

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.

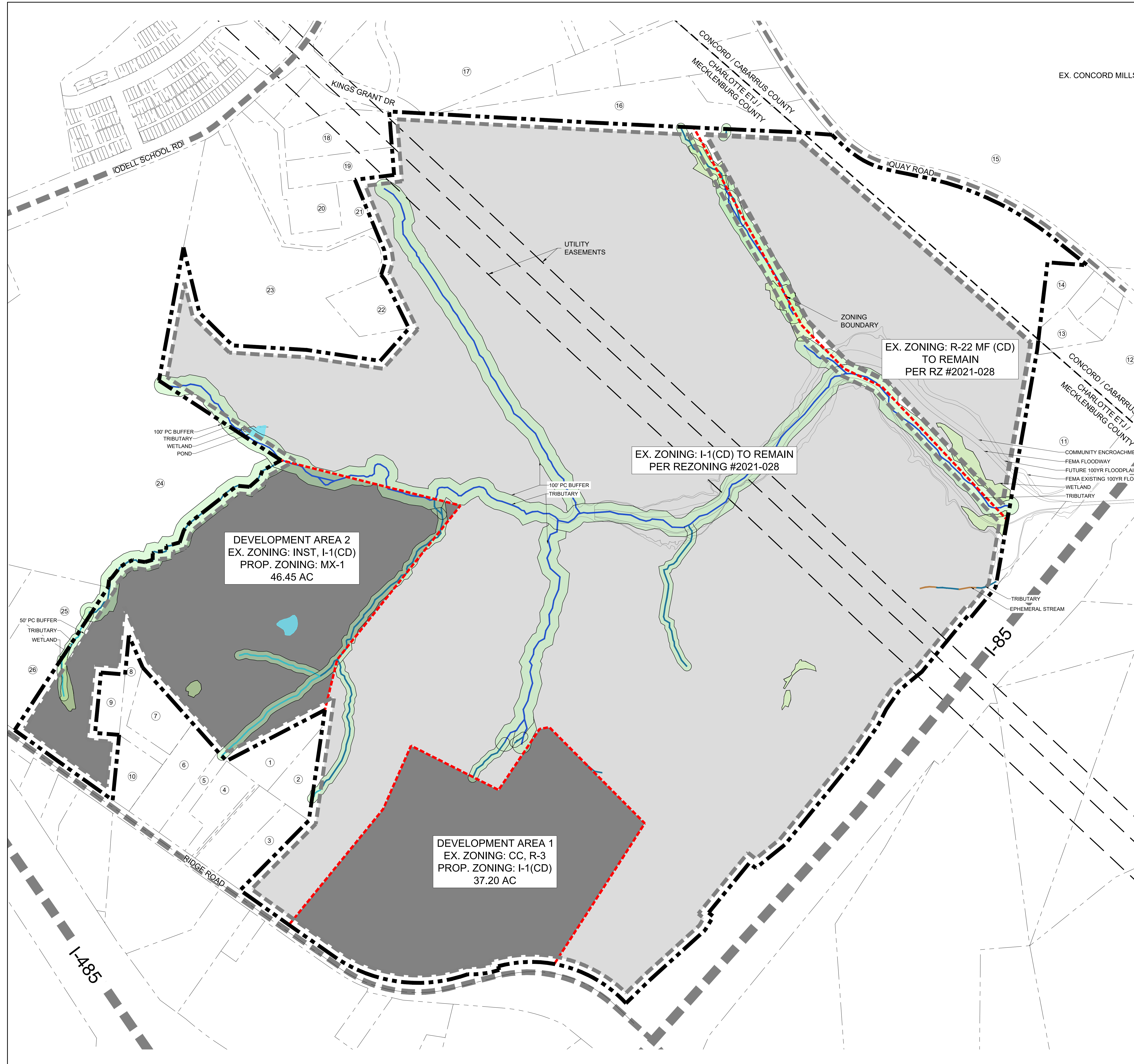
SITE LEGEND

- 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 | INITIAL SUBMITTAL | 01.31.2023 |
| 2 | REZONING SUBMITTAL | 08.14.2023 |

| NO. | OWNER | PARCEL # | ACREAGE | 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

KEY MAP

SCALE

PROJECT

KINGS GRANT

CHARLOTTE, NC
REZONING
#2023-024

DESIGNER 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

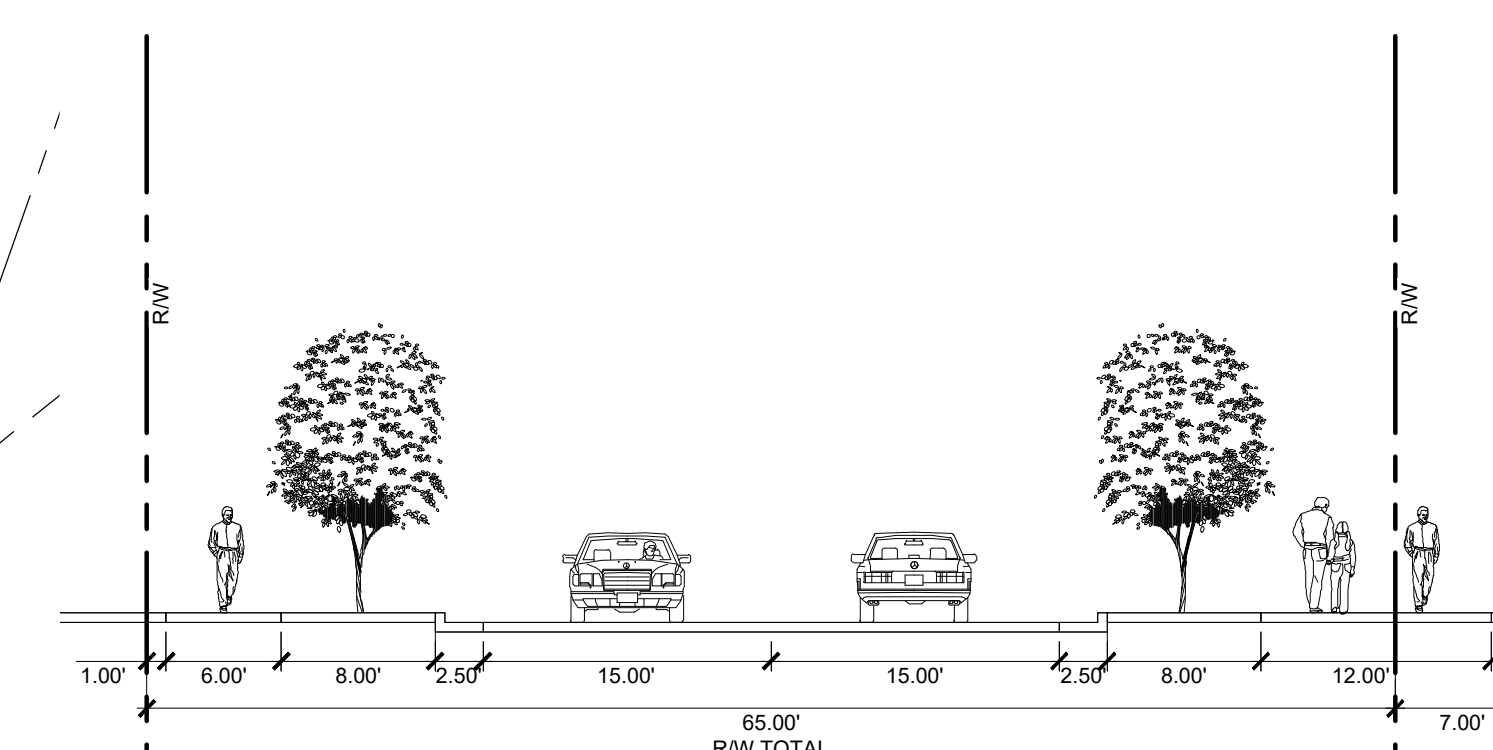
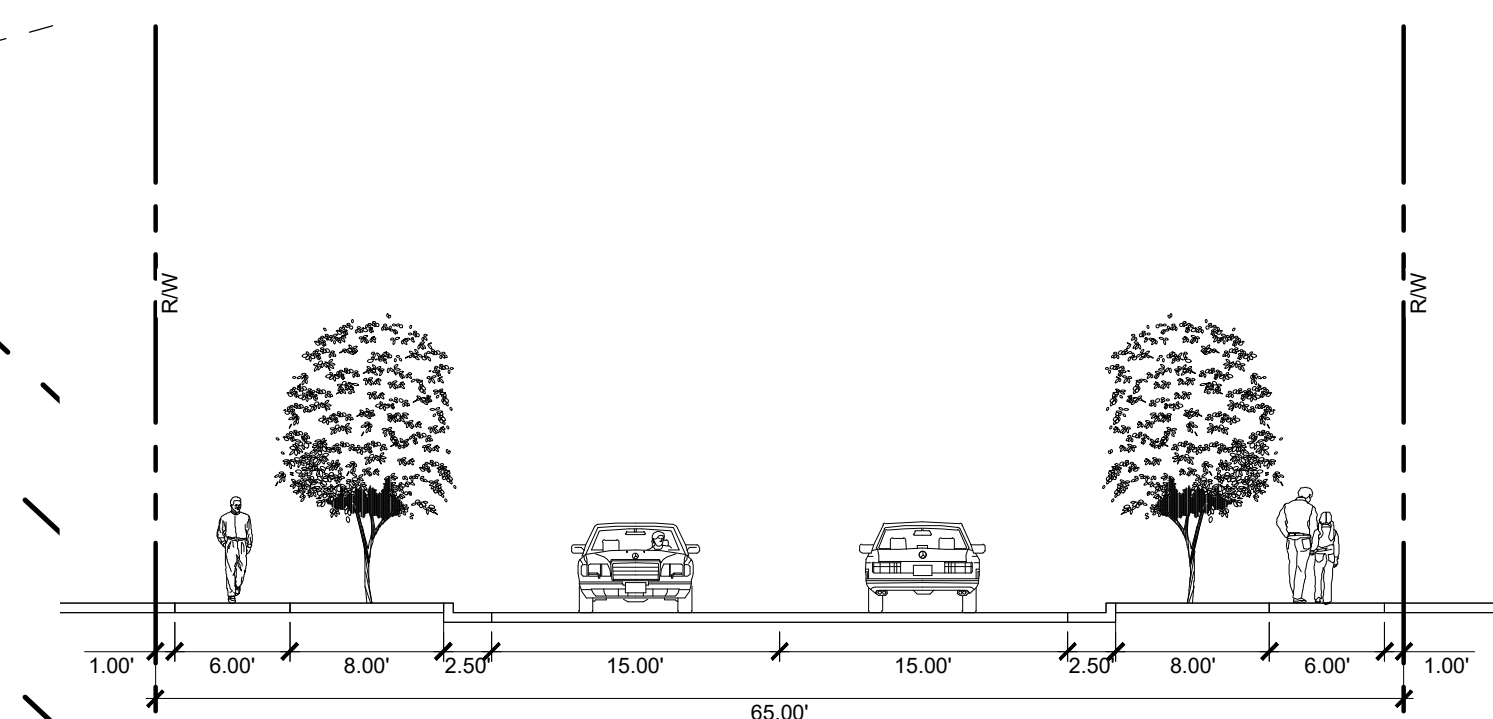
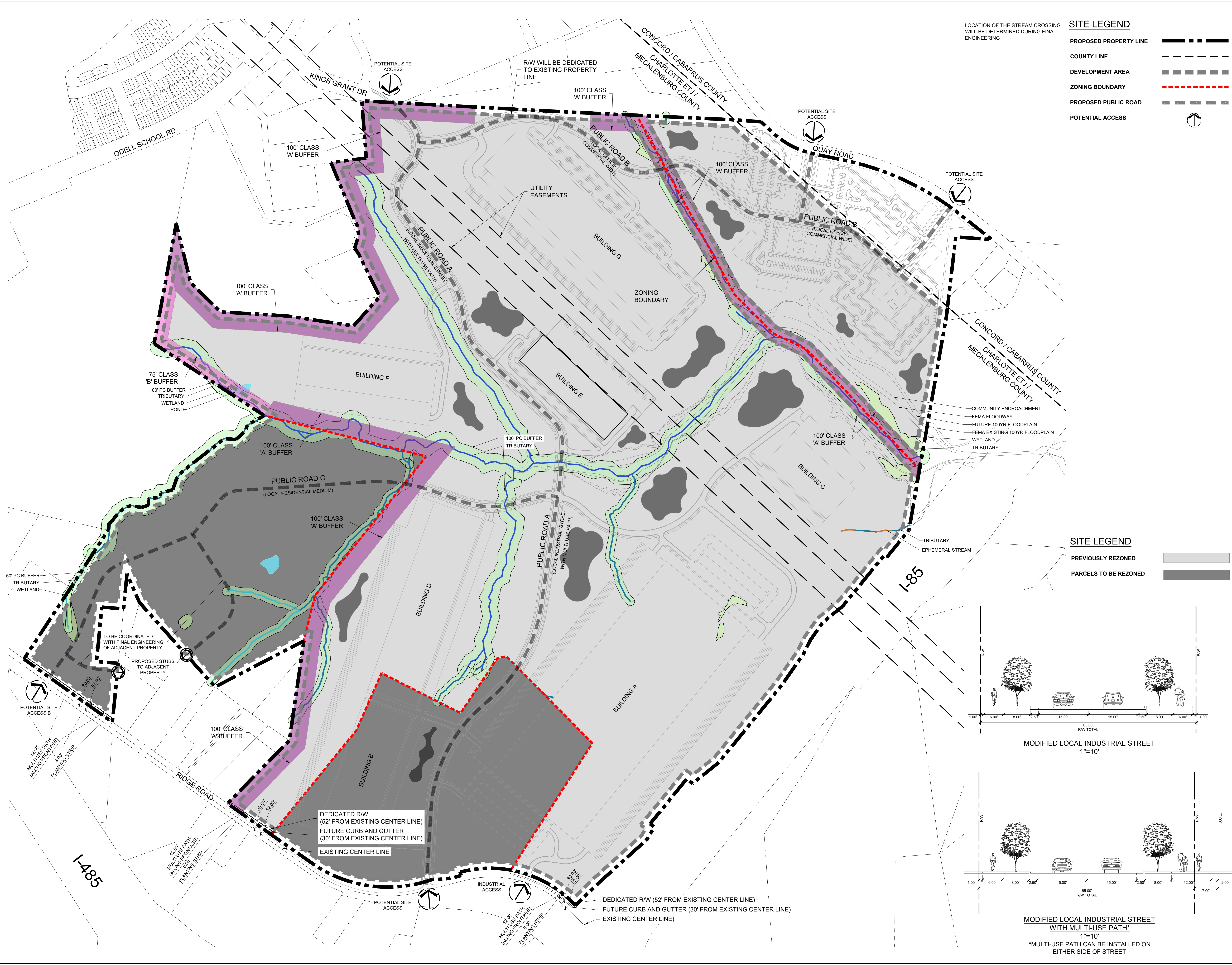
LOCATION OF THE STREAM CROSSING
WILL BE DETERMINED DURING FINAL
ENGINEERING

SITE LEGEND

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

SITE LEGEND

- PREVIOUSLY REZONED
- PARCELS TO BE REZONED



REVISION

SCALE

KINGS GRANT

CHARLOTTE, NC
REZONING
#2023-024

DESIGN PROJECT 1020184

REVISION / ISSUANCE

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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

