

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

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NO.	OWNER	TAX ID	ACRES	ZONING
1	WENDY DAWN COPENHAVER	08697-410	R-3	
2	BRANDON NELSON	36789-154	R-3	
3	JAMES EDWARD JR SHAVER	10202-684	R-3	
4	ALICE COVINGTON WIKKE	03855-473	R-3	
5	ALICE C WIKKE	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-XXX

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.31.2023

DESIGNED BY: JJK
DRAWN BY: JJK
CHECKED BY: KST

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

TECHNICAL DATA

SHEET NUMBER
RZ-1

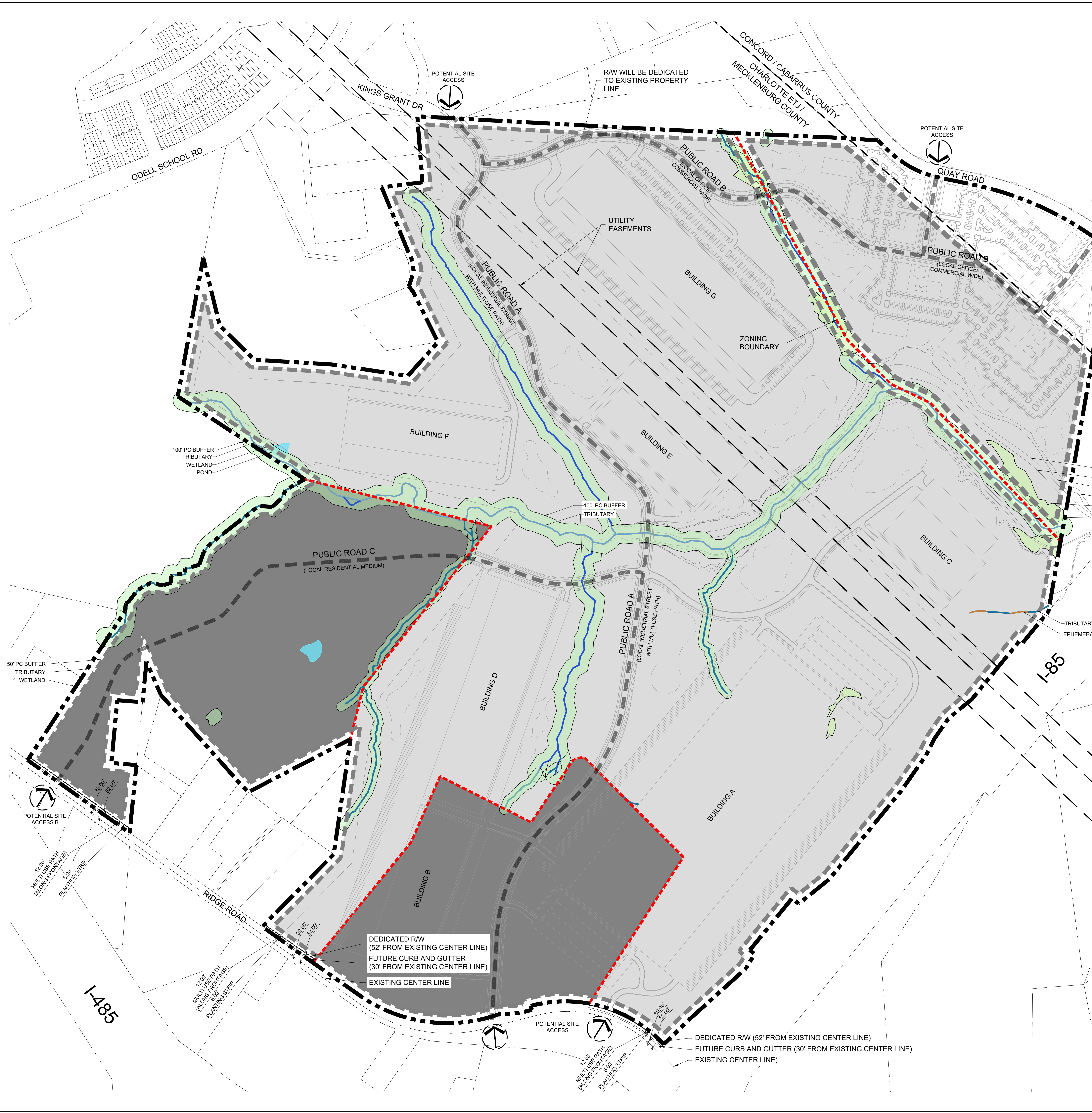
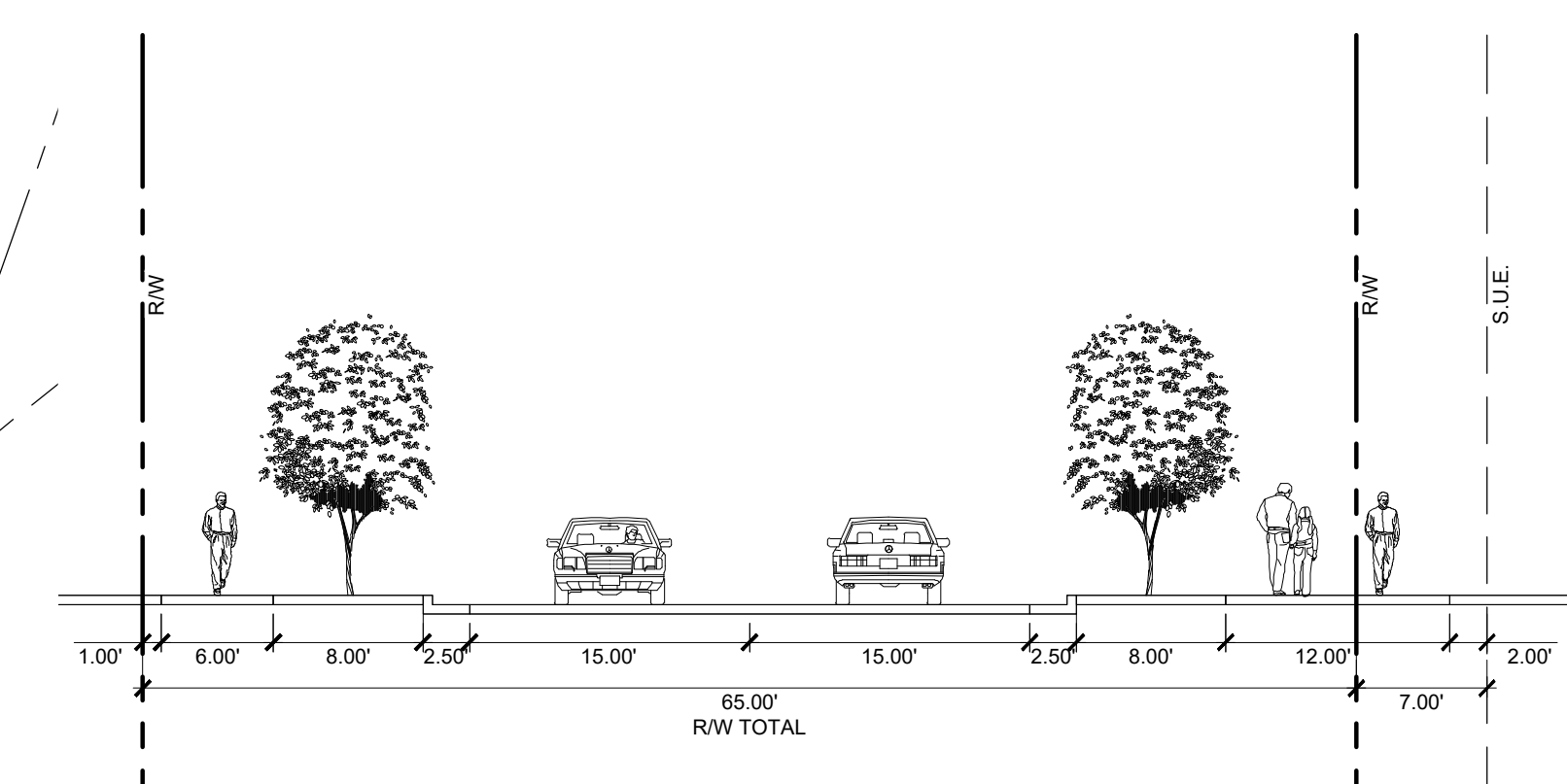
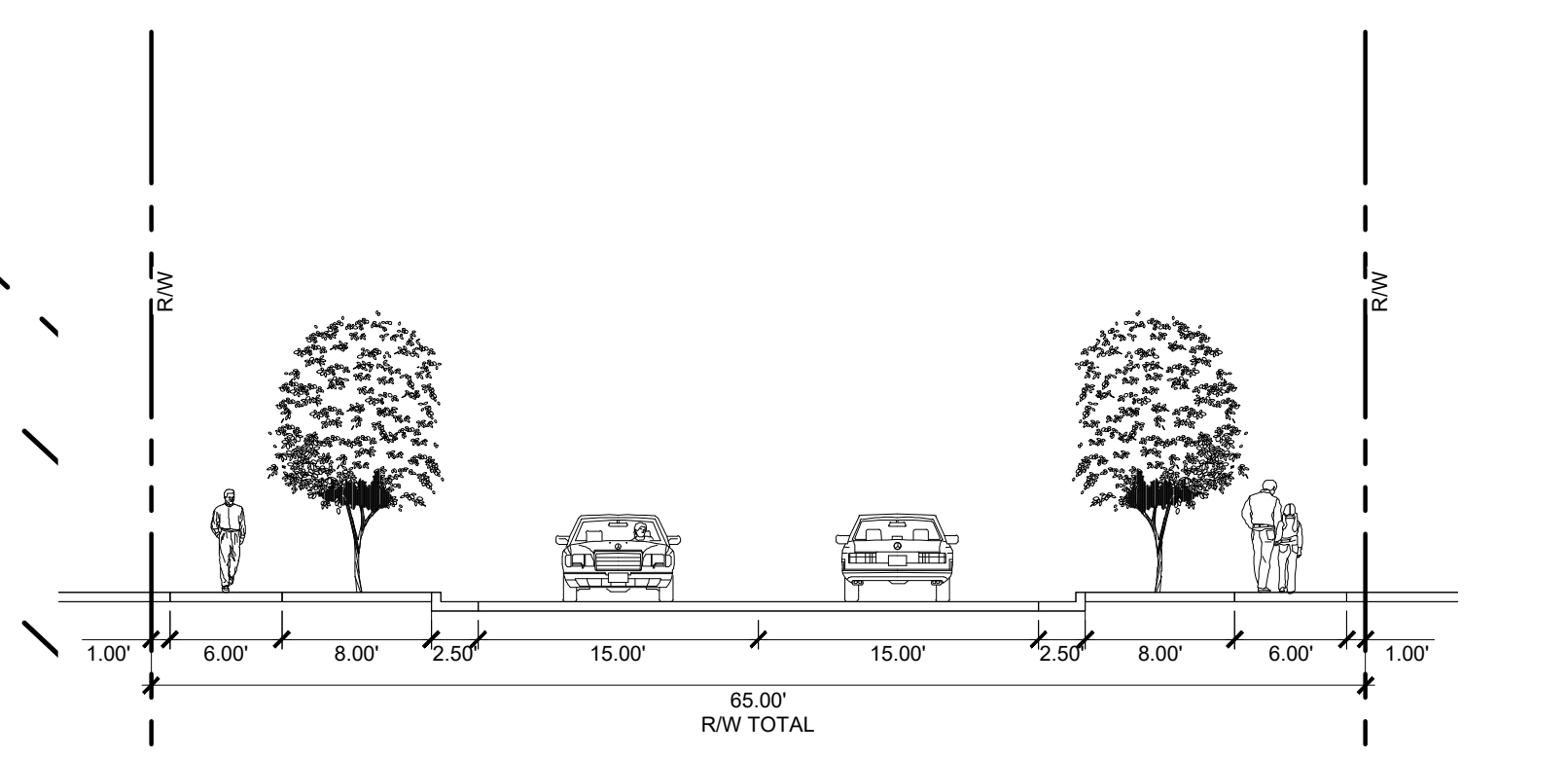
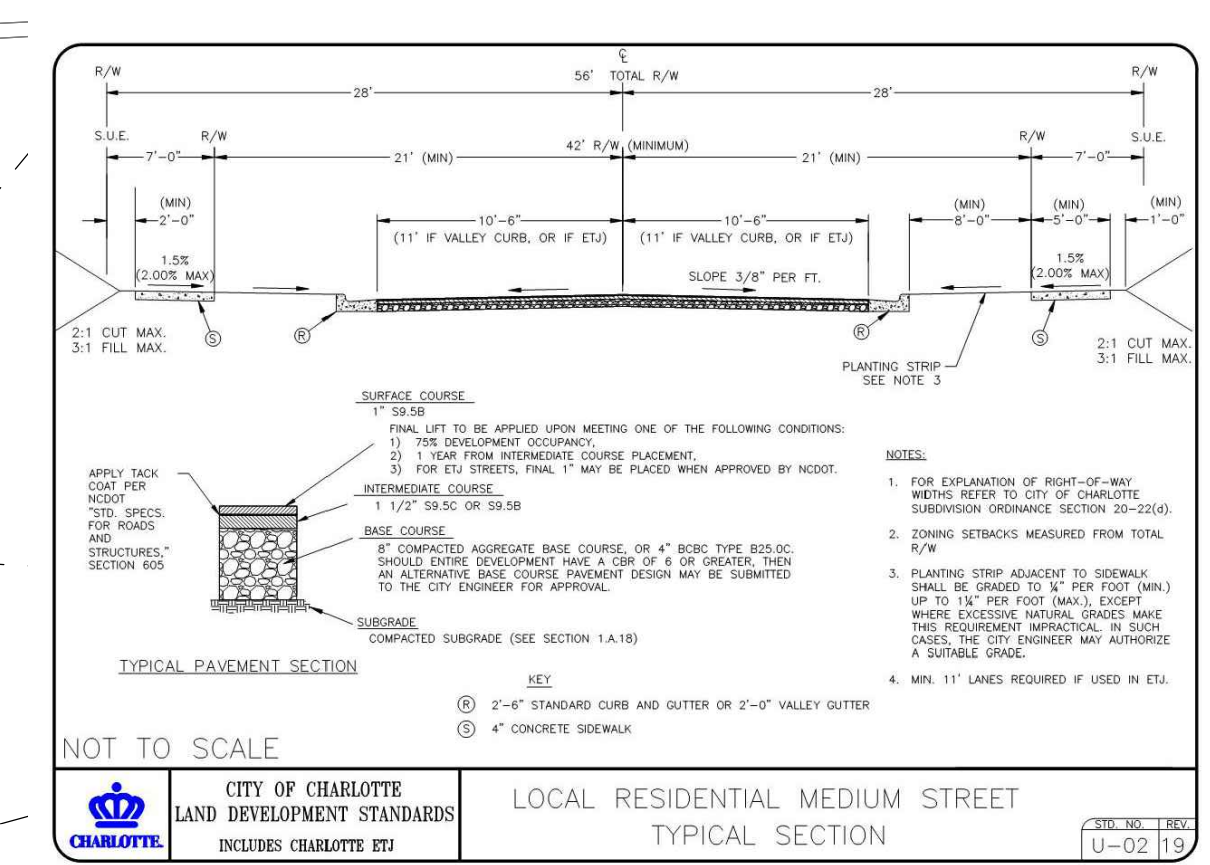
LOCATION OF THE STREAM CROSSING
 WILL BE DETERMINED DURING FINAL
 ENGINEERING

SITE LEGEND

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

SITE LEGEND

- PREVIOUSLY REZONED
- PARCELS TO BE REZONED



KEY MAP

SCALE

KINGS GRANT

CHARLOTTE, NC
 REZONING
 #2023-XXX

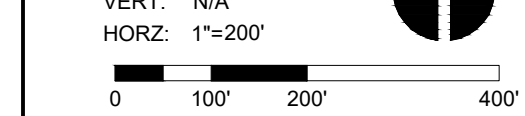
DESIGN PROJECT # 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.31.2023

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

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


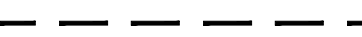






SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2

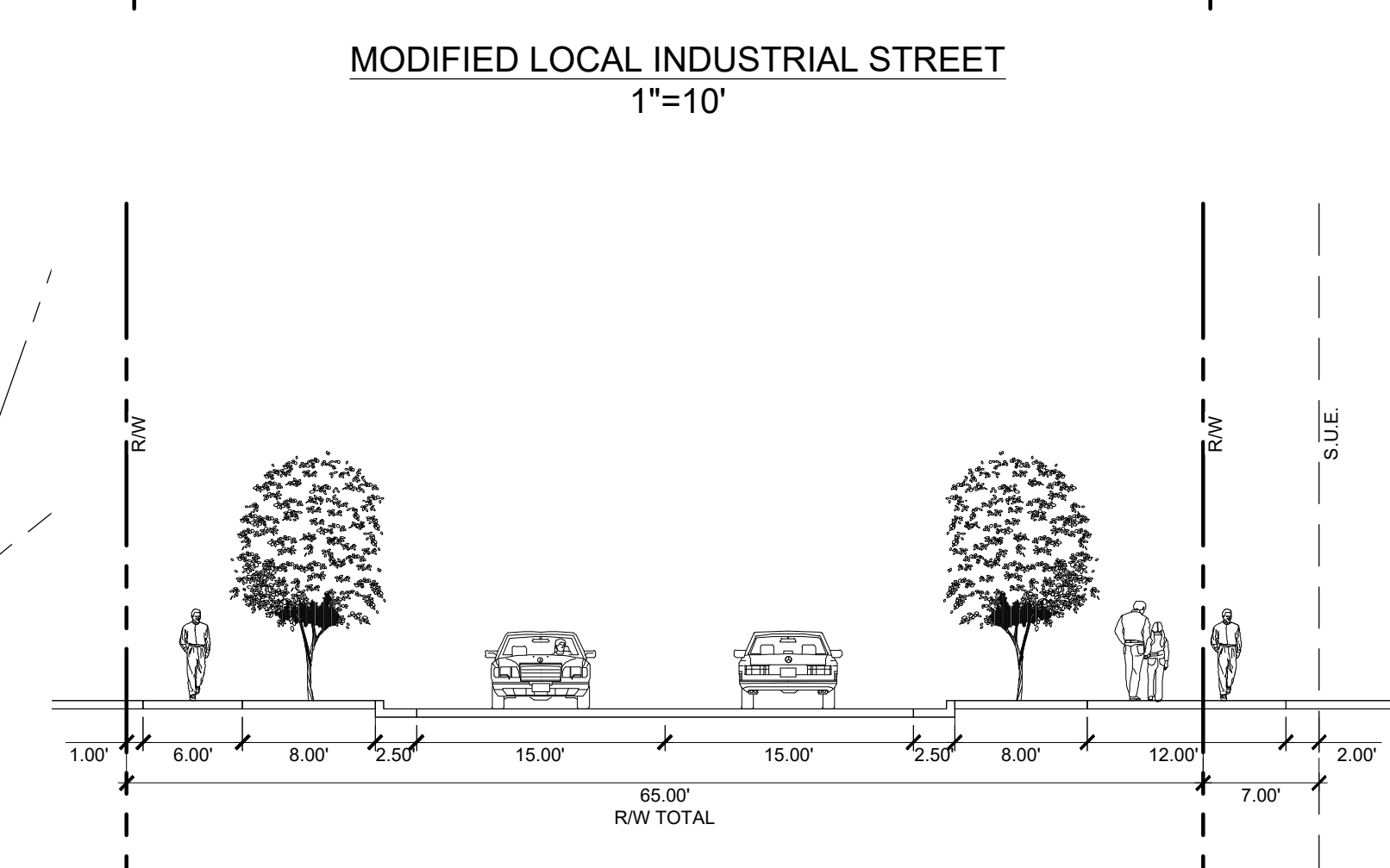
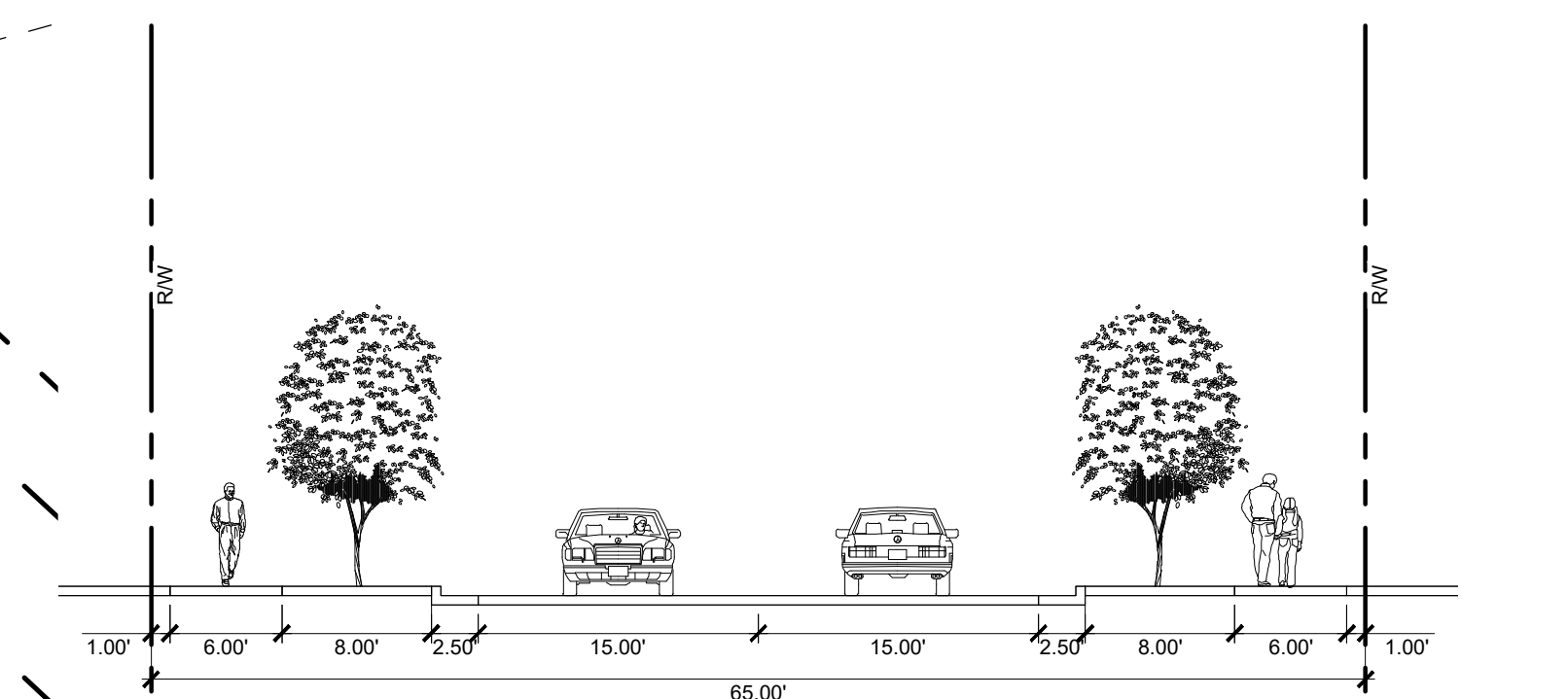
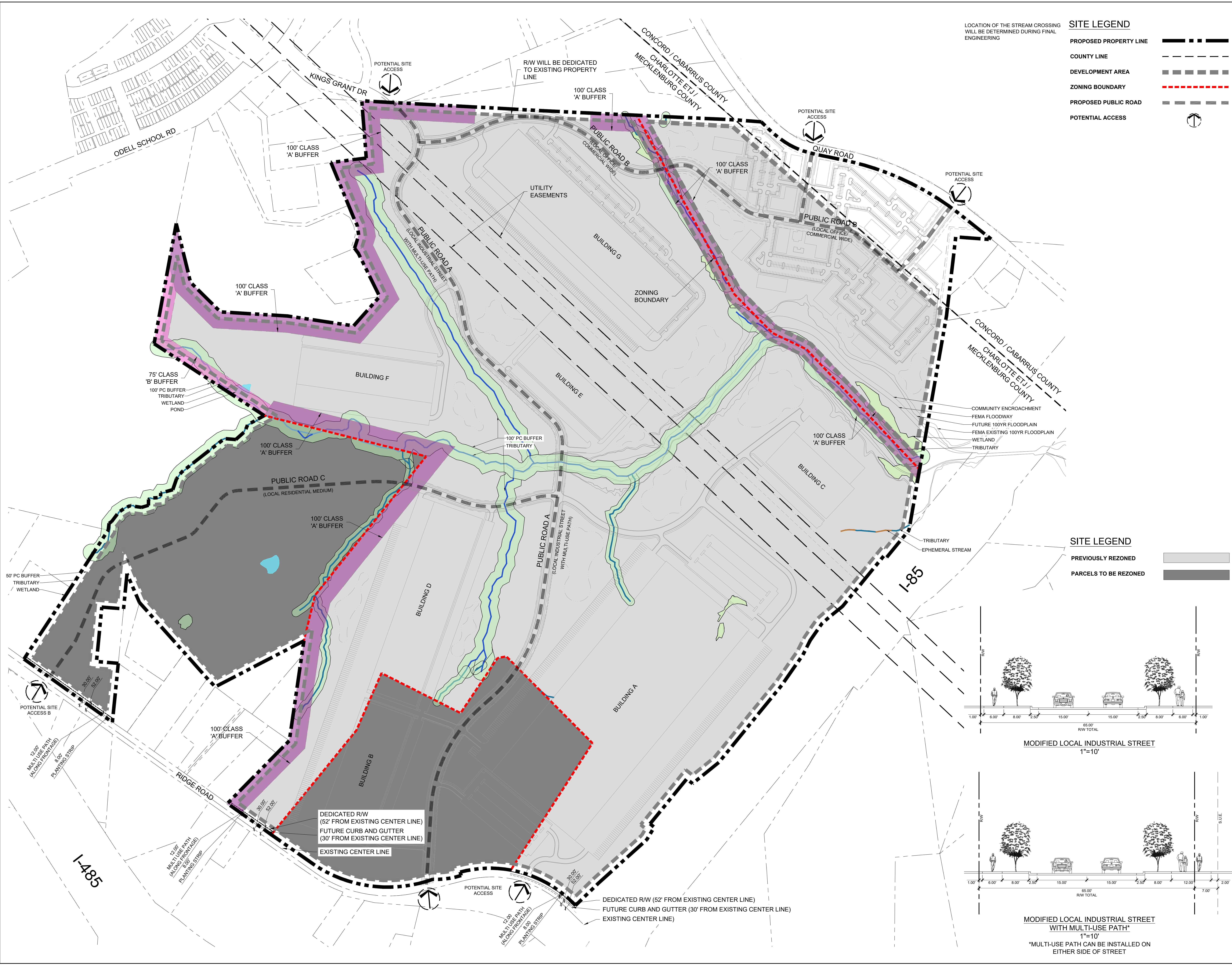
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SITE LEGEND

- PREVIOUSLY REZONED 
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REVISION

SCALE

KINGS GRANT

CHARLOTTE, NC
REZONING
#2023-XXX

DESIGN PROJECT 1020184

REVISION / ISSUANCE

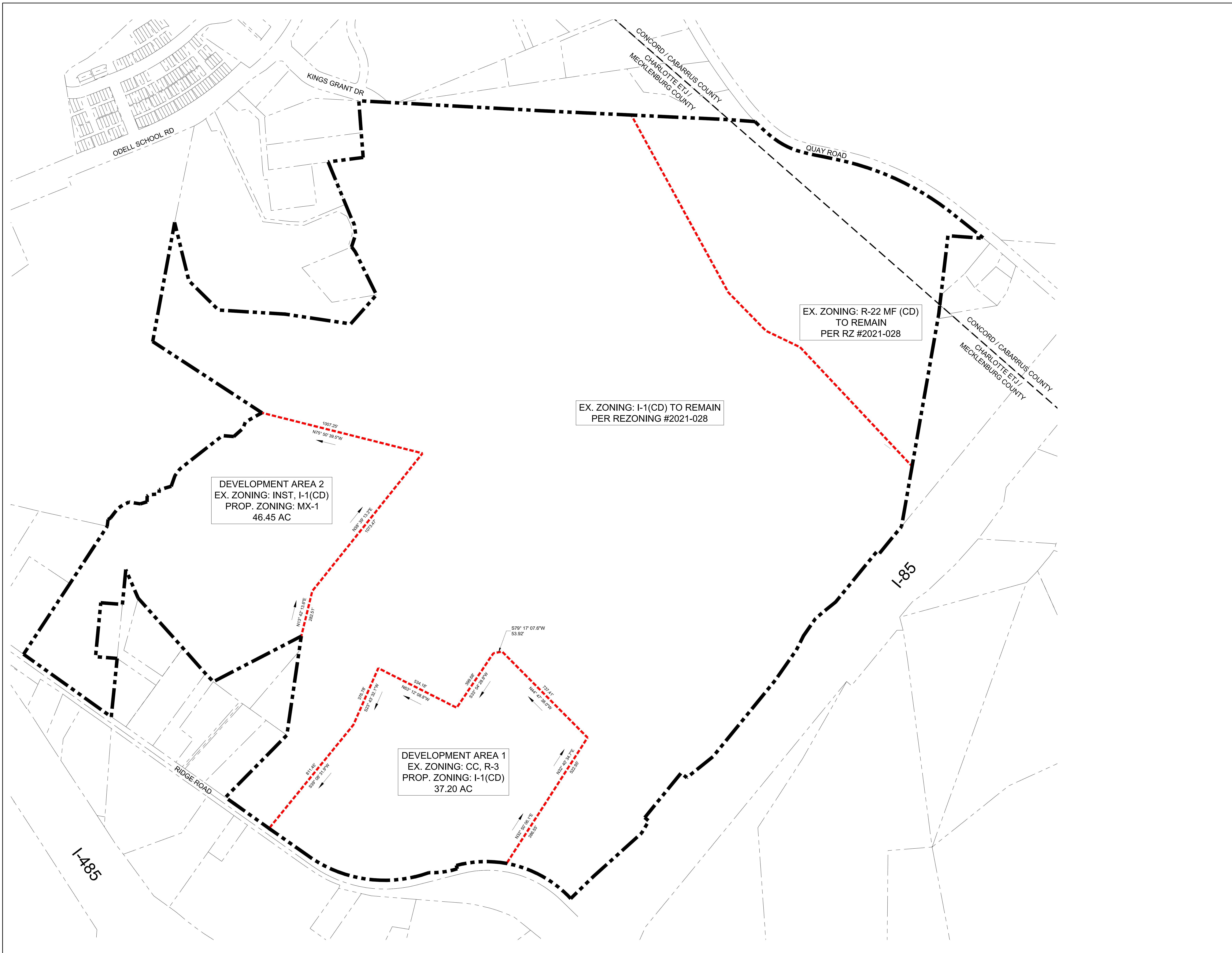
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DESIGNED BY: JJK
DRAWN BY: JJK
CHECKED BY: KST

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

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
 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

1007.26'
 N75° 50' 38.5"W

N88° 39' 13.3"E
 109.347'

N13° 42' 13"E
 282.51'

S78° 37'
 S57° 43' 32.17"W

S34.18'

S79° 17' 07.6"W
 53.92'

S29.89'

S29° 55' 28.8"W

N44° 47' 38.07"W

724.41'

N13° 42' 13"E
 811.65'

S59° 19' 31.9"W

N63° 12' 08.8"W

S54.18'

N48° 39' 13.3"E

109.347'

N32° 20' 34.7"E

S23.82'

N32° 20' 34.7"E

S23.82'

N32° 20' 34.7"E

S23.82'

N32° 20' 34.7"E

S23.82'

I-485

I-85

RIDGE ROAD

KINGS GRANT DR

ODELL SCHOOL RD

CONCORD / CABARRUS COUNTY
 CHARLOTTE ETJ /
 MECKLENBURG COUNTY

CONCORD / CABARRUS COUNTY
 CHARLOTTE ETJ /
 MECKLENBURG COUNTY

KEY MAP

SEAL

KINGS GRANT

CHARLOTTE, NC
 REZONING
 #2023-XXX

LANDDESIGN PROJ# 1020184

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01.31.2023

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

