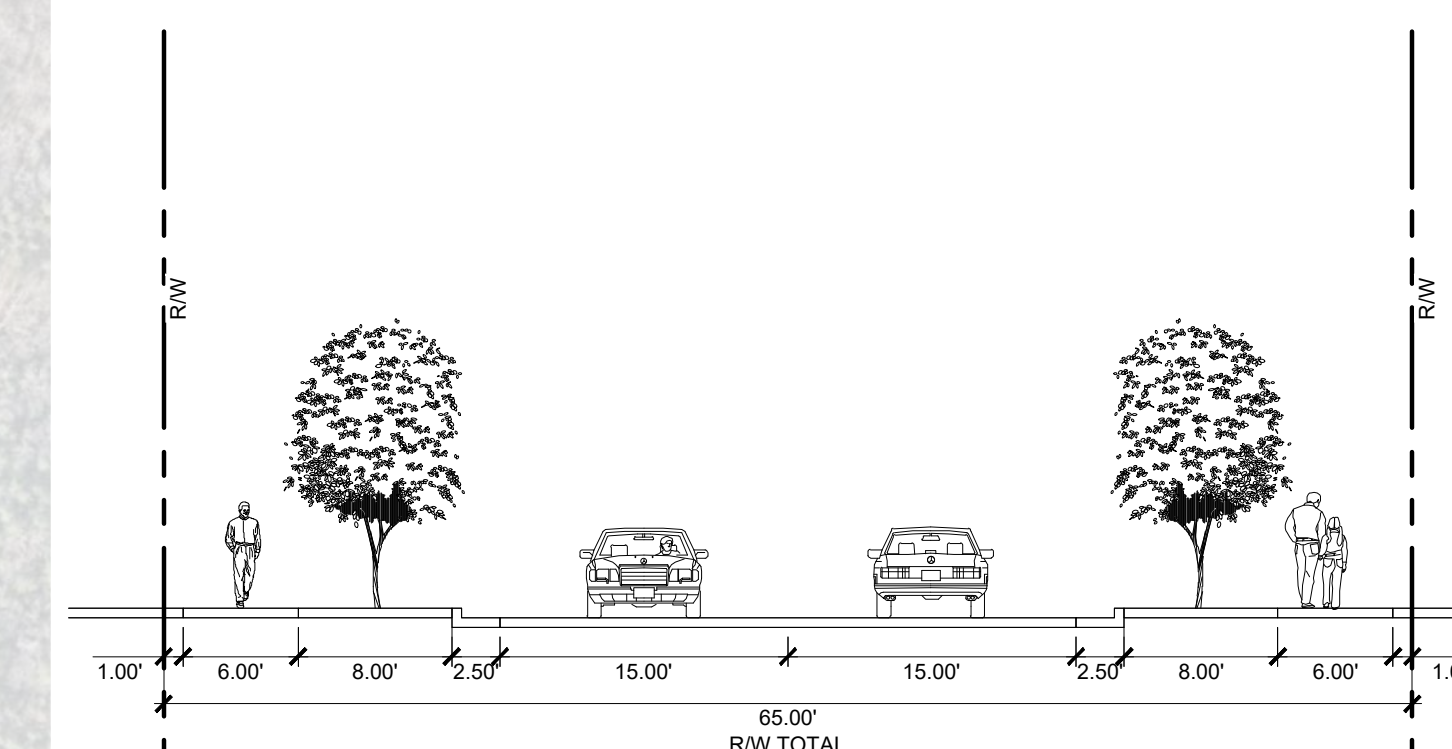


SHEET TITLE

SCHEMATIC SITE PLAN



SHEET NUMBER

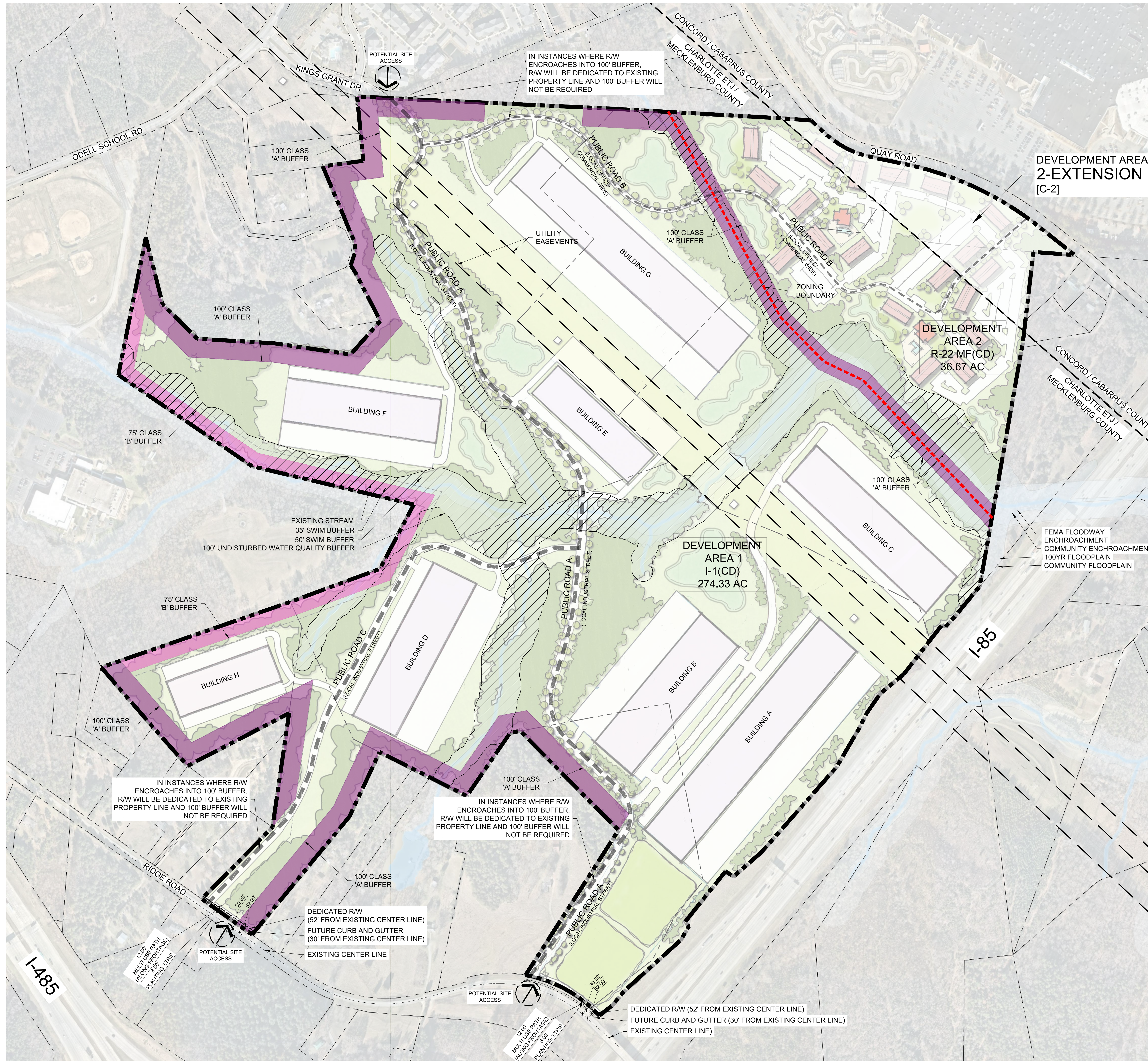
RZ-2



MODIFIED LOCAL INDUSTRIAL STREET
1"=10'

BUFFER LEGEND

- 100' CLASS 'A' BUFFER 
- 75' CLASS 'B' BUFFER 
- POTENTIAL TREE SAVE/ OPEN SPACE 



REVISED

SCALE

PROJECT

KINGS GRANT

CHARLOTTE, NC
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#2021-028

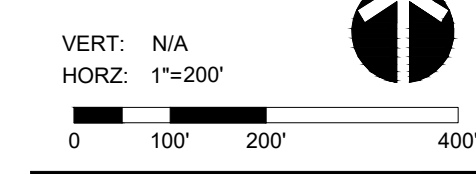
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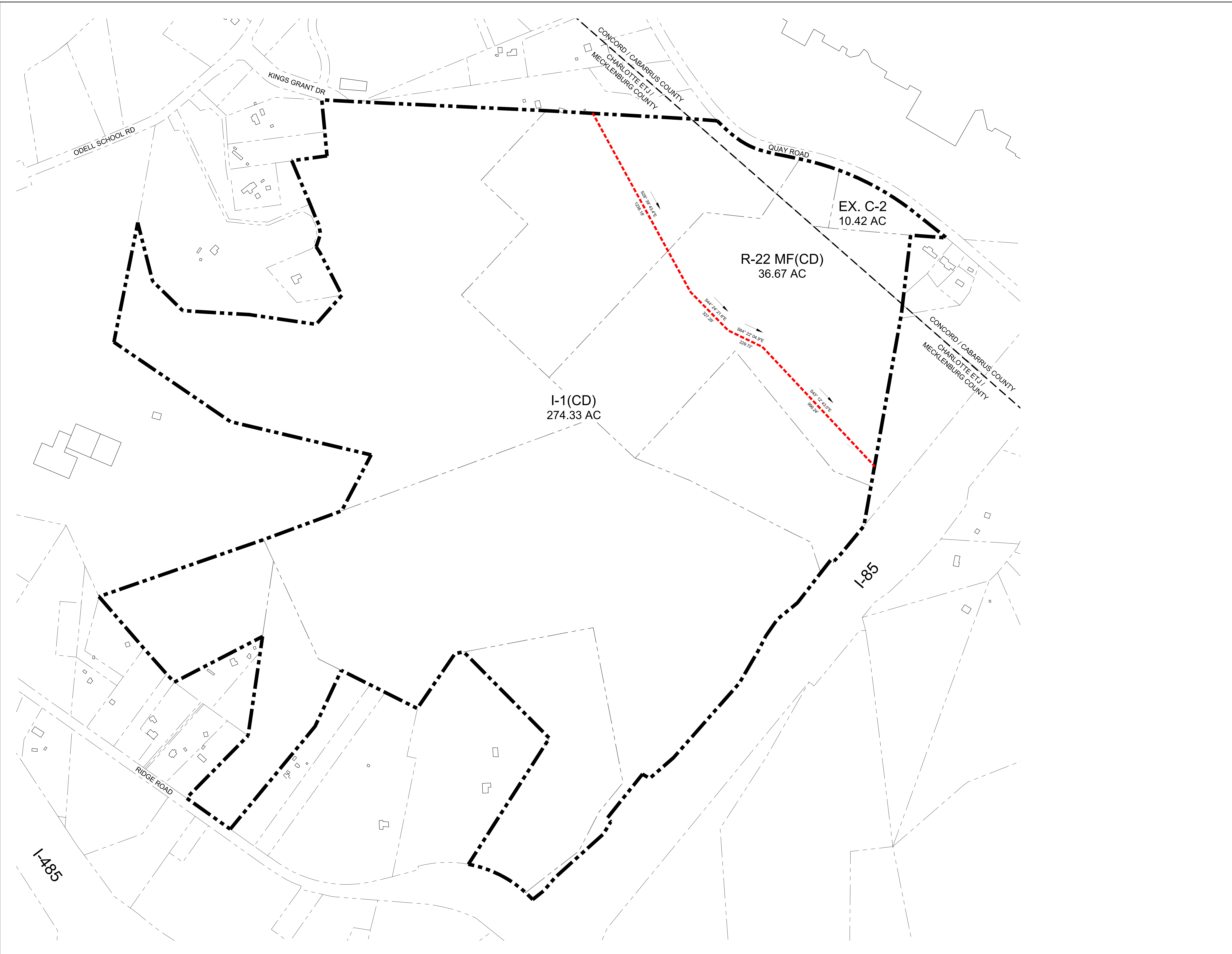


SHEET TITLE

PROPOSED BUFFERS

SHEET NUMBER

RZ-3



KEY MAP

SEAL

PROJECT

KINGS GRANT

CHARLOTTE, NC
 REZONING
 #2021-028

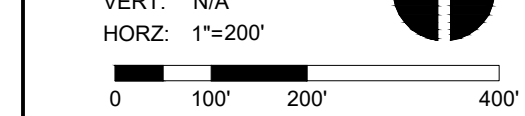
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DESIGNED BY: JYK
 DRAWN BY: JYK
 CHECKED BY: KST

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



SHEET TITLE

ZONING BOUNDARY

SHEET NUMBER

RZ-4

