

DATE: January 21, 2025

REZONING CASE #: Z(CD)-08-24

ACCELA: CN-RZC-2024-00008

DESCRIPTION: Zoning Map Amendment
MX-IB (Mixed Use - Industrial Business) to C-2-CD
(General Commercial) and I-1-CD (Light Industrial -
Conditional District)

APPLICANT/OWNER: M&K Land LLC

LOCATION: 400 & 550 Woodhaven Pl NW

PIN #: 4690-66-6531 & 4690-67-1034

AREA: +/- 26.97 acres

ZONING: MX-IB (Mixed Use - Industrial Business)

PREPARED BY: George Daniels, Senior Planner

BACKGROUND

The subject property consists of two parcels comprising +/- 26.97 acres on the west side of Woodhaven Pl NW between Interstate 85 and Poplar Tent Rd. The property is currently undeveloped.

North of the property is Interstate 85, the zoning is a mix of I-2 (General Industrial and I-1 (Light Industrial). The property wraps around the existing Station at Poplar Tent apartment development which is zoned MX-IB (Mixed Use - Industrial Business). To the east across Woodhaven Pl NW there are two properties with I-1 (Light Industrial) zoning, also an area of AG (Agricultural) zoning and a vacant tract zoned O-I (Office -Institutional). To the south across Poplar Tent Rd is the Gable Oaks single-family neighborhood that is zoned RC (Residential Compact), and the Poplar Tent Presbyterian Church zoned O-I (Office-Institutional). The property abuts an existing undeveloped parcel zoned I-1 (Light Industrial) to the southwest, and the remaining area of MX-IB (Mixed Use - Industrial Business) to the west.

HISTORY

The property was annexed into the City effective December 31, 1995, as part of the large western area annexation. M&K Land LLC acquired the property in July 2017. The existing zoning of MX-IB (Mixed Use - Industrial Business) was established at the 11/18/2008 Planning and Zoning Commission meeting. Previously the property was zoned a majority of I-1 (Light

Industrial), with smaller areas of O-I (Office-Institutional), AG (Agricultural) and C-2 (General Commercial). American Development Industries, Inc had planned a mixed-use residential, commercial and office development. However, this development did not move forward and the Station at Poplar Tent apartments were constructed on part of the MX-IB area. Also, two medical offices have been constructed on the northwest corner of Poplar Tent Rd and Woodhaven Pl NW.

SUMMARY OF REQUEST

The applicant is requesting to rezone the subject property from MX-IB (Mixed Use - Industrial Business) to C-2-CD (General Commercial - Conditional District) and I-1-CD (Light Industrial - Conditional District).

The site plan shows three industrial/office flex buildings and one indoor self-storage facility in the area requested as I-1-CD (Light Industrial - Conditional District). For the area requested as C-2-CD (General Commercial) a daycare and commercial buildings are shown.

The conditional zoning process allows particular uses to be established on case-by-case basis on a specific property. A petition for conditional zoning must include a site plan, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any proposed conditions that will govern development and use of the property. If a petition for conditional district zoning is approved, the conditions of approval shall become binding upon the property. Only those uses and structures indicated in the approved petition and site plan may be developed on the site. The plan has also been reviewed by the Development Review Committee and there are no objections to the petition.

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
MX-IB (Mixed Use – Industrial Business)	North	I-1 (Light Industrial), I-2 (General Industrial)	Undeveloped	North	Interstate highway and undeveloped
	South	RC (Residential Compact), O-I (Office-Institutional)		South	Single-family residential, church
	East	MX-IB (Mixed Use – Industrial Business), I-1 (Light Industrial), AG (Agricultural), O-1 (Office-Institutional)		East	Industrial, Single-family residential, vacant

	West	MX-IB (Mixed Use – Industrial Business), I-1 (Light Industrial)		West	Undeveloped

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Mixed-Use Activity Center” (MUAC). C-2 (General Commercial) and I-1- (Light Industrial) are *listed* as a corresponding zoning district to the “Mixed-Use Activity Center” land use category, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Mixed-Use Activity Center” land use category are RV (Residential Village), RC (Residential Compact), O-I (Office and Institutional), CC (City Center), TND (Traditional Neighborhood Development), MX-NC (Mixed Use-Neighborhood Center), MX-CC1 (Mixed Use-Commercial Center Small), MX-CC2 (Mixed Use-Commercial Center Large), MX-IB (Mixed Use-Industrial/Business Center), PRD (Planned Residential Development), C-1 (Light Commercial and Office), C-2 (General Commercial), PUD (Planned Unit Development), I-1 (Light Industrial).

FROM THE 2030 LAND USE PLAN - “MIXED USE ACTIVITY CENTER” (MUAC)

The intent of the Mixed-Use Activity Center (MUAC) Future Land Use category is to identify areas that serve broader economic, entertainment, and community activities as compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of the mixed-use center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking, and shared rear-lot parking strategies. Structured parking should be encouraged to be incorporated into the principal structure.

A large-scale mixed use activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets. Areas designated as Mixed-Use Activity Centers Future Land Use category are large geographic areas located at key intersections of major transportation corridors, that have high growth potential, where the infrastructure can support denser development. Mixed Use Activity Centers are located along major corridors where transit facilities are currently planned or envisioned in the future. Mixed-Use Activity Centers may not necessarily be constructed as a single development at one time. The very nature of these areas allows them to be approved in phases and to evolve over time into an area made up of a mix of land uses, usually centered on some type of public transit facility, which affords people the opportunity to live, work, shop and, in some cases, have immediate access to recreation facilities in one general area. It is also the goal of these districts to reduce vehicle trips by making them single destination points for multiple consumer needs.

The intent of the Mixed-Use Activity Center designation is to encourage the development of a mixture of complementary uses that will function as an integrated center allowing for pedestrian

connections between developments and uses. Each of the eleven proposed Mixed-Use Activity Center locations identified on the Land Use Plan have different characteristics and will develop uniquely. The size of these areas is relatively large, with the intent that mixed use development should occur within a one-half mile radius of a transit stop (an estimated ten minute walking distance). Due to the fact that each area designated as a MUAC, applying one development solution to each is not practical. The key is to coordinate development of each parcel within the context of the larger District. Coordinating connectivity and planning for future uses will be critical in this process.

The following goals, objectives and policy guidance relate to the proposed zoning amendment:

Goal 1: Maintain a sustainable balance of residential, commercial and industrial land uses.

Objective 1.3: Ensure that the Future Land Use Map allows sufficient development opportunities to meet existing and projected needs for residential, commercial, industrial and other land uses.

- Monitor Land Use: Monitor existing, approved and planned land uses and compare development capacities with projected demands for all types of residential and non-residential development. The Future Land Use Map should provide adequate land to meet projected demands and provide market flexibility throughout the City.

The following goals from the recently adopted Strategic Plan also relate to the proposed zoning amendment:

Goal 2: Create Economic Opportunities for Individuals and Businesses
Support business expansion and job creation initiatives.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 26.97 acres and currently zoned MX-IB (Mixed Use - Industrial Business).
- The subject property was annexed into the City effective December 31, 1995.
- The proposed zoning is consistent with the 2030 Land Use Plan (LUP) as C-2-CD (General Commercial - Conditional District) and I-1-CD (Light Industrial - Conditional District) are corresponding zoning classifications to the Mixed-Use Activity Center Land Use Category.
- The zoning amendment is reasonable and in the public interest as it is complementary to the use, design and character of the surrounding land uses.

OR

- The zoning amendment is not reasonable and in the public interest as it is not complementary to the use, design and character of the surrounding land uses.

SUGGESTED RECOMMENDATION AND CONDITIONS

1. Compliance with "Woodhaven Commons Master Plan," Sheet 1, dated December 30, 2024.
2. Compliance with "Woodhaven Commons Elevations," Sheet 3, dated December 30, 2024.

3. All signage will be permitted separately from this conditional rezoning approval.
4. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.
5. Future modifications/additions to the approved site plan may require further approval from the Planning and Zoning Commission.

PROCEDURAL CONSIDERATIONS

This particular case is a rezoning, which under the CDO, is legislative in nature. Legislative hearings do not require the swearing or affirming of witnesses prior to testimony at the public hearing.

**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) in a Word document format.

- 2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.

- 3. **FOR CONDITIONAL DISTRICT APPLICATIONS ONLY**, a plan drawn to scale (conditional district plan), and elevations if applicable submitted digitally.

- 4. 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. **SCHEDULED FOR 6/18/24, LETTER COPY ATTACHED, LETTER TO BE MAILED 6/7/24**

- 5. Money Received by _____ Date: _____
Check # _____ 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: M&K LAND LLC
C/O Marshall Jones, 16824 Green Dolphin Lane, Cornelius, NC 28031
704.807.7014 mj36000@gmail.com

Owner Name, Address, Telephone Number: M&K LAND LLC
C/O Marshall Jones, 16824 Green Dolphin Lane, Cornelius, NC 28031
704.807.7014 mj36000@gmail.com

Project Location/Address: 400 & 550 Woodhaven Place NW, Concord, NC 28027
P.I.N.: 46906665310000 and 46906710340000

Area of Subject Property (acres or square feet): 26.968 acres

Lot Width: Irregular Lot Depth: Irregular

Current Zoning Classification: MX-IB

Proposed Zoning Classification: CU-I-1 AND CU-C-2

Existing Land Use: Vacant

Future Land Use Designation: Mixed use, office, commercial and industrial

Surrounding Land Use: North Vacant and I-85 South Single family and church campus
East single & multi-family, & vacant West Vacant

Reason for request: Zoning to accommodate office, commercial and industrial development

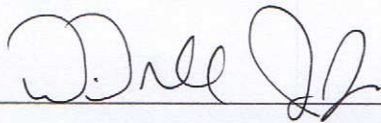
Has a pre-application meeting been held with a staff member? Yes, and TRC with comments

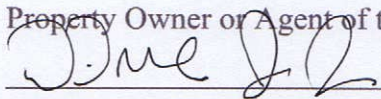
Staff member signature: _____ Date: _____

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: 5-4-24

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature: 

ON BEHALF OF
M&K LAND LLC
BY DAVID MARSHALL JONES JR
ITS MANAGING MEMBER

THIS PAGE APPLICABLE TO CONDITIONAL DISTRICT REQUESTS ONLY

(Please type or print)

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

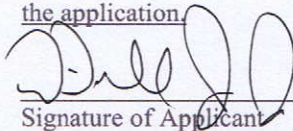
Mixed use, office, commercial and industrial uses. Please see attached list.

2. List the Condition(s) you are offering as part of this project. Be specific with each description.

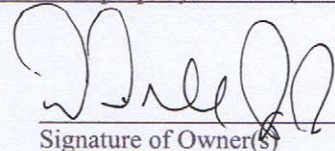
(You may attach other sheets of paper as needed to supplement the information):

The development will include walking/jogging trails, a gazebo and extensive natural areas along the stream in the northern portion of the property.

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.

 5-4-24
 Signature of Applicant Date

ON BEHALF OF
 M+K LAND LLC
 BY DAVID MARSHALL JONES JR
 IS MANAGING MEMBER

 5-4-24
 Signature of Owner(s) Date

ON BEHALF OF
 M+K LAND LLC
 BY DAVID MARSHALL JONES JR
 IS MANAGING MEMBER

PROPOSED USES

Mixed Use Dwelling/Live Work

Congregate Care Senior Housing

Library, Public

Child Care Center (not including home day care)

School, Business

School, Trade

All Government Facilities except for Correctional Institutions

Passenger Terminals to include Public Transportation Systems and Bus Charter Services

Indoor Recreation to include indoor firing and archery range, performing arts, health club and fitness, Dance and martial arts

Go-Kart Track, indoor

Medical Clinic/Urgent Care

Multi-story Climatized Self Storage - *No outdoor storage

Bowling Center

Health Club, Fitness Center, Dance Studio, Martial Arts Studio

Skating Rink, Indoor

Advertising & Related Services

Offices to include Advertising & Related Services, Engineering, Architect, or Surveyor's Office, Data Processing, Financial Institution, Insurance Agency, Legal Service, News Service, Stock or Security Brokerage Firm

Hotels

Bar, Tavern

Restaurant, dine-in

Brewpubs/Brewery-Micro & Large

ABC Store

Animal Clinic/Hospital

Animal Grooming Establishment – no overnight boarding

Animal Obedience School

Animal and/or Feed Supply Store

Lawn & Garden/Hardware Store w/outdoor storage

Blueprinting and Drafting Service

Building Material Supply with outdoor storage

Cemetery Monument Dealer

Cleaning and Maintenance Service

Convenience Store

Dry Cleaning Drop Off/Pick Up

Massage Therapist

Swimming Pool, Hot Tub Sales and Service

Weight Loss Centers

Electronics Sales and Repair

Farmer's Market/Produce Stand

Funeral Home

Lawn and Garden Supply, Nursery with Outdoor Storage

Flex/Office Space

Truck/Construction Equipment Rental

Cabinet and Woodwork Shop

Equipment Supply House, Commercial

Electric, Heating, Air Conditioning, Ventilating, Plumbing Sales, Service and Contractor's Office With Outdoor Storage

Motion Picture and Sound Recording Studio, Photography, Television, Radio and Film Studio

Telemarketing, Call Centers

Food Catering Facility

Machine Shop

Musical Instrument Manufacturing

Pest Control Service

Photofinishing Laboratory

Printing and Related Support Activities

Sign or Banner Shop with outdoor storage

Upholstery Shop

Moving and Storage Facility

Product Distribution Center, Warehousing and Storage, (Nonfarm related products) less than 75,000 square feet in floor area

Climate Controlled Self Storage With No Outdoor storage

June 6, 2024

Subject: Informal Neighborhood Meeting Regarding A Proposed Rezoning

Dear Neighbor,

M&K Land LLC, a real estate firm, is applying to the City of Concord to rezone 26.968 acres at 400 & 550 Woodhaven Place NW, just off Poplar Tent Road in Concord. Development of a mixed-use project, including office, commercial and light industrial businesses is proposed. To obtain development permits the City requires plans to be approved by the Planning Commission and City Council, which involves rezoning to conditional district zoning.

The plan approval process, makes it necessary to amend the current MX-IB zoning to Conditional Use C-2 and Conditional Use I-1 zoning.

City of Concord zoning regulations require an applicant for rezoning to conduct a neighborhood meeting to inform neighbors about the proposed rezoning. This has to happen before the meetings of the Planning Commission and City Council.

We are sending this letter as an invitation for you to attend an informal neighborhood meeting to hear about the project. The Community Room at Fire Station 9 at 1020 Ivey Cline Road will be the meeting location. The meeting will be Tuesday, June 18th at 7:00 PM.

Purpose: Discussion about the proposed rezoning
Location: Fire Station 9 Community Room
1020 Ivey Cline Road
Date: Tuesday, June 18th, 2024
Time: 7:00 PM

Sincerely,
Jeff Young

PLAN NOTES

THIS MASTER PLAN IS A GUIDE FOR THE DEVELOPMENT OF THE OVERALL TRACT AND OF INDIVIDUAL LOTS. IT IS NOT A SITE PLAN FOR INDIVIDUAL LOT DEVELOPMENT.

ALL DEVELOPMENT WILL BE DONE IN ACCORDANCE WITH CITY OF CONCORD WSACC, NCDOT, NCDENR AND COUNTY OF CABARRUS STANDARDS AS APPLICABLE.

SITE PLANS TO OBTAIN PERMITS FOR INDIVIDUAL LOT DEVELOPMENT WILL BE SUBMITTED BY OTHERS IN THE FUTURE.

STREETS, CURB & GUTTER, SIDEWALKS, SIGNAGE, AND STREET TREE PLANTINGS WILL BE DESIGNED AND CONSTRUCTED TO CITY COMMERCIAL COLLECTOR STANDARDS.

STREET, SIDEWALK SIGNAGE AND R-O-W OWNERSHIP WILL BE TRANSFERRED TO THE CITY FOR PUBLIC MAINTENANCE.

PUBLIC STREET STEMS MEET OR EXCEED 70' BEFORE TURNING MOVEMENTS

PARKING AREA DESIGNS, INCLUDING BICYCLE PARKING, PEDESTRIAN FACILITIES, AND DUMPSTER LOCATIONS WILL BE BASED ON ACTUAL USE OF INDIVIDUAL LOTS WHEN FINAL SITE PLANS ARE SUBMITTED FOR PERMITTING IN THE FUTURE AND WILL CONFORM TO CITY STANDARDS. DUMPSTER ENCLOSURES WILL BE SCREENED PER THE CDD AND NO WOODS IS ALLOWED.

BUILDING YARDS AND PARKING YARDS WILL BE BASED ON ACTUAL USE OF INDIVIDUAL LOTS WHEN FINAL SITE PLANS ARE SUBMITTED FOR PERMITTING IN THE FUTURE AND WILL CONFORM TO CITY STANDARDS IN ARTICLE 11: LANDSCAPING

A MORE TECHNICAL REVIEW OF TRANSPORTATION ASPECTS WILL HAPPEN DURING SITE PLANS

EXISTING DEVELOPMENT IS BETWEEN POPLAR TENT ROAD AND LOTS 1 & 2 - ALL NEIGHBRED LOTS ARE PROPOSED DEVELOPMENT

TRAILS TO BE 6' WIDE COMPACTED GRANITE SCREENINGS ON COMPACTED SOIL BASE

BUILDINGS ON ANY LOTS THAT HAVE PROPOSED BAY DOORS WILL BE DESIGNED, CONSTRUCTED AND SCREENED IN COMPLIANCE WITH THE CDD

IF A SELF STORAGE FACILITY IS PROPOSED ON ANY LOT IT WILL BE DONE IN COMPLIANCE WITH SECTION 8.3.6.6 OF THE CDD

ANY LOT ON WHICH OUTDOOR STORAGE IS PROPOSED WILL BE DONE IN COMPLIANCE WITH SECTION 8.3.6.8 OF THE CDD

ANY PROPOSED BAY DOORS WILL BE SCREENED IN COMPLIANCE WITH ARTICLES 10 AND 11 OF THE CDD

ESTIMATED AUTO PARKING CALCULATIONS

Lot #	Estimated Use	GFA	Parking Requirement	Required Parking	Proposed Parking
1	Office	2,400 SF	1 per 1,000 SF GFA	3 spaces	8 spaces
2	Office	5,000 SF	1 per 1,000 SF GFA	5 spaces	18 spaces
3	Child care center	12,385 SF	1 per 375 SF GFA	33 spaces	46 spaces
4	Retail general merchandise	3860 SF	1 per 300 SF GFA	13 spaces	62 spaces
5	Retail general merchandise	10,000 SF	1 per 300 SF GFA	33 spaces	34 spaces
6	Professional offices / business services	18,200 SF	1 per 300 SF GFA	61 spaces	68 spaces
7	Industrial uses	10,000 SF	1 per 400 SF GFA	25 spaces	25 spaces
8	Self-storage facility - 175 units	112,000 SF	1 per 200 rental spaces	7 spaces	22 spaces
9	Garden Supply / Nursery	5,000 SF	1 per 375 SF GFA	13 spaces	19 spaces

* Final parking calculations determined as part of final user or construction document submit

ESTIMATED BICYCLE PARKING CALCULATIONS

Lot #	Estimated Use	GFA	Parking Requirement	Required Parking	Proposed Parking
1	Office	2,400 SF	4 spaces plus 1.15, 000 of GFA	5 spaces	6 spaces
2	Office	5,000 SF	4 spaces plus 1.15, 000 of GFA	5 spaces	6 spaces
3	Child care center	12,385 SF	Being addressed by the current developer of the lot		
4	Retail general merchandise	3860 SF	4 spaces plus 1.7, 500 of GFA	6 spaces	9 spaces
5	Retail general merchandise	10,000 SF	4 spaces plus 1.7, 500 of GFA	5 spaces	6 spaces
6	Office	18,200 SF	4 spaces plus 1.15, 000 of GFA	5 spaces	6 spaces
7	Warehouse, Manufacturing & Processing	10,000 SF	4 spaces plus 1.50, 000 of GFA	5 spaces	6 spaces
8	Self-storage facility - 175 units	112,000 SF	4 spaces	4 spaces	4 spaces
9	Garden Supply / Nursery	5,000 SF	4 spaces plus 1.7, 500 of GFA	5 spaces	6 spaces

SITE DATA

PLN: 4690660310000
4690971018000

CURRENT ZONING: MX-1B

PROPOSED ZONING: C-2 CD LOTS 1-5
I-1 CD LOTS 6-9

TOTAL LAND AREA: 26.97 AC
PROPOSED AREA IN R-O-W: 3.70 AC
PROPOSED AREA IN LOTS: 23.27 AC

ESTIMATED COMMERCIAL FLOOR AREA LOTS 1-5: 46,150 SQ FT

ESTIMATED INDUSTRIAL FLOOR AREA LOTS 6-9: 141,000 SQ FT

IMPERVIOUS AREA CALCULATIONS

C-2 CD CALCULATIONS (Rounded to whole number)

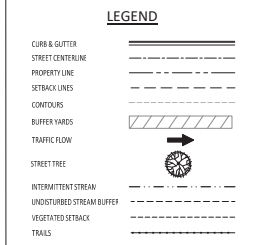
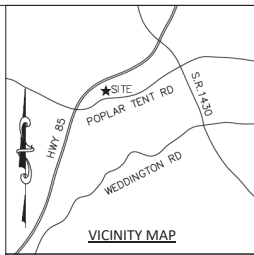
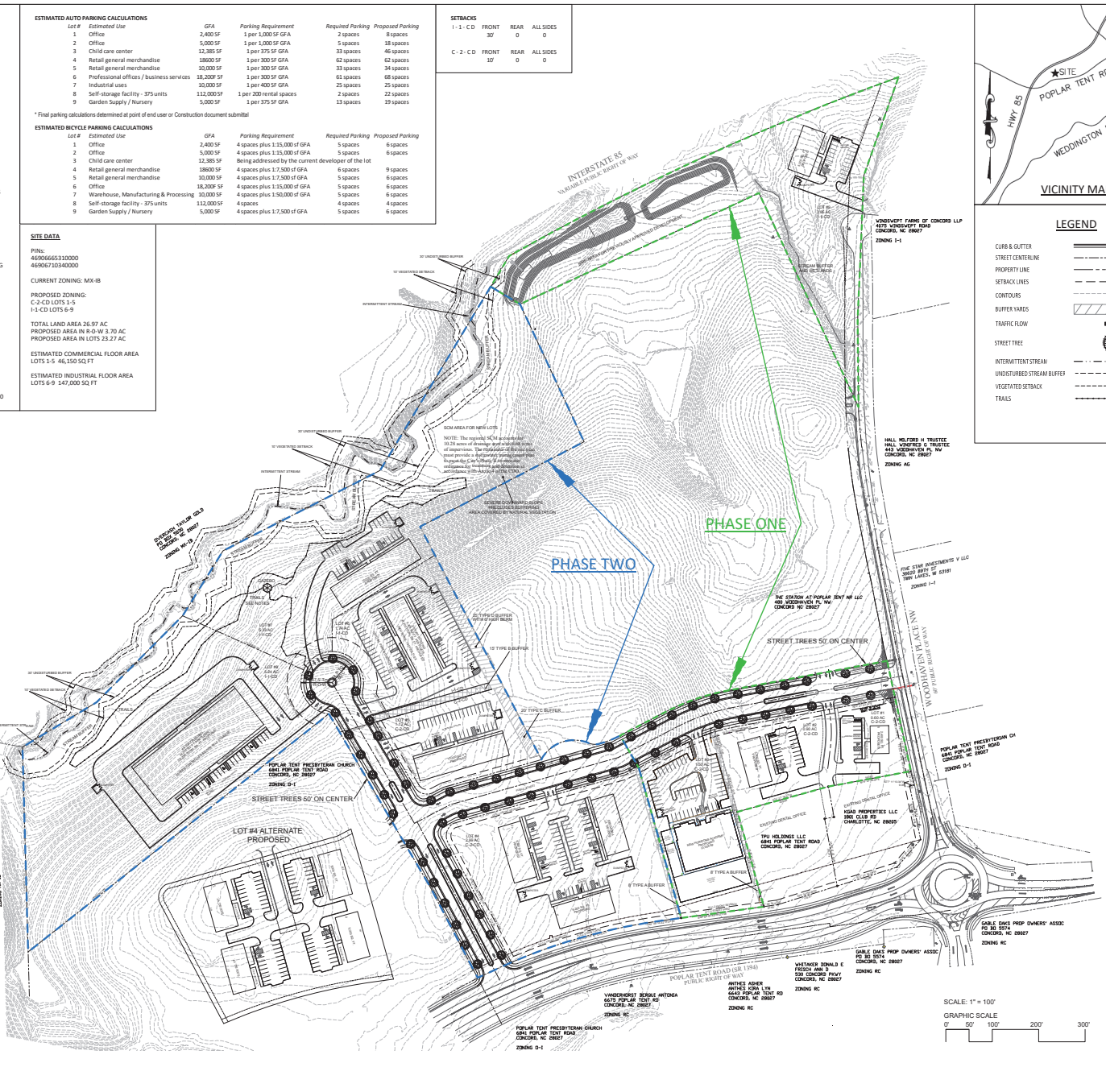
Lot #	Building	Parking, driveway & sidewalk	Lot area	Total proposed impervious	Maximum impervious 80%
1	2400 SF	9900 SF	26336 SF	40%	20901
2	5000 SF	13909 SF	30004 SF	43%	31363 SF
3	12385 SF	23800 SF	63340 SF	52%	52272 SF
4	6340 SF	13204 SF	33044 SF	41%	10419 SF
5	10000 SF	12756 SF	48787 SF	49%	30930 SF
C-2 CD Total Impervious Area	140619 SF	309711 SF	309711 SF	49%	
C-2 CD Total Lot Area			309711 SF		
C-2 CD % IMPERVIOUS				49%	
C-2 CD MAX. IMPERVIOUS				80%	

I-1 CD CALCULATIONS

Lot #	Building	Parking, driveway & sidewalk	Lot area	Total proposed impervious	Maximum impervious 80%
6	9300 SF	36376 SF	79774 SF	60%	69835 SF
7	10000 SF	12756 SF	23175 SF	11%	18574 SF
8	28000 SF	63298 SF	228254 SF	40%	182603 SF
9	5000 SF	10426 SF	16776 SF	9%	13416 SF
I-1 CD Total Impervious Area	178993 SF	70292 SF	70292 SF	26%	
I-1 CD Total Lot Area			70292 SF		
I-1 CD % IMPERVIOUS				26%	
I-1 CD MAX. IMPERVIOUS				80%	
TOTAL IMPERVIOUS AREA	319611 SF				
TOTAL LOT AREA	1013640 SF				
TOTAL % IMPERVIOUS				32%	

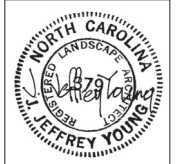
SETBACKS

1-1-CD	FRONT	REAR	ALL SIDES
	30'	0'	0'
C-2-CD	FRONT	REAR	ALL SIDES
	30'	0'	0'



Date: December 30, 2024

JEFF YOUNG, PLA
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING



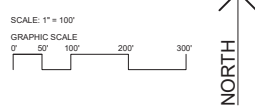
WOODHAVEN COMMONS
MASTER PLAN
550 WOODHAVEN PLACE NW
CONCORD, NC 28027

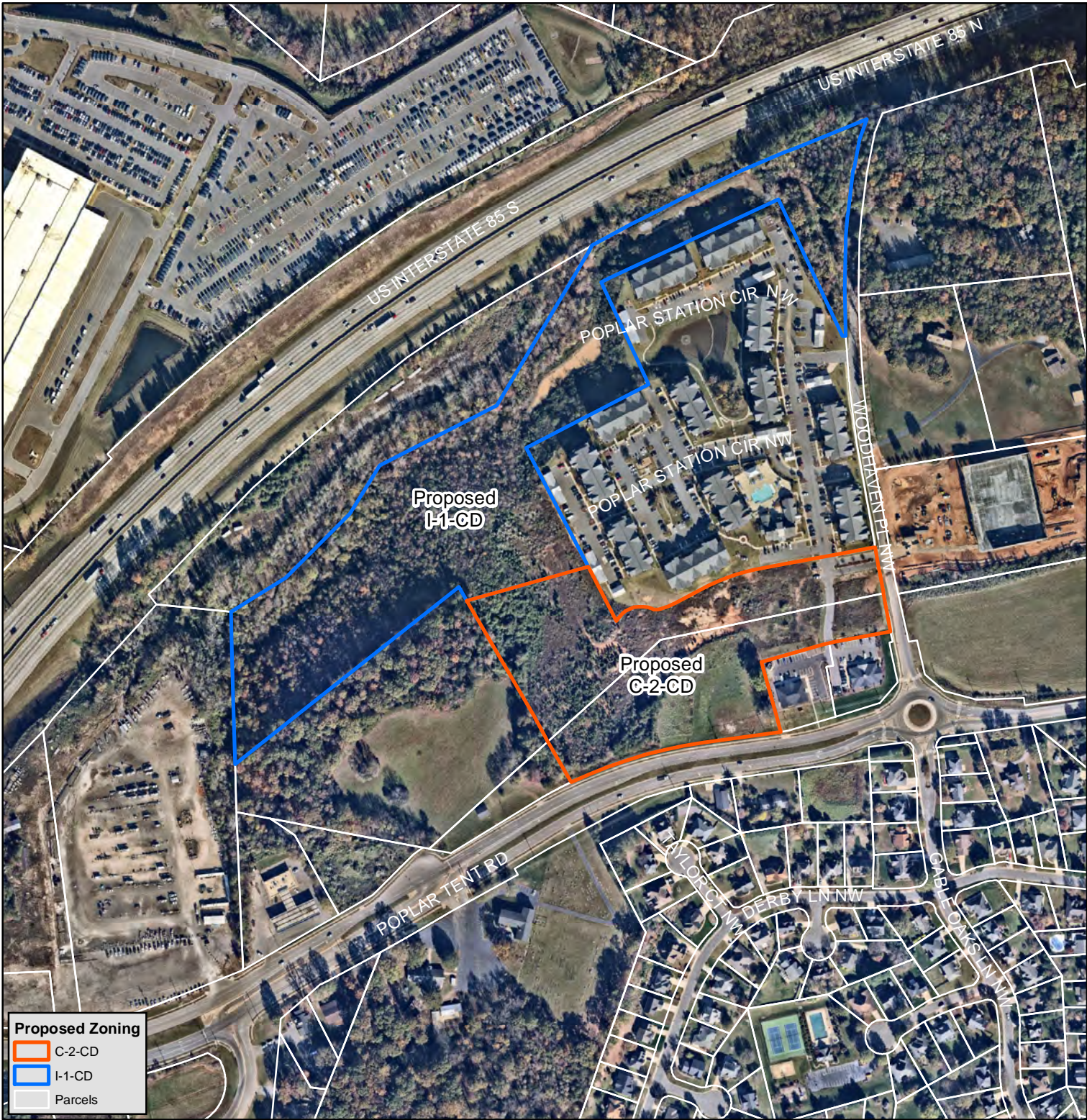
MARSHALL JONES
M&K LAND LLC
16824 GREEN DOLPHIN LN
CORNELIUS, NC 28031

REVISIONS

DATE	BY
8/16/24	JY
9/16/24	JY
9/20/24	JY
11/17/24	JY
12/03/24	JY
12/30/24	JY

SHEET 1

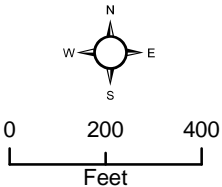
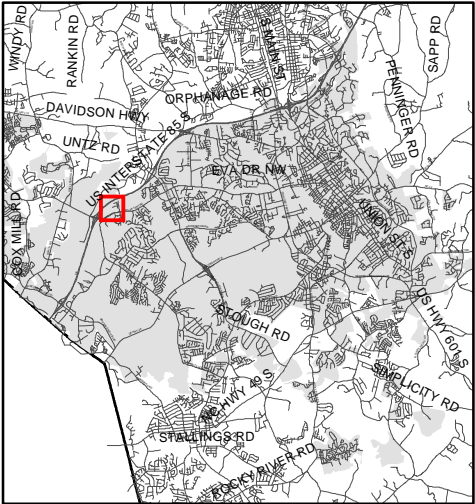




**Z(CD)-08-24
AERIAL**

**Rezoning application
MX-IB (Mixed Use -
Industrial Business
I-1-CD (Light Industrial -
Conditional District) &
C-2-CD (General Commercial
- Conditional District)**

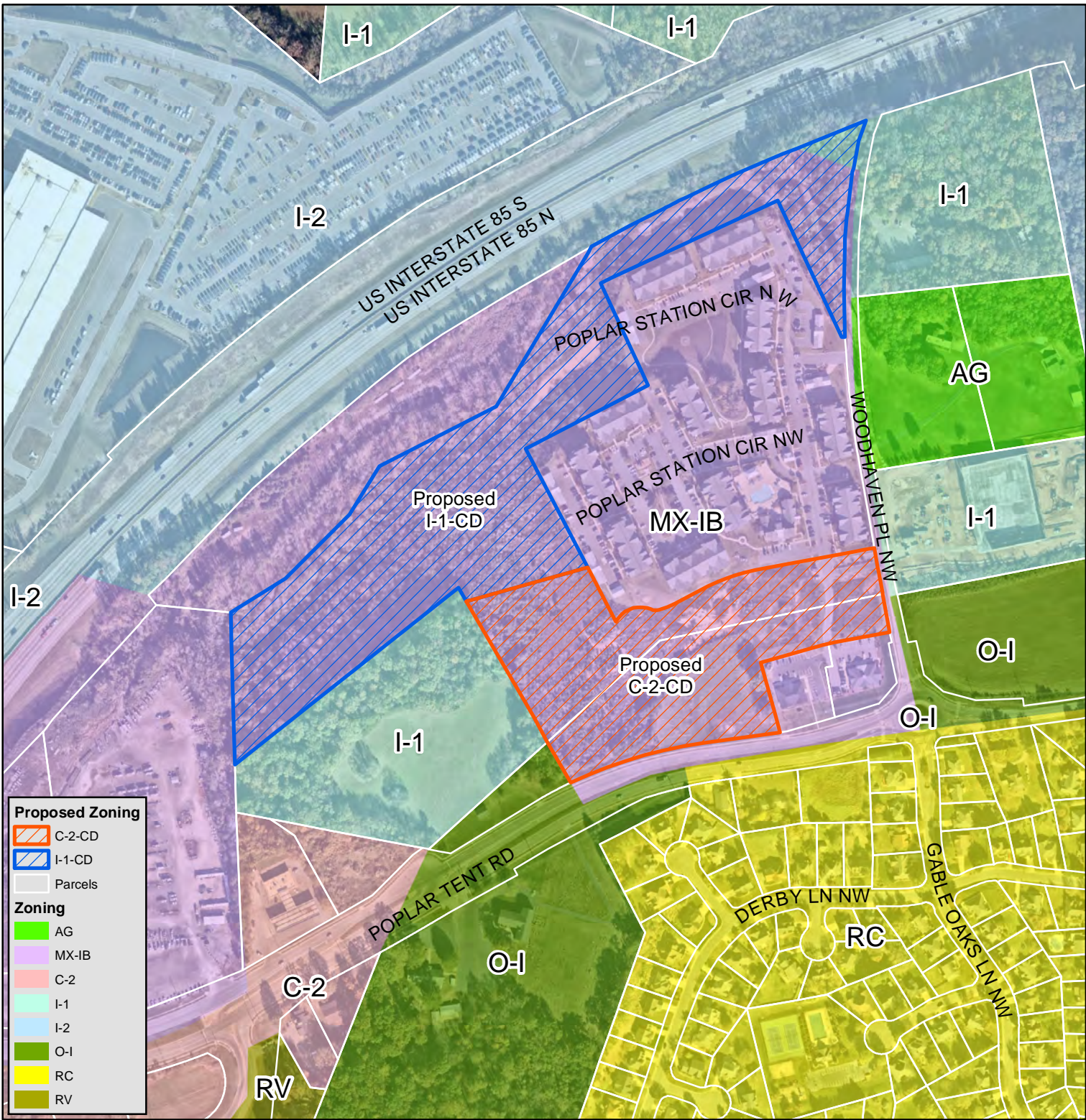
400 & 550 Woodhaven Dr NW
PINs: 4690-66-6513 & 4690-67-1034



**Z(CD)-08-24
ZONING**

**Rezoning application
MX-IB (Mixed Use -
Industrial Business
I-1-CD (Light Industrial -
Conditional District) &
C-2-CD (General Commercial
- Conditional District)**

400 & 550 Woodhaven Dr NW
PINs: 4690-66-6513 & 4690-67-1034

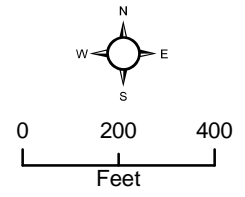
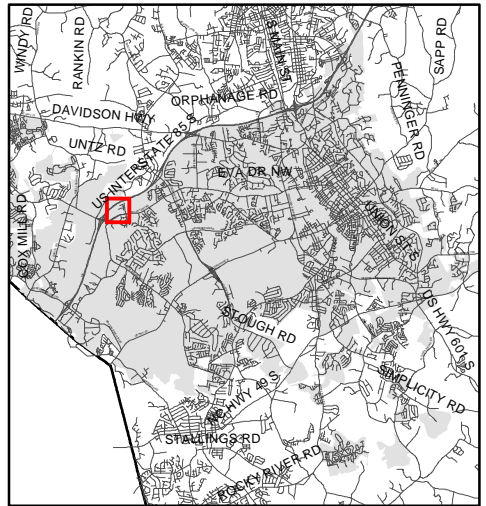


Proposed Zoning

- C-2-CD
- I-1-CD
- Parcels

Zoning

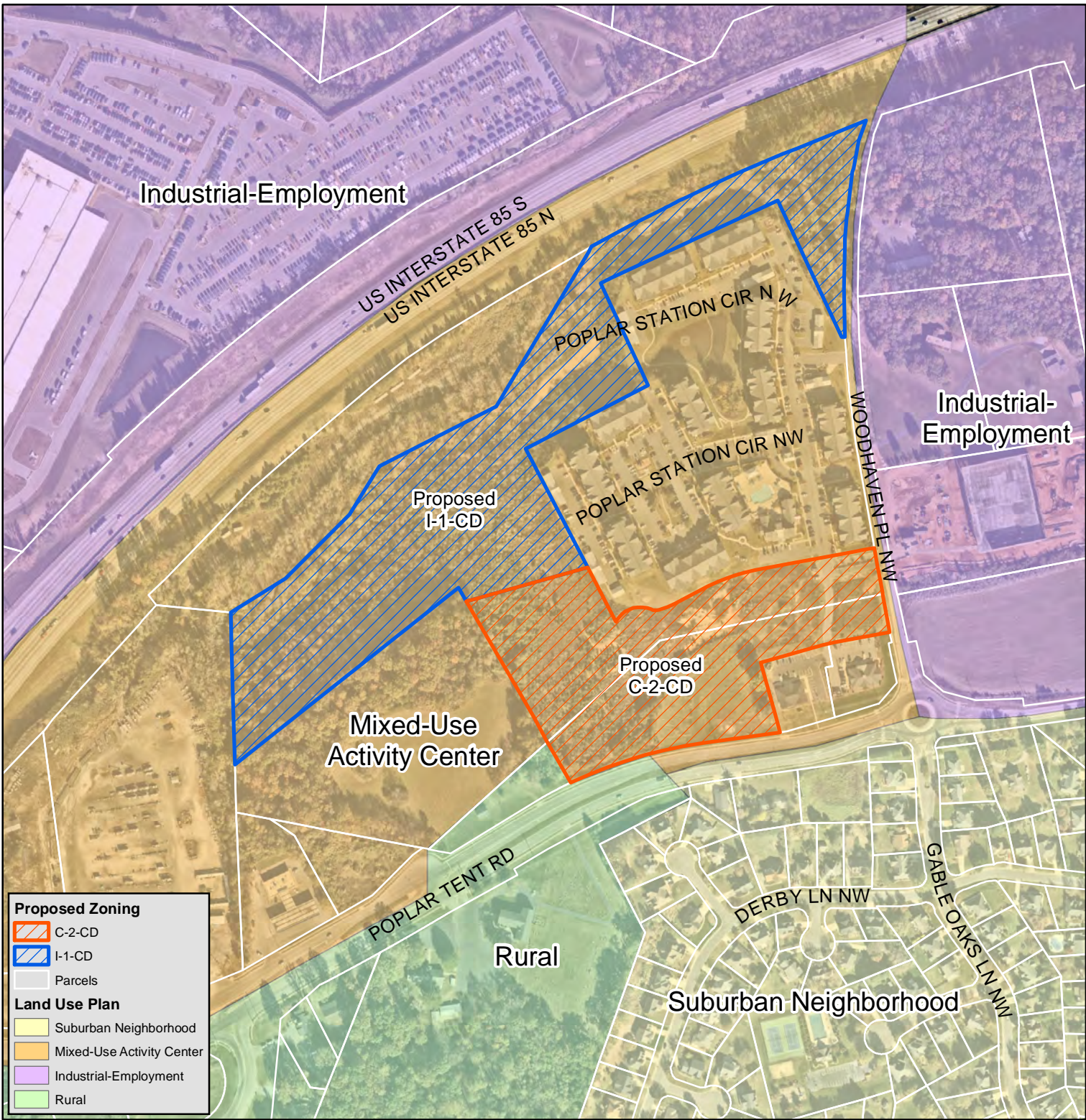
- AG
- MX-IB
- C-2
- I-1
- I-2
- O-I
- RC
- RV



**Z(CD)-08-24
LAND USE PLAN**

**Rezoning application
MX-IB (Mixed Use -
Industrial Business
I-1-CD (Light Industrial -
Conditional District) &
C-2-CD (General Commercial
- Conditional District)**

400 & 550 Woodhaven Dr NW
PINs: 4690-66-6513 & 4690-67-1034

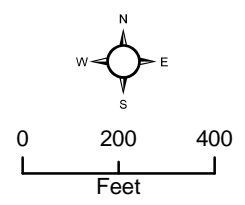
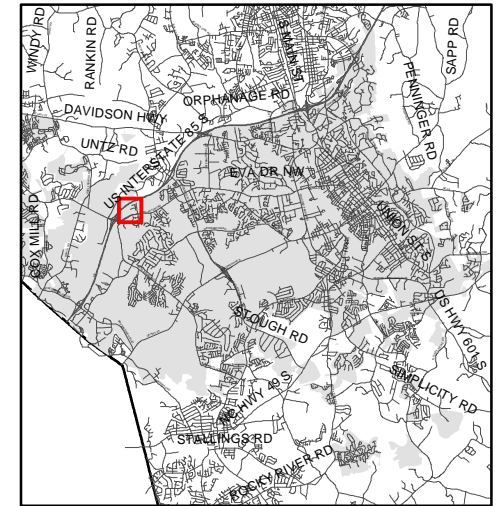


Proposed Zoning

- C-2-CD
- I-1-CD
- Parcels

Land Use Plan

- Suburban Neighborhood
- Mixed-Use Activity Center
- Industrial-Employment
- Rural



Z(CD)-08-24

400 & 550
Woodhaven Dr NW

- Case Location
- Streets
- Subject Properties
- Lakes & Ponds
- Rivers
- Cabarrus Co.
- City of Concord
- Other Municipalities

