



**DATE:** August 16, 2022

**REZONING CASE #:** Z(CD)-03-22

**ACCELA:** CN-RZC-2022-00004

**DESCRIPTION:** Zoning Map Amendment C-2 (General Commercial) to RC-CD (Residential Compact-Conditional District)

**APPLICANT/OWNER:** Vamsheedhar Devarishati/Joe M. Calloway

**LOCATION:** 4145 Davidson Hwy

**PIN#s:** 5601-86-5796, 5601-86-7834, 5601-86-8679, 5601-86-4583, and 5601-86-6204

**AREA:** +/- 7.66 acres

**ZONING:** C-2 (General Commercial)

**PREPARED BY:** George Daniels, Senior Planner

### **Background**

The subject property consists of five (5) parcels, comprising approximately +/-7.66 acres located at 4145 Davidson Hwy (NC Hwy 73) and is about 1/3 of a mile east of Interstate 85 and exit 55. Three (3) of the parcels front Davidson Hwy and the remaining two (2) parcels are on Rural Dr NW. The properties along Davidson Hwy currently contain a single-family home and a small commercial garage building. The properties on Rural Dr NW contain 11 mobile homes.

### **History**

The property was annexed into the City on June 30, 1992 as part of a larger involuntary annexation that also included Interstate 85 and an area northeast up to Interstate 85 and Central Dr and southeast along Irish Buffalo Creek to US Hwy 29. The subject properties were zoned B-3 (General Commercial) and converted to C-2 (General Commercial) with the adoption of the Unified Development Ordinance (UDO) in 2000.

### **Summary of Request**

The applicant seeks a rezoning to RC-CD (Residential Compact-Conditional District) for the purpose of developing 117 apartments and 6,000 square feet of commercial space.

The RC (Residential Compact) zoning district allows commercial uses (limited to convenience retail, O-I, B-1, and C-1 uses, and restaurants) as an accessory to a multi-family development up to 5% of the gross floor area development. The proposed site plan meets this requirement with 120,000 total square feet for the project of which 6,000 square feet is shown as commercial space.

The subject property is +/- 7.66 acres, the site plan shows 117 units at 14.9 dwelling units per acre (du/a). The maximum density for the RC zoning district is 15 du/a. The required open space is 20% and the applicant is showing 1.39 acres (20%) of open space provided. The open space will consist of a club house and pool area and a mini park. There is also some passive open space and a picnic area along the east side of the site. Standards for density and open space have been met.

The site plan will be subject to City of Concord Multi-family regulations as set forth in CDO Article 7.8. Elevations have been provided for the multi-family buildings and single commercial building, and the elevations will follow development standards

In accordance with the CDO, all reviewing departments of the DRC (Development Review Committee) have reviewed the rezoning plan. However, the Transportation Department has stated that the provided Transportation Impact Analysis (TIA) identified a lack of capacity along the section of NC Hwy 73 between International Dr and Central Dr, and does not propose mitigations to address this inadequacy. Transportation has stated that a 1.0 volume/capacity ratio is the theoretical capacity of this section of NC Hwy 73. Currently there is a volume/capacity ratio of 1.73 and this project would increase to approximately 1.86.

To the north of the property across Davidson Hwy the zoning is MX-CC2 (Mixed Use) and the land is vacant. This parcel is pending a City Council decision on amending the zoning to I-1 (Light Industrial). To the east the zoning is PUD (Planned Unit Development) and the site of the Oak Park Townhomes which has 18 single-family attached dwellings. Also, to the east and to the south is the Oak Park single-family subdivision which is zoned RV (Residential Village). On the southwest side of the site across from Rural Dr NW there are two single family homes with RV (Residential Village) zoning. Directly adjacent to the site on the west the zoning is RC-CU (Residential Compact-Conditional Use) and this is the 20-unit Kenton Glen townhome development. Across the Rural Dr NW from Kenton Glen there is a C-2-CD (General Commercial – Conditional District) zoning area that was approved for a convenience store and retail office space, however this project was not developed. An application has recently been submitted for these properties to revise the conditional zoning.

Existing Zoning and Land Uses (Subject Parcels)					
Current Zoning of Subject Property	Zoning within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
C-2 (General Commercial)	North	MX-CC2 (Mixed Use)	Single-Family, commercial, Mobile Homes	North	Vacant
	South	RV (Residential Village)		South	Residential
	East	PUD (Planned Unit Development) & RV (Residential Village)		East	Residential
	West	RV (Residential Village) & C-2-CD (General Commercial – Conditional District)		West	Residential

**Compliance with 2030 Land Use Plan**

The 2030 Land Use Plan (LUP) designates the subject property as “Industrial Employment” for which RC (Residential Compact) is not listed as a corresponding zoning district. Rezoning to RC-CD (Residential Compact – Conditional District) will therefore also require a Land Use Plan Amendment to be approved by City Council. The land use recommendation by staff is “Urban Neighborhood” as this would be compatible with the surrounding land use.

**Industrial Employment Land Use Category Details**

*The intent of the Industrial/Employment (IE) Future Land Use category is to identify those areas that have either already developed as industrial or are suited for additional industrial development due to the presence of infrastructure and access to transportation routes, such as major highways and railroads. These industrial areas should be preserved for employment uses to generate jobs for the community.*

*Industrial uses have already developed in several areas throughout the community, most of which are light industrial in function and impact. The 2030 Plan identifies the need to protect industrial lands, and to encourage additional growth in industrial/employment uses in designated areas, particularly around Concord Regional Airport, and along I-85 between Pitts School Road and Rocky River. Additionally, some light industrial/employment uses are encouraged to locate in Mixed-Use Districts, depending upon their intensity.*

**Urban Neighborhoods Land Use Category Details**

*The Urban Neighborhood (UN) Future Land Use category includes a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: small lot, single family detached, townhomes, condominiums, or apartments. The design and scale of development in an urban neighborhood encourages active living with a complete a comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environment, or existing development makes other connections prohibitive. Lots at intersections of collector and arterial streets within or at the edges of urban neighborhoods may support neighborhood- and community-serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Drive-*

*through uses may be appropriate if designed and located so they access side streets and do not compromise pedestrian safety. Non-residential and multi-family uses are typically developed with minimal street setbacks in the urban neighborhood future land use category.*

### **Suggested Statement of Consistency**

- The subject property is approximately +/- 7.66 acres and is currently zoned C-2 (General Commercial).
- The subject property was annexed on June 30, 1992, and is currently occupied by a single-family home, a garage building and 11 mobile homes
- The proposed zoning amendment is not consistent with the City of Concord's 2030 Land Use Plan; however, the property is adjacent to areas developing as single-family attached and single-family detached. The proposed development would be consistent with the City of Concord's Urban Neighborhood designation as RC (Residential Compact) and conditional district variations are considered corresponding zoning classifications to the Urban Neighborhood Land Use Category. The proposed zoning is comparable to existing and proposed surrounding land uses.
- The zoning amendment is reasonable and in the public interest as it would add an additional housing type to the area, along with limited retail. Multi-family housing is not currently found within the general vicinity and thus the proposal would increase housing type options.

**OR**

- The zoning amendment is not reasonable and not in the public interest due to the existing and proposed vehicular capacity along Davidson Hwy (NC Hwy 73) between International Dr and Central Dr. Furthermore, the proposed site plan demonstrates maximum allowable density with minimum required open space.

### **Suggested Recommendation and Conditions**

A Land Use Plan amendment will be needed for this request, which is subject to City Council approval. Staff is seeking a recommendation to City Council on the rezoning and land use plan amendment

If approval is desired, staff recommends the following conditions agreed upon by the applicant:

1. Compliance with Sheets RZ-1.0 and RZ-2.0 of the "Zoning Plan Amendment" with revision date of 6/17/22.
2. The subject plan is not designed to construction drawing standards and therefore, any intended or perceived deviation from technical standards of the plan shall not constitute approval to deviate from, or negate, technical standards within the



Concord Development Ordinance, Technical Standards Manual, or any other regulatory document.

3. No more than 117 multi-family units shall be developed.
4. The commercial uses are limited to convenience retail, O-I, B-1, and C-1 uses, and restaurants as an accessory to the multi-family development up to 5% of the gross floor area development.
5. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies
6. To accommodate the Fire Department aerial apparatus requirement, a building yard width reduction to 6 feet is allowed where it is necessary to remain below the 30-foot maximum distance between building edge and parking spot ends. Remaining landscaping not practical to be placed in reduced building yards to be relocated to common open space or perimeter buffers.
7. NCDOT required improvements or site plan revisions shall not reduce the minimum width or planting densities of required landscape, except as stated for the building yards in item #6.
8. City of Concord Transportation Department approval on the condition that Concord City Council approves the traffic impacts which have been shown in the TIA.

APPLICATIONS NOT COMPLETED BY THE PUBLISHED APPLICATION  
DEADLINE WILL NOT BE CONSIDERED.

**Required Attachments / Submittals:**

1. Typed metes and bounds description of the property (or portion of property). A recorded deed is sufficient, if the deed contains a separate description of the property to be rezoned. If the property contains multiple tracts, deeds shall be provided describing each tract or multiple tracts.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.
3. If applicable, proof of a neighborhood meeting (signature page) or receipt from certified letters mailed to adjoining property owners if project increases density or intensity (See Section 3.2.3). Staff will provide further information on this requirement during the required pre-application meeting.
4. Money Received by Kirsten Boyd Sullivan Date: 01/31/22  
Check # 1134 Amount: \$ 800.00 (Conditional) or \$600 (Conventional)  
Cash: \_\_\_\_\_

**The application fee is nonrefundable.**

(Please type or print)

Applicant Name, Address, Telephone Number and email address: \_\_\_\_\_



**THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY**

(Please type or print)

1. List the Use(s) Proposed in the Project:

Mixed use - 114 Multifamily Apartments with 10,101 SF retail

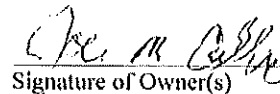
2. List the Condition(s) you are offering as part of this project. Be specific with each description.  
 (You may attach other sheets of paper as needed to supplement the information):

Units : 114

Retail : 10,101 SF

I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

 1-25-2022  
 Signature of Applicant Date

 1-25-2022  
 Signature of Owner(s) Date



**Staff Use Only:**

1. Scheduled for Planning and Zoning Commission consideration:  
 Date: \_\_\_\_\_ Time: \_\_\_\_\_ Location: \_\_\_\_\_
2. Date advertised, written notice(s) sent, and property posted: \_\_\_\_\_
3. Record of decision: Motion to: \_\_\_ Approve \_\_\_ Deny  
 \_\_\_\_\_ \_\_\_ Yea \_\_\_ Nay  
 \_\_\_\_\_ \_\_\_ Yea \_\_\_ Nay  
 \_\_\_\_\_ \_\_\_ Yea \_\_\_ Nay  
 \_\_\_\_\_ \_\_\_ Yea \_\_\_ Nay  
 \_\_\_\_\_ \_\_\_ Yea \_\_\_ Nay  
 \_\_\_\_\_ \_\_\_ Yea \_\_\_ Nay  
 \_\_\_\_\_ \_\_\_ Yea \_\_\_ Nay
4. Planning and Zoning Commission recommendation: \_\_\_ Approved \_\_\_ Denied  
 If denied, was an appeal filed? \_\_\_\_\_
5. Date applicant notified of Planning and Zoning Commission action: \_\_\_\_\_
6. Scheduled for City Council consideration:  
 Date: \_\_\_\_\_ Time: \_\_\_\_\_ Location: \_\_\_\_\_
7. Dates advertised: (a) First notice: \_\_\_\_\_ (b) Second notice: \_\_\_\_\_
8. City Council recommendation: \_\_\_ Approved \_\_\_ Denied
9. Date applicant notified of City Council action: \_\_\_\_\_
10. Comments: *(see minutes for details)*  
 \_\_\_\_\_  
 \_\_\_\_\_







**THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY**

(Please type or print)

1. List the Use(s) Proposed in the Project:

Because of RC zoning restriction we  
 are reducing the commercial square foot.  
 Based on the new calculation we are going  
 with 6500-6700 square foot of commercial.

2. List the Condition(s) you are offering as part of this project. Be specific with each description.  
 (You may attach other sheets of paper as needed to supplement the information):

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I make this request for Conditional district zoning voluntarily. The uses and conditions described above are offered of my own free will. I understand and acknowledge that if the property in question is rezoned as requested to a Conditional District the property will be perpetually bound to the use(s) specifically authorized and subject to such conditions as are imposed, unless subsequently amended as provided under the City of Concord Development Ordinance (CDO). All affected property owners (or agents) must sign the application.

D. Varnaldehy 4/26/2022  
 Signature of Applicant Date

\_\_\_\_\_  
 Signature of Owner(s) Date

**Certification**

*I hereby acknowledge and say that the information contained herein and herewith is true, and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department.*

Date: 4/26/2022

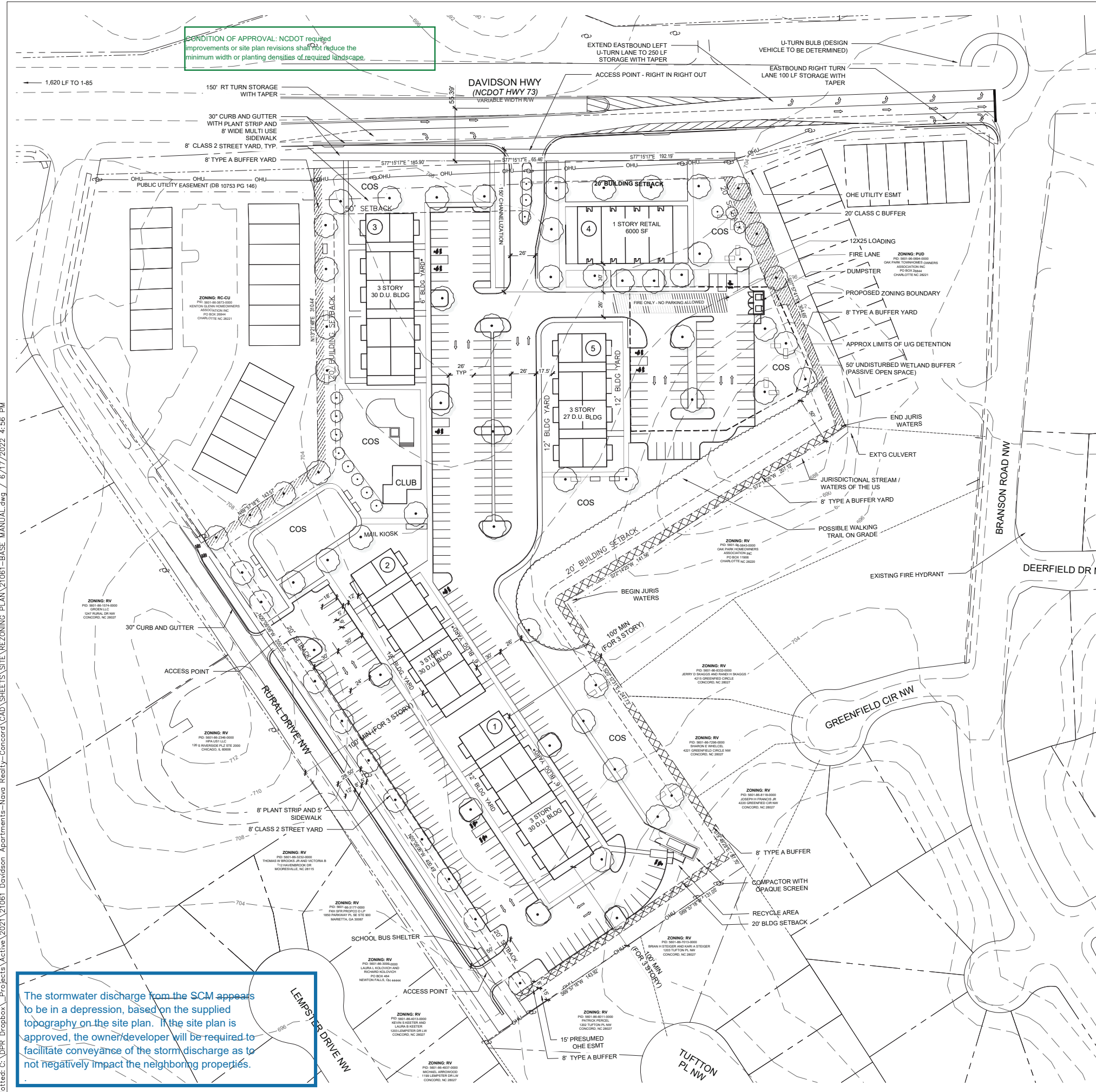
Applicant Signature: D. Vameler

Property Owner or Agent of the Property Owner Signature:  
\_\_\_\_\_

Processed By Monterai Adams 4/26/22



CONDITION OF APPROVAL: NCDOT required improvements or site plan revisions shall not reduce the minimum width or planting densities of required landscape.



**SITE DEVELOPMENT DATA**

ACREAGE:	7.85 AC ± (342,251 SF) TOTAL
TAX PARCEL #S:	560186-5796, -7634, -8679, -4583 AND -6204
EXISTING ZONING:	C-2
PROPOSED ZONING:	RC (CD)
EXISTING LAND USE:	MANUFACTURED HOME PARK & SINGLE FAMILY
FUTURE LAND USE DESIGNATION:	MULTI-FAMILY AND RETAIL
UNITS ALLOWED:	117 UNITS
UNITS PROPOSED:	117 UNITS
MAX DENSITY:	15 DWELLING UNITS PER ACRE (DUA)
PROPOSED DENSITY:	14.90 DUA
REQUIRED OPEN SPACE:	20% (1.39 AC OPEN SPACE) 1.39 AC PROVIDED (60,618 SF)
REQUIRED BUFFER:	8' TYPE A BUFFER YARD ADJACENT TO SINGLE FAMILY (RC) 20' TYPE C BUFFER ADJACENT TO RETAIL (C-2)
BUILDING SETBACK:	20' STREET SIDE 20' INTERIOR SIDE 20' REAR
BUILDING DATA	
BUILDING HEIGHT:	35' MAXIMUM - 3 STORY MAX
BUILDING SEPARATION:	25' MIN
BUILDING TYPE:	VB
BUILDING FLOOR AREA:	#1: 30,660 SF +/- #2: 30,660 SF +/- #3: 30,660 SF +/- #4: 6000 SF (5% MAX RESIDENTIAL BLDG FLOOR AREA) #5: 28,020 SF +/-
TOTAL FLOOR AREA:	120,000 SF x 0.05 = 6000 SF RETAIL
PARKING SPACES REQUIRED:	1.5 PER UNIT = 195 1:300 RETAIL SF = 20
PARKING SPACES PROVIDED:	263 SPACES
IMPERVIOUS AREAS	
BUILDINGS:	201,716 SF +/- TOTAL
ASPHALT:	49,020 SF +/-
SIDEWALK:	124,090 SF +/-
AMENITY:	12,806 SF +/-
	16,000 SF +/-

- A. General Provisions**
- These Development Standards form a part of the Zoning Plan Amendment associated with the Rezoning Application filed by NAVA Realty, LLC (the "Applicant") to accommodate the development of a residential community on that approximately 7.85 acre site located on NC Hwy 73, which site is more particularly depicted on RZ1.0 (the "Site").
  - Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Concord Unified Development Ordinance (the "Ordinance").
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the RC zoning district shall govern the development and use of the Site.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the Ordinance. Alterations to the Rezoning Plan are subject to the Ordinance.
- B. Permitted Uses/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 117 dwelling units and 6500 SF retail including any incidental and accessory uses relating there to that are allowed in the RC zoning district.
- C. Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Concord Department of Transportation ("CDOT") and the North Carolina Department of Transportation ("NCDOT").
  - As depicted on the rezoning plan, the site will be served by private driveways, and minor adjustment to the location of the driveway shall be allowed during the construction permitting process
  - If necessary, the petitioner shall dedicate via fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- D. Architectural Standards**
- The maximum height in feet of any building to be located on the site shall be 35 feet.
  - The actual widths of the dwelling units may vary from any widths depicted on the Rezoning plan.
- E. Streetscape and Landscaping**
- A minimum eight (8) foot wide planting strip and a minimum five (5) foot wide sidewalk shall be installed along the existing public streets (Rural Drive and Hwy 73) abutting the property frontage as generally depicted on the Rezoning Plan.
  - In areas where 26' wide aerial access lanes are required by Concord Fire, the Developer shall be permitted to reduce the building yard to 6' wide provided the same number of plants normally required per the UDO will be provided elsewhere on the site.
- F. Open Space** - Petitioner intends to comply with the Ordinance. Open space shall be improved with landscaping and seating.
- G. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Application is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Applicant" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Application is approved.

The stormwater discharge from the SCM appears to be in a depression, based on the supplied topography on the site plan. If the site plan is approved, the owner/developer will be required to facilitate conveyance of the storm discharge as to not negatively impact the neighboring properties.



master planning • civil engineering  
urban design • landscape architecture  
919 berry hill rd ste 101, charlotte, nc 28208  
704.332.1204 • www.dprassociates.net  
NC Firm License # C-0560

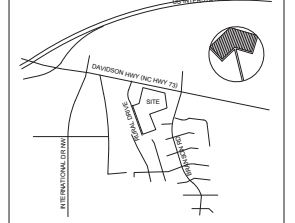
CLIENT / OWNER  
DAVIDSON MEADOWS  
712 COPPERTREE LANE  
WAXHAW, NC 28173  
704-706-4851

DAVIDSON MEADOWS

DAVIDSON MEADOWS

DAVIDSON MEADOWS

KEY MAP



PROJECT

# DAVIDSON MEADOWS

4145 DAVIDSON HIGHWAY  
CONCORD, NC 28027

PROJECT NUMBER  
21061

DATE  
04-25-22

ISSUED FOR

REVISIONS

NO.	DATE	DESCRIPTION	BY
5-25-22		PER CITY COMMENTS	DBS
6-17-22		RETAIL FOOTPRINT	DBS

PROJ MANAGER: B.S.  
DRAWN BY: KTD  
CHECKED BY: B.S.

SCALE: 1" = 50'

DRAWING  
ZONING PLAN AMENDMENT

SEAL

SCALE: 1" = 50'

DRAWING  
ZONING PLAN AMENDMENT

PROJ MANAGER: B.S.  
DRAWN BY: KTD  
CHECKED BY: B.S.

SCALE: 1" = 50'

DRAWING  
ZONING PLAN AMENDMENT

SEAL

SCALE: 1" = 50'

DRAWING  
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SCALE: 1" = 50'

DRAWING  
ZONING PLAN AMENDMENT

SEAL

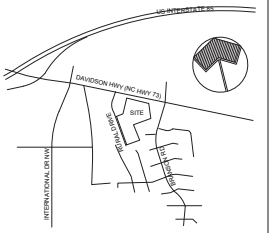
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DRAWING  
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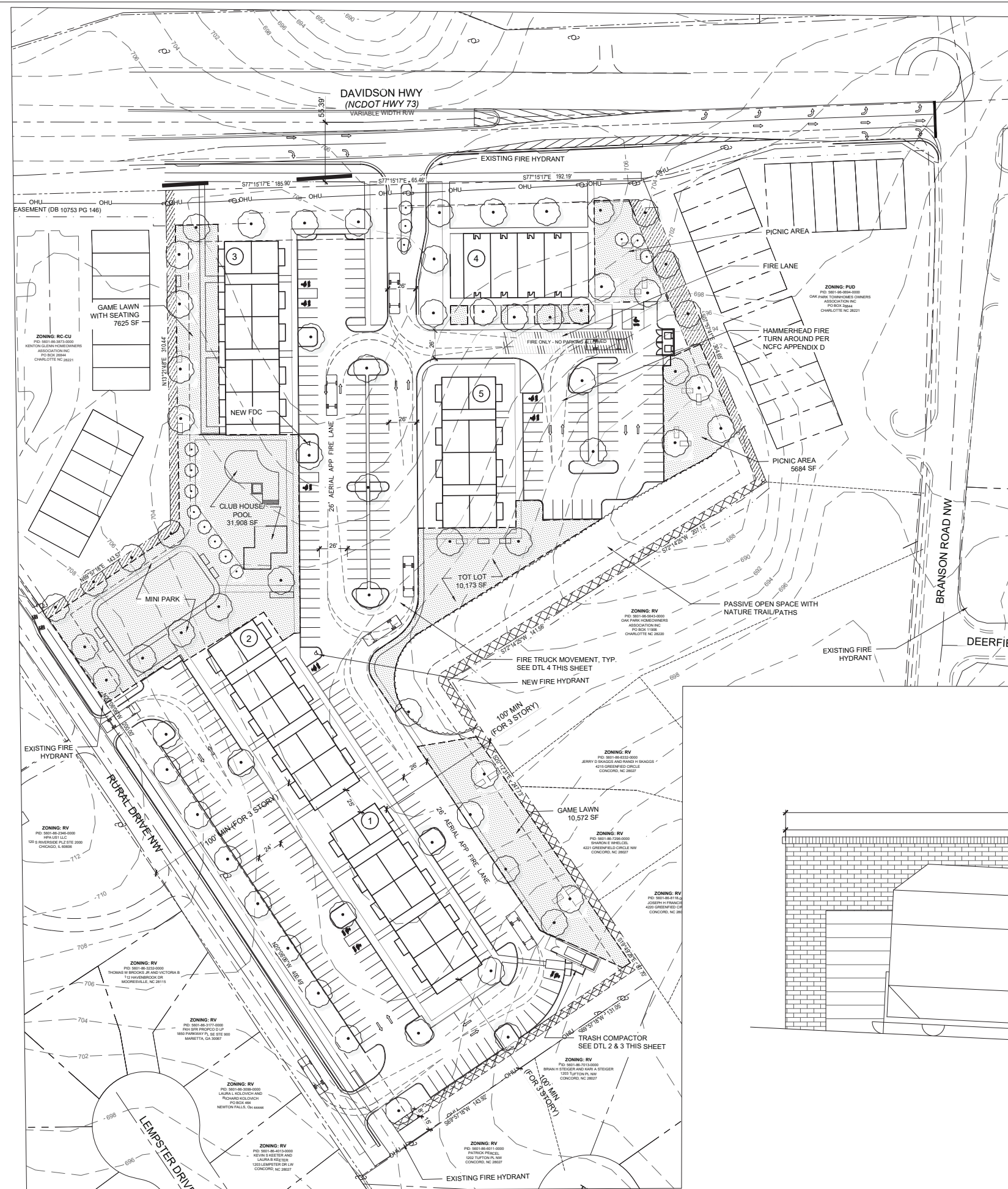
# RZ-1.0

Plotted: C:\DPR\Dropbox\Projects\Active\2021\21061 Davidson Apartments-Nava Realty-Concord\CAD\SHEETS\SITE\REZONING\PLAN\21061-BASE-MANUAL.dwg / 6/17/2022 4:56 PM

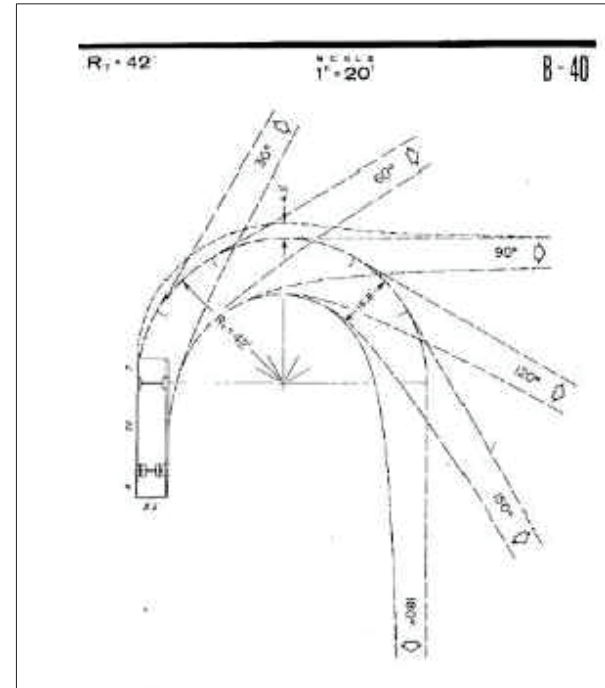
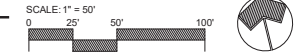




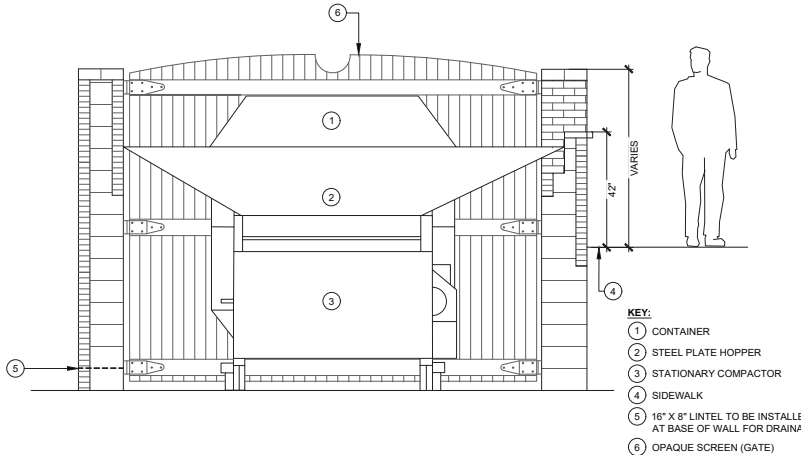
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6	6-17-22	RETAIL FOOTPRINT	DBS



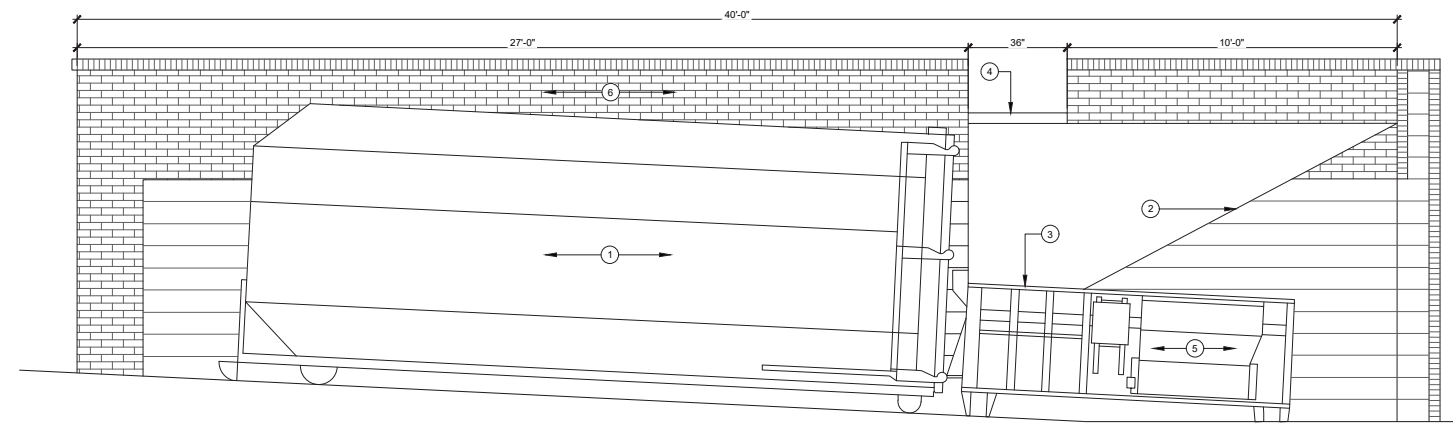
**1 OPEN SPACE PLAN AND FIRE LADDER TRUCK MOVEMENT**  
NTS



**4 B-40 FIRE LADDER TRUCK MOVEMENT**  
NTS



**3 TYPICAL COMPACTOR SECTION**  
NTS



**2 TYPICAL COMPACTOR - SIDE ELEVATION**  
ELEVATION

- NOTES:**
- STEEL PLATE HOPPER TO BE CONSTRUCTED AND ATTACHED SO THAT IT REMAINS ON SITE DURING TRASH REMOVAL.
  - DO NOT ATTACH HOPPER DIRECTLY TO MASONRY WALL.
  - HOPPER HEIGHT TO BE A MIN. OF 54" (4' - 6") ABOVE BASE GRADE.
  - SEE CIVIL DWGS FOR STORM DRAINAGE (OR SANITARY CONNECTION) AS REQUIRED BY LOCAL CODES.
  - SEE CIVIL ENGINEER DWGS FOR CONNECTION OR FREEZE PROOF YARD HYDRANT.
  - ALL EQUIPMENT SHALL BE SINGLE PHASE ELECTRIC, TO BE COORDINATED WITH MFR AND ELECTRICAL CONTRACTOR.
  - STATIONARY COMPACTOR TO BE RJ-225 ON SITE COMPACTOR BY MARATHON EQUIPMENT CO.
  - CONTAINER TO BE RJ-40 OCVL ROLL-OFF OCTAGON.
  - COMPACTOR CONTAINER BY MARATHON EQUIPMENT CO.
- KEY:**
- CONTAINER
  - STEEL PLATE HOPPER
  - OPENING, HOPPER OPENING TO BE COORDINATED WITH STATIONARY COMPACTOR OPENING
  - 42" HIGH OPENING AT SIDEWALK CONNECTION
  - STATIONARY TRASH COMPACTOR
  - MASONRY VENEER, SPLIT FACE CMU OR BRICK TO MATCH BUILDING(S)



DAVIDSON APARTMENTS  
Concord, NC

3-24-22





**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22





**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22





**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22







+/-34'-4"

+/-145'

**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22





**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22

**ARCONS  
DESIGN  
STUDIO**  
architecture • planning • interiors





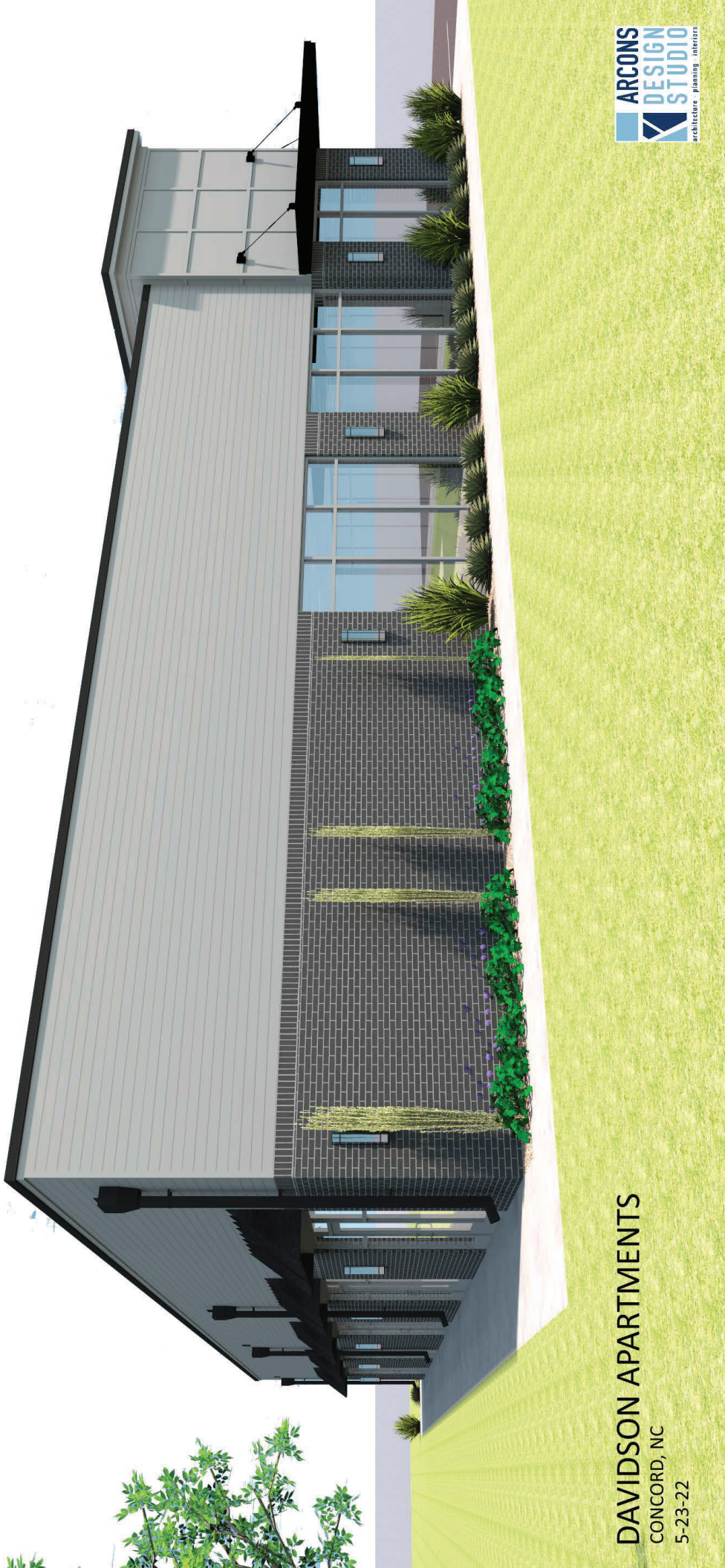
**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22



DAVIDSON APARTMENTS  
CONCORD, NC  
5-23-22



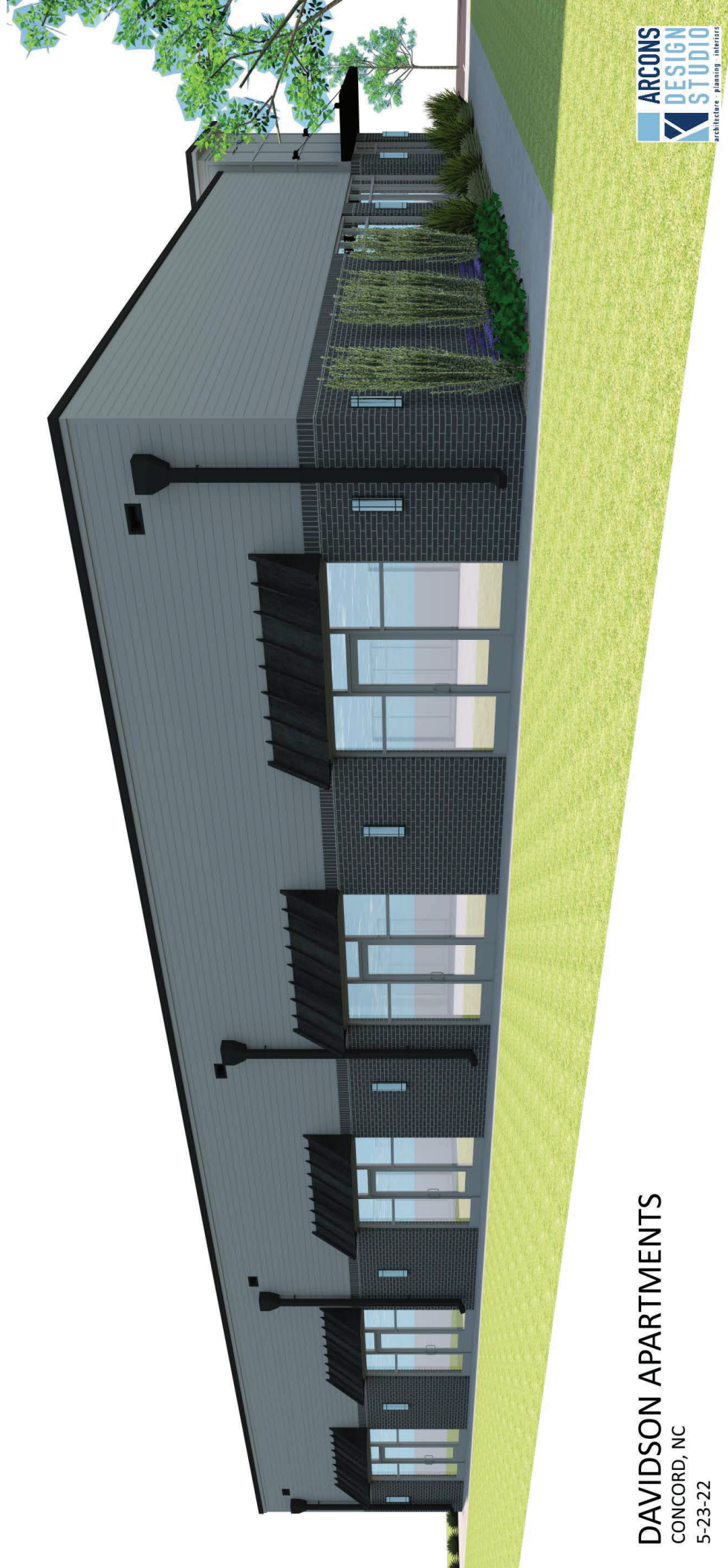




**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22







**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22





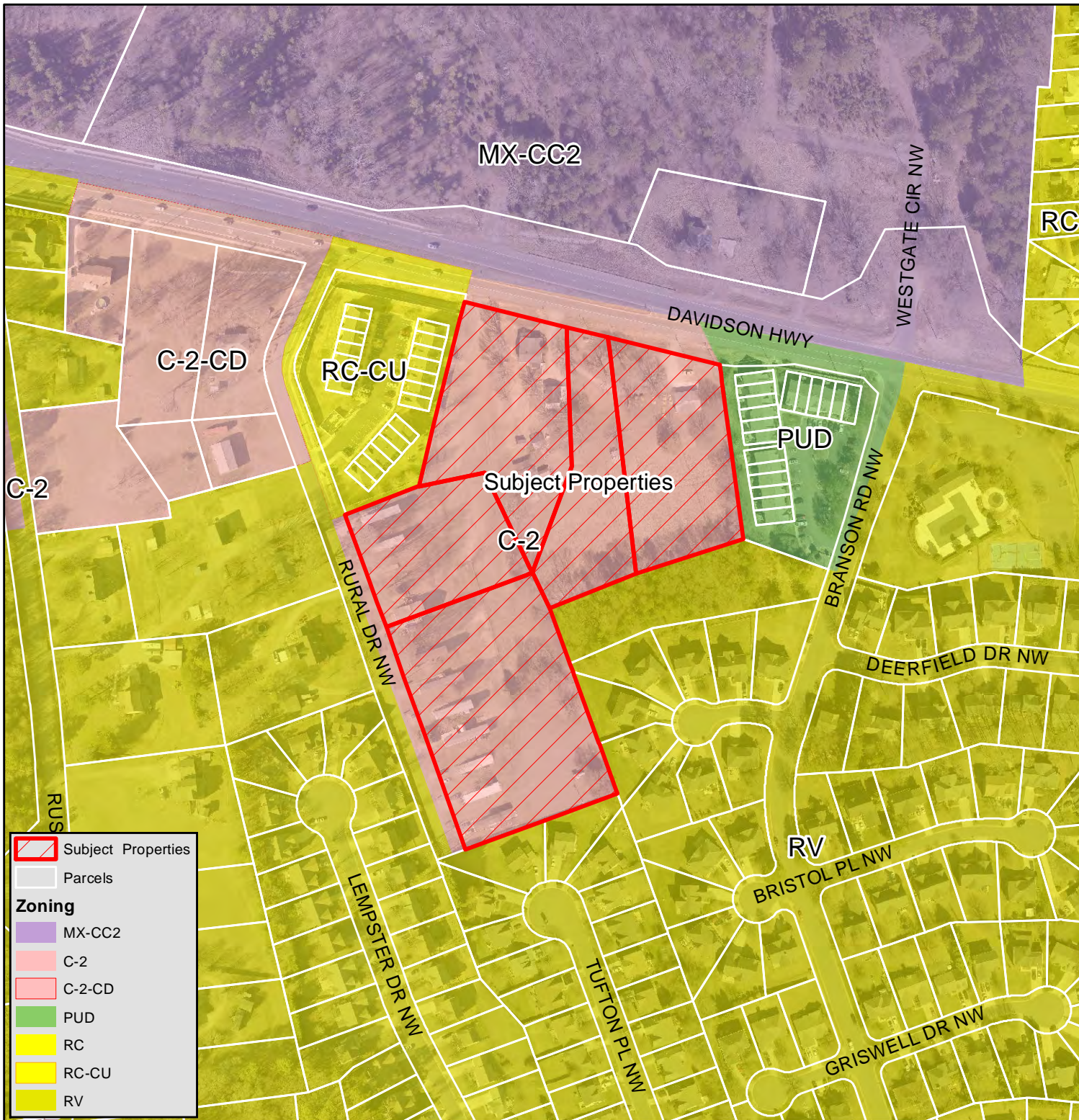
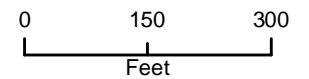
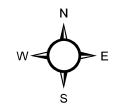
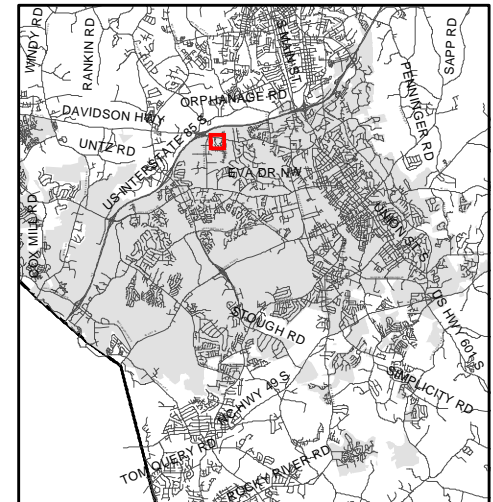
**DAVIDSON APARTMENTS**  
CONCORD, NC  
5-23-22



# Z(CD)-03-22 ZONING

**Rezoning application  
C-2 (General Commercial) to  
RC-CD (Residential Compact  
- Conditional District)**

4145 Davidson Hwy  
PINs: 5601-86-5796, 5601-86-7834,  
5601-86-8679, 5601-86-4583, 5601-86-6204



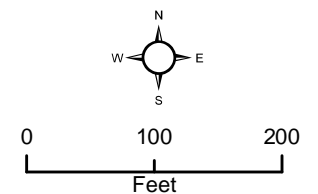
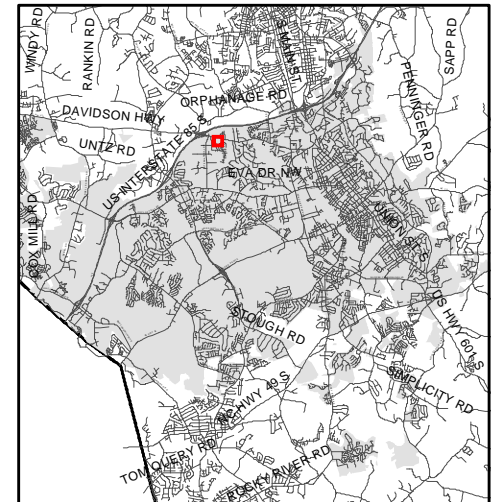




**Z(CD)-03-22  
AERIAL**

**Rezoning application  
C-2 (General Commercial) to  
RC-CD (Residential Compact  
- Conditional District)**

4145 Davidson Hwy  
PINs: 5601-86-5796, 5601-86-7834,  
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**Z(CD)-03-22  
LAND USE PLAN**

**Rezoning application  
C-2 (General Commercial) to  
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