



**DATE:** November 21, 2023

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

**ACCELA:** CN-RZC-2022-00012

**DESCRIPTION:** Zoning Map Amendment  
Zoning from PUD (Planned Unit Development) and RM-1 (Residential Medium Density) to RV-CD (Residential Village Conditional District)

**APPLICANT/OWNER:** Niblock Homes, LLC

**LOCATION:** 3303 NC HWY 49 N (Heglar Rd & NC HWY 49)

**PIN#s:** 5549-69-0093, 5549-59-2272, 5549-49-9161, 5640-70-5379

**AREA:** +/- 93.23 acres

**ZONING:** PUD (Planned Unit Development) and RM-1 (Residential Medium Density)

**PREPARED BY:** Autumn C. James, Planning & Development Manager  
Kevin Ashley, AICP - Deputy Planning Director

**BACKGROUND**

The subject property consists of +/- 93.23 acres generally at the northeast quadrant of NC Highway 49 North and Heglar Road. The property is most commonly known as the Buffalo Ranch property. The majority of the property is currently zoned Planned Unit Development (PUD) and Residential Medium Density (RM-1).

**HISTORY**

The subject property is the site of the former Buffalo Ranch tourist attraction and the subject property previously contained various agricultural support uses associated with this former land use. A lake is located generally in the center of the property. The larger portion of the property was annexed on a voluntary basis in 2006 and was zoned to PUD for the development of 190 single family homes, along with a supporting neighborhood commercial area. At the time of approval of the accompanying subdivision plat, two (2) parcels, encompassing approximately 1.41 acres were included within the area of the plat, but were never annexed. These two parcels were annexed with an effective date of May, 2017. The entire PUD zoning was subsequently amended to include these parcels.

## SUMMARY OF REQUEST

Niblock Homes, LLC proposes to rezone +/-93.23 acres at the northeast quadrant of NC HWY 49 North and Heglar Rd. in Concord for the development of a residential single family detached subdivision. The developer has acquired RM-1 Zoned land along Heglar Road to assemble into the boundary of the 2017 subdivision. This project is proposed to have 135 single family residential lots with 1.47 dwelling units per acre (DUA). There will be three (3) phases to this subdivision. The average lot size will be approximately 7,590 square feet (55'x138').

The commercial area anticipated with the initial PUD zoning is proposed to be eliminated with this zoning petition as the developer contends that the site is no longer conducive to commercial development.

The proposed development has one entrance on NC Highway 49, two entrances on Heglar Road and street "stubs" to undeveloped land to the north and to the east in order to facilitate extension of the street network in the event that those properties develop. The approved 2017 plan included an entrance on Old Airport Road, which necessitated crossing an environmentally sensitive area. This access point has been eliminated but the development meets all minimum CDO connectivity requirements and all Fire Code requirements for access.

The proposed development has phase one (57 lots) and phase two (24 lots) located on the east side of the lake and phase three (54 lots) is located on the west side of the lake. An amenity center is proposed generally on the northeast side of the lake. The lake is proposed to be utilized as an amenity, with a trail around the perimeter and the construction of a wooden dock. Seven (7) storm water retention facilities are dispersed throughout the development.

The developer has completed a Transportation Impact Analysis (TIA) which identifies several improvements to help mitigate the impact of the development. These improvements include the installation of a right turn lane on NC 49 at the main access (in phase 1) and restriping the southbound approach of Heglar Road at NC 49 to allow for a right turn lane and a shared through-left lane. This TIA has been accepted by both NCDOT and the City's Transportation Department.

The site plan has been reviewed by the Development Review Committee (DRC) and the plan meets the minimum requirements of the CDO.

Property to the north is zoned Cabarrus County Low Density Residential (LDR) and is residential and agricultural land. Land to the south is zoned Cabarrus County Countryside Residential (CR) and is single family residential, agricultural and vacant land. Property to the east is zoned PUD (Planned Unit Development) and Cabarrus County LDR (Low Density Residential), and property to the west is zoned City of Concord PUD and is predominately single family residential.

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.

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	
PUD (Planned Unit Development) and RM-1 (Residential Medium Density)	North	Cabarrus County LDR (Low Density Residential)	Vacant & Residential	North	Residential, agricultural
	South	Cabarrus County CR (Countryside Residential)		South	Residential, agricultural, vacant
	East	PUD (Planned Unit Development) and Cabarrus County LDR (Low Density Residential)		East	Residential, agricultural
	West	PUD (Planned Unit Development)		West	Vacant, Residential

**COMPLIANCE WITH 2030 LAND USE PLAN**

The 2030 LUP designates the subject properties as “Village Center (VC)” and “Suburban Neighborhood (SN). RV (Residential Village) is listed as a corresponding zoning district to both the “Village Center (VC)” and “Suburban Neighborhood (SN) land use categories, and therefore is consistent with the land use plan.

The corresponding zoning districts for the “Village Center” land use category are RV (Residential Village), O-I (Office Institutional), MX-NC (Mixed Use-Neighborhood Center), MX-CC1 (Mixed Use-Commercial Center Small) , PRD (Planned Residential Development), C-1 (Light Commercial), C-2 (General Commercial District), PUD (Planned Unit Development), RC (Residential Compact), R-CO (Residential – County Originated)

The corresponding zoning districts for the “Suburban Neighborhood” land use category are RE (Rural Estate) , RM-1 (Residential Medium Density), RM-2 (Residential Medium Density), PRD (Planned Residential Development), C-1 (Light Commercial), PUD (Planned Unit Development), RV (Residential Village), TND (Traditional Neighborhood Development), B-1 (Neighborhood Commercial/Office District), RL (Residential Low Density), O-I (Office Institutional), R-CO (Residential – County Originated)

**From the 2030 Land Use Plan – “Village Center (VC)”**

*Village Center areas are typically located at key intersections of minor transportation corridors. These centers are often located in areas with FLU categories that are residential and/or rural in focus with limited non -residential development nearby. Oftentimes areas designated as Village Centers already contain some non-residential development, usually highway oriented retail, office, or light industrial, with supportive zoning. Village Centers represent opportunities to create small/mid-size commercial and mixed-use centers and limit strip commercial in areas that are predominantly residential in character.*

*As with the larger Mixed-Use Activity Centers, the smaller Village Center creates an alternative to strip commercial development by concentrating non-residential uses in areas where infrastructure and residential demand support them. Consequently, none of the designated Village Centers proposed would develop without residential growth preceding it, thus creating the demand. Similarly, Village Centers would not develop if there was inadequate infrastructure, such as roads, water and sewer service.*

*The characteristics of developed Village Centers will vary greatly depending on the surrounding land use pattern and existing development intensity. The types of uses within Village Centers will vary, but encouragement should be given to mixed uses and those uses that are neighborhood serving (i.e. restaurants/diners, gas stations, small convenience stores, hardware stores, etc.) which reduce the need for residents to travel long distances in a car to meet basic needs. Additionally, emphasis should be given to pedestrian oriented development and interconnectivity between uses within the Village Center and out to the surrounding residential areas.*

**From the 2030 Land Use Plan – “Suburban Neighborhood (SN)”**

*The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas. Single family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through or automobile related services.*

**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.*

*Objective 1.6: Provide a diverse mix and range of housing options throughout the City that will accommodate the current and future needs of the citizens of Concord.*

- *Housing Balance: Ensure that zoning allows for a mix of housing types at a variety of prices to meet the demands of existing and future residents.*
- *Mixed-Density Housing: Foster a compatible mix of higher density housing types at different densities within mixed-used activity centers and village centers.*



### **SUGGESTED STATEMENT OF CONSISTENCY**

- The subject property is approximately +/- 93.23 acres and currently zoned PUD (Planned Unit Development) and RM-1 (Residential Medium Density).
- The proposed zoning amendment is consistent with the 2030 Land Use Plan (LUP) as RV-CD (Residential Village - Conditional District) is a corresponding zoning district to the Village Center (VC) and Suburban Neighborhood (SN) land use categories and the proposed uses are compatible with those existing in the surrounding area.
- The zoning amendment is reasonable and in the public interest as it is complementary to the use, design and density with the adjacent residential land uses. Furthermore the RV-CD zoning is reasonable as the site is no longer conducive for the commercial uses required with PUD zoning.

OR

- The zoning amendment is not reasonable and in the public interest as the design is not compatible with the surrounding residential area.

### **SUGGESTED CONDITIONS**

If approval is desired, staff recommends the following conditions:

1. Compliance with “Rezoning Plan Lakeside Reserve,” sheet number RZ-2, dated 8/14/2023.
2. At each of the three (3) subdivision entries (Heglar Rd., Heglar Rd. and Old Farm Rd., NC Hwy 49) the divided roadway will also include a landscaped median island with a stamped roadway that resembles brick.
3. Any roadway improvements or easements requested by the City of Concord or NCDOT, at site plan review, shall not limit the width of perimeter buffers.
4. The existing lake must be buffered in accordance with Article 4 of the Concord Development Ordinance (CDO) due to the direct connection of the lake to a jurisdictional stream.
5. All buffers must be in compliance with Article 4 of the Concord Development Ordinance (CDO) and cannot be located in lot lines
6. Technical site plan review and approval is required including all approvals from outside local, state and federal agencies.
7. 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.

Planning and Zoning Commission  
Case # Z(CD)-22-22

**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.
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: \_\_\_\_\_  
Niblock Homes, 759 Concord Parkway North, Suite 20, Concord, NC 28027  
704-788-4818, wniblock@niblockhomes.com

Owner Name, Address, Telephone Number: \_\_\_\_\_  
Niblock Homes, LLC. , 759 Concord Parkway North, Suite 20, Concord, NC 28027  
704-788-4818

Project Location/Address: Heglar Rd. & Hwy 49  
P.I.N.: 5549-69-0093, 5549-59-2272, 5549-49-9161, 5640-70-5379

Area of Subject Property (acres or square feet): Total: 93.23 Ac. or Net: 91.75 Ac.

Lot Width: 55' & 49' Lot Depth: 138' & 105'

Current Zoning Classification: PUD & RM-1

Proposed Zoning Classification: RV-CD

Existing Land Use: Vacant & Residential

Future Land Use Designation: Development

Surrounding Land Use: North Vacant/Residential South Vacant/Residential  
East Vacant/Residential West Vacant/Residential

Reason for request: Residential single-family detached subdivision

Has a pre-application meeting been held with a staff member? \_\_\_\_\_


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: 10/14/22

Applicant Signature: 

Property Owner or Agent of the Property Owner Signature:  


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

(Please type or print)

1. List the Use(s) Proposed in the Project:  
 Residential Single Family detached subdivision.

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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):

See Attached plans

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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.


10/14/22  
 Signature of Applicant Date


10/14/22  
 Signature of Owner(s) Date



- PROJECT NOTES:**
- Project was awarded preliminary flow allocation July 19, 2022. The approval is valid until July 19, 2023. The project must obtain final flow acceptance by that date. If not obtained, the project must reapply for a preliminary flow acceptance.
  - Per City Code Sec. 62-98 (9) - Developer is to pay a one-time fee for expansions of existing pump stations. City to calculate fee based on the present worth of the cost for the city to operate and maintain, rehabilitate, and repair the pump station and force main in perpetuity. The fee would be based on the expansion not the entire pump station.
  - Technical review of Transportation elements to be performed with site/construction plans and may result in minor and/or major changes in the overall layout and design of the streets and lots.



Know what's below.  
Call before you dig.

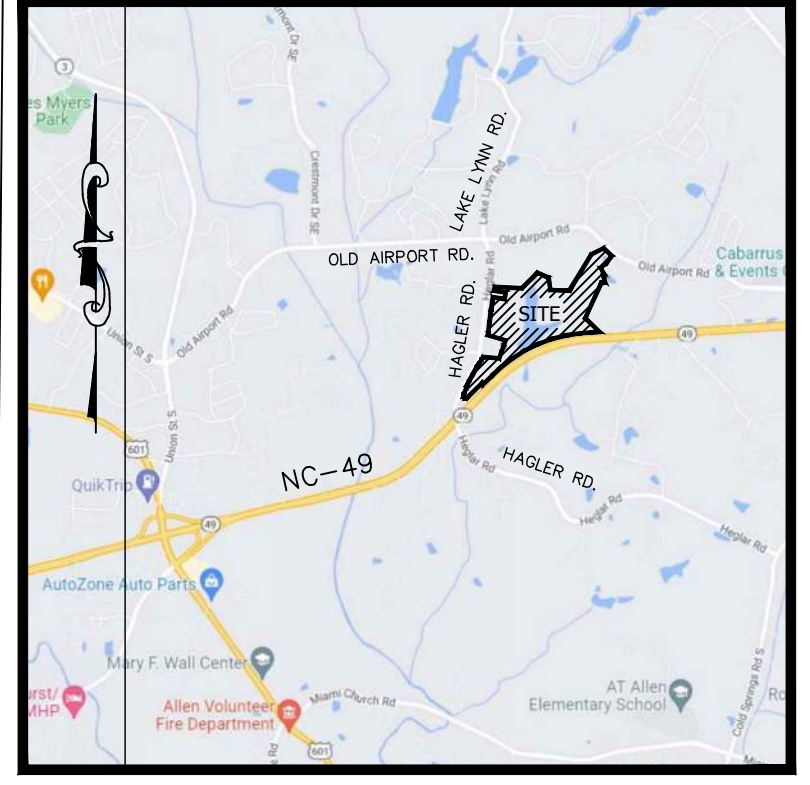
- Stormwater Notes:**
- The existing Lake is to be buffered with a 30' Undisturbed Stream/Lake Buffer & a 10' Vegetative No-Build setback in accordance with Article 4 of the City of Concord's Development Ordinance.

**LAKESIDE SUBDIVISION (RC-CD)**

Phase	Area (Ac.)	Number of Lots	Typical Lot Sizes
1	42.46 Ac.	57 (Single Family)	55' x 138'
2	13.27 Ac.	24 (Single Family)	55' x 138'
3	36.02 Ac.	54 (Single Family)	55' x 138'

**SITE LEGEND**

DETAIL SYMBOL	DESCRIPTION
(Solid line)	EXISTING PROPERTY LINE
(Dashed line)	PROPOSED LOTLINE
(Dotted line)	PROPOSED BUILDING SETBACK LINE
(Thick solid line)	PROPOSED ROAD PAVEMENT
(Patterned area)	PROPOSED CONCRETE SIDEWALK
(Patterned area)	PROPOSED SIDEWALK RAMP
(Patterned area)	PROPOSED OPEN SPACE HATCH
(Patterned area)	PROPOSED STORM DRAINAGE ESMT.
(Patterned area)	PROPOSED UTILITY EASEMENT
(Patterned area)	PROPOSED BRICK PAVERS



VICINITY MAP  
NO SCALE

**SITE NOTES:**  
Parcel ID: 5549-69-0093 DB 14315 PG 144, 5549-69-2272 DB 14315 PG 144, 5640-70-5379 DB 14315 PG 144, 5549-49-9161 DB 15200 PG 152.  
Net Site Size: 91.75 acres.  
Current Site Zoning: PUD & RM-1 (Concord)  
Proposed Site Rezone: RV-CD (Concord)  
Proposed Density: 1.47 DU/A  
Average Lot Size: 55' x 138' or 7,590 sq ft; Minimum Required Lot Size: 7,500 sq ft  
Overlay District: This property does not lie within an Overlay District.  
Flood: This property is not within the 100 and 500 year floodplains.  
Watershed: This site does not lie in a Regulated Water Quality Watershed.  
Stream and Wetlands: This site does have existing lakes, streams and wetlands within this property, which are all shown on this plan.

**SITE DEVELOPMENT NOTES:**  
Proposed Lots: 135 Single Family Residential Lots. (See Project Data chart below)  
Subdivision Phasing: Three Phases. (Ph. 1, 2 & 3-Residential)  
Storm Water-Water Quality: This project must provide water quality treatment for the first 1" of rain and detain the stormwater runoff flows to the predeveloped rates for the 1 yr & 10 yr 24 hr storm events for Concord.  
Impervious Allocation: See Chart.  
Building Form: Residential (Type VB - Frame Construction)  
(Max. 3,600 SF, 2-Story, Height less than 30' at gutter line)  
Open Space: Required 10%, Provided 49% (44.63 acres) (Phases 1, 2 & 3)  
Active Open Space Provided: 3.12 acres (Amenity Center & 5,311 LF Walking Trail plus 5' either side of trail)  
SCM not included in Open Space (See Open Space table)  
Setbacks:  
Front: 24' (per RV-CD Zoning) or 20' if garages are recessed 4' behind front plane of the main structure. 20' will only be allowed on Corner or Front setback not both.  
Side: 7' (per RV-CD Zoning)  
Corner: 24' (per RV-CD Zoning) or 20' if garages are recessed 4' behind front plane of the main structure. 20' will only be allowed on Corner or Front setback not both.  
Rear: 5'

**GENERAL NOTES:**

- THIS PLAN IS NOT A CERTIFIED SURVEY. BOUNDARY SURVEY WAS OBTAINED FROM A SURVEY CONDUCTED BY ESP ASSOCIATES, DATED JUNE 2, 2006. THE EXISTING TOPOGRAPHIC SURVEY WAS OBTAINED FROM NORSTAR SURVEYING.
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- HANDICAP SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT A.D.A STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
- CONTACT THE APPROPRIATE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES.
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. "IT'S THE LAW".
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

**PROJECT DATA**

Item	SF	AC	%
Total Site Size	4,060,936	93.23	100%
NC DOT ROW Dedication	64,352	1.48	1.58%
Net Site	3,996,584	91.75	98.42%

**LOT DATA**

Item	FRONT	SIDE	REAR	CORNER
RV-CD Lot Std Setbacks	24'	7'	5'	24'
Min. Lot Width	50'			
Total # of Lots	135			
Max Density Allowed	(For RV-CD) 8 Du/Ac.			
Proposed Lots/DUA	1.47 Du/Ac.			

**CONNECTIVITY RATIO CALCS: 1.4 MIN**

Item	LINKS	NODES	RATIO
Connectivity Ratio	16	11	1.45

**OPEN SPACE REQ CALCS**

Item	SF	AC	%
Net Site	3,996,584	91.75	
Open Space-0-2 dua	399,658	9.17	10%
Active Open Space Prop	136,024	3.12	7%
Amenity Center	56,360	1.29	
Walking Trail: 5,311 LF Trail	79,665	1.83	
Total Open Space Prop. (P. 1, 2 & 3)	1,943,967	44.63	49%

**BUFFERING FOR RV-CD**

Item	Width
Perimeter & Hagler Rd.	8'
Hwy 49	50'

**Tree Save/Preservation**

Item	SF	AC	%
Net Site	3,996,584	91.75	
Open Space-0-2 dua	399,658	9.17	10%

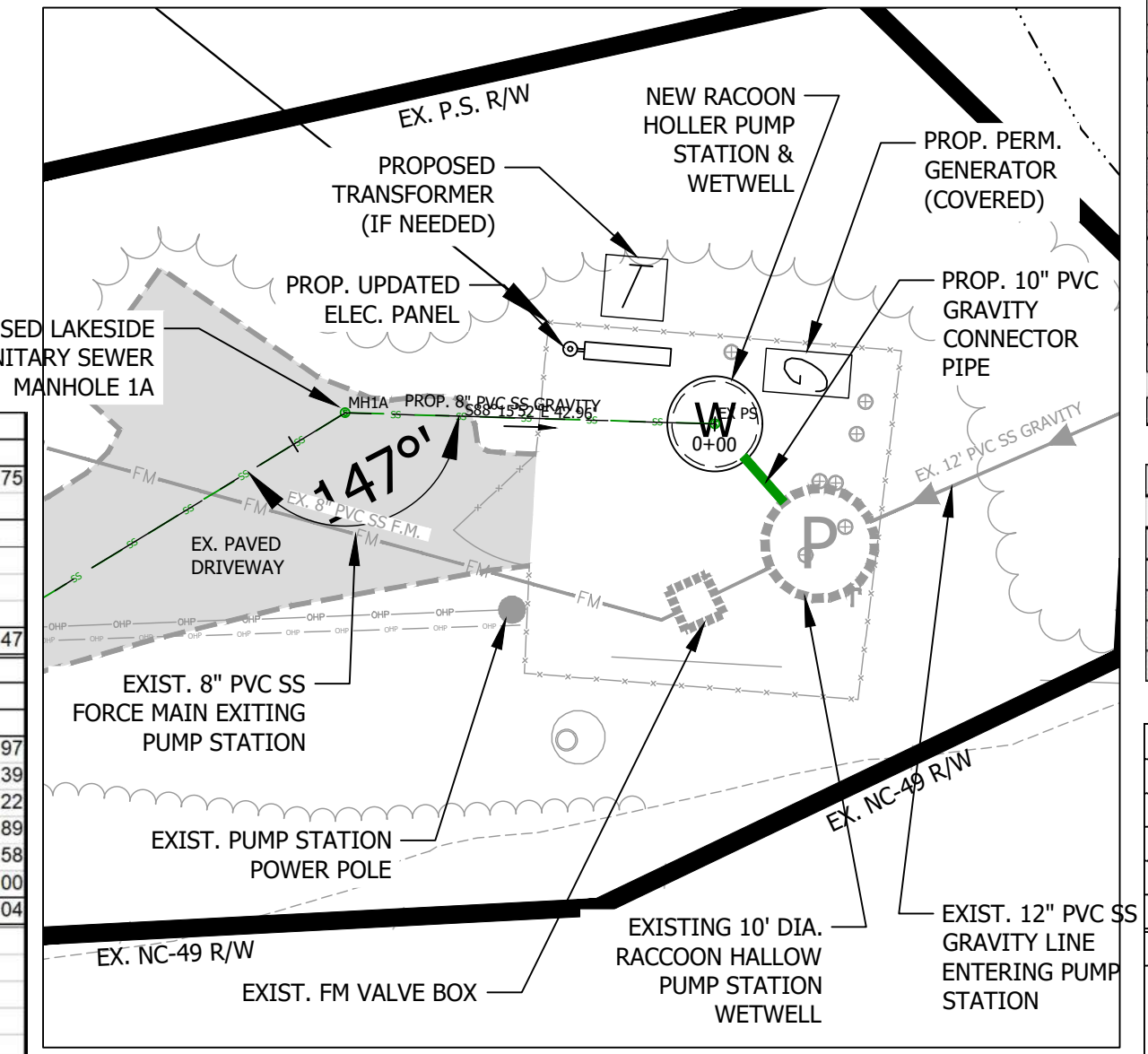
**ROAD DATA**

ROAD NAME:	CLASSIFICATION:	LENGTH:
BIG SKY DRIVE (to Bloomington Ln)	RESIDENTIAL COLLECTOR	1118.81'
BIG SKY DRIVE CUL-DE-SAC	LOCAL STREET	476.12'
LAKOTA DRIVE	LOCAL STREET	564.23'
CHAMBERWOOD DRIVE	RESIDENTIAL COLLECTOR	1,268.93'
BLUESTONE DRIVE	LOCAL STREET	471.13'
ABBEEWOOD DRIVE	RESIDENTIAL COLLECTOR	1,254.29'
TILLMAN LANE	LOCAL STREET	1,399.22'
TRADITIONS LANE	LOCAL STREET	787.39'
BLOOMINGTON LANE	LOCAL STREET	461.70'

Total Length of Proposed Roads: 7,801.82'

**GRAPHIC SCALE**

0 100 200 400  
1 inch = 200 feet



**PUMP STATION PLAN**  
SCALE: 1" = 20'

**Overall Impervious Data**

Site	SF	Ac
Site	3,996,584	91.75

**Phasing**

Phase	Units	Acres	DUA
Phase 1	57	42.46	1.47
Phase 2	24	13.27	1.47
Phase 3	54	36.02	1.47
<b>Total</b>	<b>135</b>	<b>91.75</b>	<b>1.47</b>

**Impervious Area Calcs**

Item	SF	Ac
Proposed Impervious	4,184	0.09
Amenity Area	16,971	0.39
Streets BC to BC	227,188	5.22
Sidewalks in RW	82,460	1.89
Walking Trail	25,253	0.58
Surplus	0	0.00
<b>Total Est. Impervious</b>	<b>229,446</b>	<b>5.17</b>

**Individual Lot Impervious Breakdown**

Item	Dim	Dim	Total SF
Blgd	40.00	75.00	3,000.00
Driveway	20.00	24.00	480.00
Driveway Apron in RW	20.00	18.00	360.00
Sidewalk in lot	0.00	0.00	0.00
Patio	12.00	12.00	144.00
Misc			200.00
<b>Total</b>			<b>4,184.00</b>

**Parcel Area Table**

Parcel #	Area (SQ FT)	Area (Ac)
1	9441	0.22
2	8698	0.20
3	8694	0.20
4	8701	0.20
5	7850	0.18
6	8591	0.20
7	8665	0.20
8	8310	0.19
9	7995	0.17
10	7658	0.18
11	8762	0.20
12	8185	0.19
13	8410	0.19
14	7935	0.18
15	9028	0.21
16	9374	0.22
17	9199	0.21
18	7990	0.17
19	7990	0.17
20	7990	0.17

**Parcel Area Table**

Parcel #	Area (SQ FT)	Area (Ac)
21	7990	0.17
22	8520	0.20
23	8520	0.20
24	8476	0.19
25	7990	0.17
26	7996	0.18
27	7659	0.18
28	8966	0.21
29	8966	0.21
30	8966	0.21
31	8966	0.21
32	8966	0.21
33	8966	0.21
34	7702	0.18
35	9556	0.22
36	7990	0.17
37	9743	0.23
38	7803	0.18
39	8002	0.18
40	7941	0.18

**Parcel Area Table**

Parcel #	Area (SQ FT)	Area (Ac)
41	8027	0.18
42	8381	0.19
43	7986	0.18
44	9743	0.22
45	7990	0.17
46	8027	0.18
47	7990	0.17
48	7984	0.18
49	7626	0.18
50	8392	0.19
51	7511	0.17
52	10335	0.24
53	7990	0.17
54	9827	0.23
55	8833	0.20
56	8764	0.20
57	7869	0.18
58	7869	0.18
59	7869	0.18
60	8323	0.19

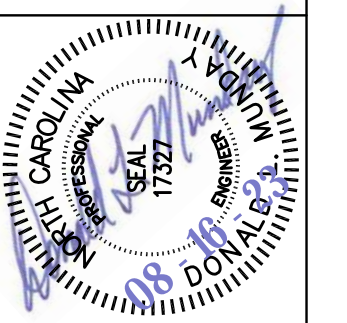
**Parcel Area Table**

Parcel #	Area (SQ FT)	Area (Ac)
61	8332	0.19
62	8911	0.20
63	9291	0.21
64	8966	0.21
65	8966	0.21
66	8966	0.21
67	7657	0.18
68	10361	0.24
69	10361	0.24
70	11118	0.26
71	8335	0.19
72	9021	0.21
73	7915	0.18
74	7990	0.18
75	7990	0.17
76	7990	0.17
77	7990	0.17
78	7990	0.17
79	7990	0.17
80	7990	0.17

**PIEDMONT DESIGN ASSOCIATES, P.A.**  
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PREPARED FOR:  
**NIBLOCK HOMES**  
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CONCORD, NC 28027  
704-788-4818

**REZONING PLAN**  
LAKESIDE RESERVE  
NC HIGHWAY 49  
CONCORD, CABARRUS Co., NORTH CAROLINA



**REVISIONS**








NO.	DATE	DESCRIPTION	BY
A			
B			
C			

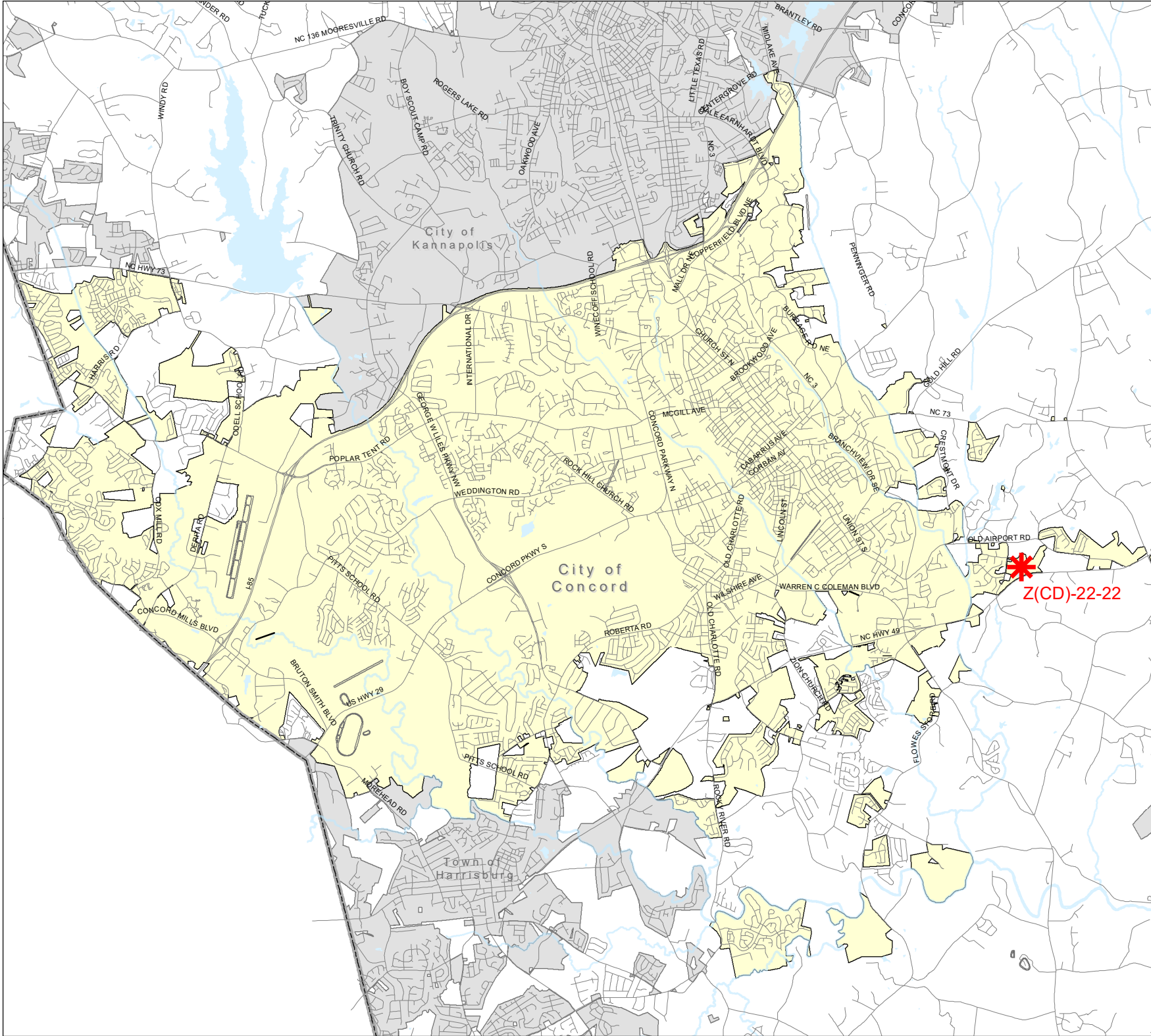
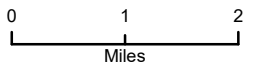
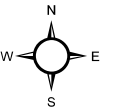
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Project: 2020-04-02  
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**RZ-2**  
08/14/23  
of 1 Sheets



Z(CD)-22-22

Heglar Rd &  
NC HWY 49

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

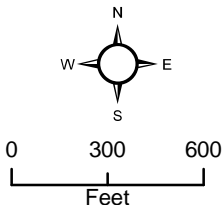
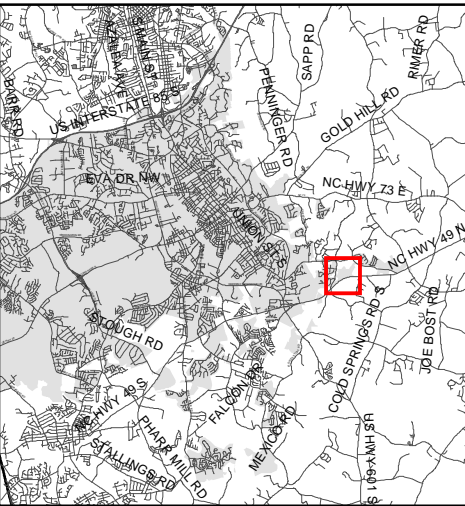




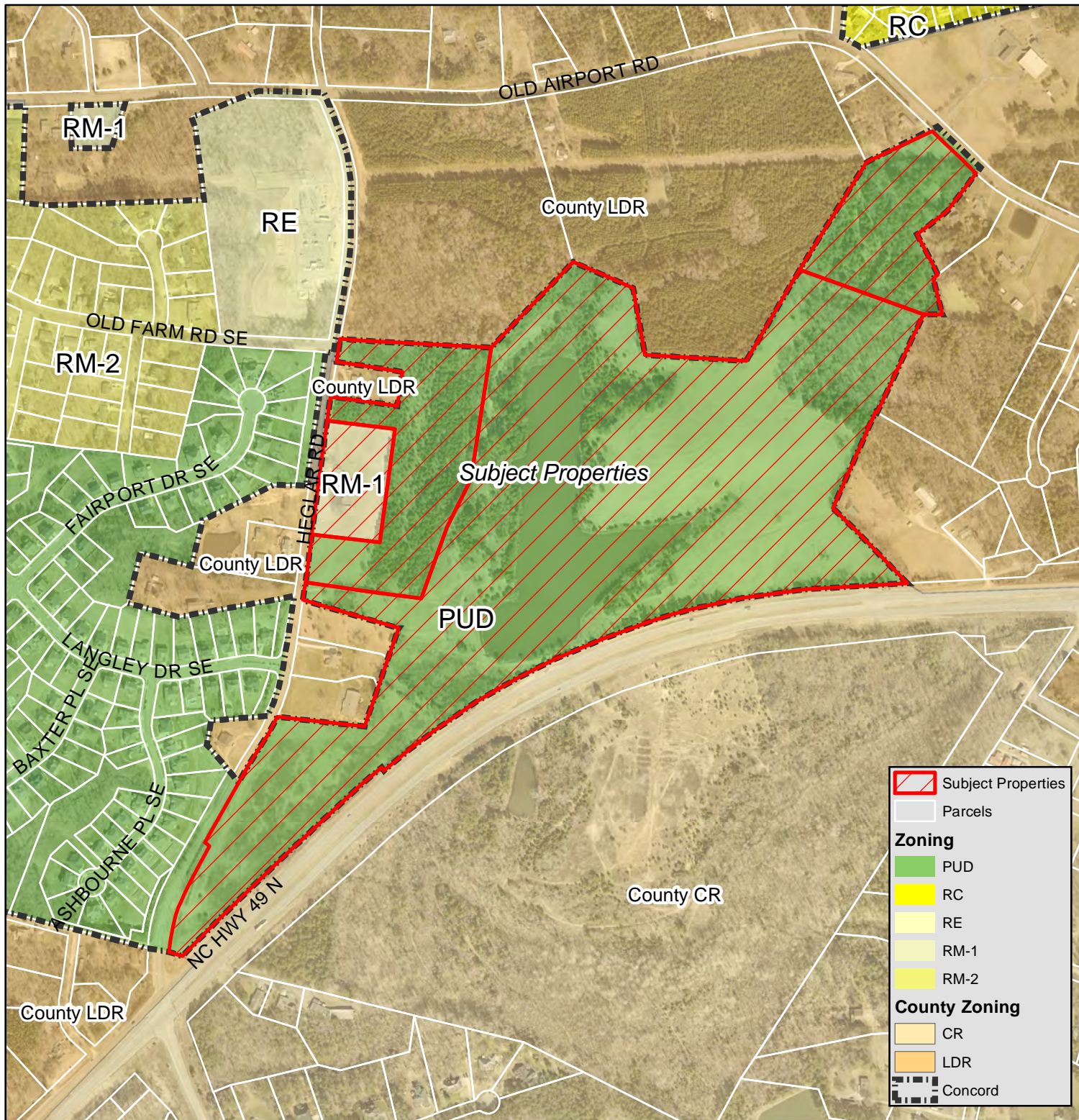
**Z(CD)-22-22  
AERIAL**

**Rezoning application  
RM-1 (Residential Medium Density)  
& PUD (Planned Unit Development)  
to  
RV-CD (Residential Village -  
Conditional District)**

Heglar Rd & NC Hwy 49  
PINs: 5549-69-0093, 5549-59-2272,  
5549-49-9161 & 5640-70-5379



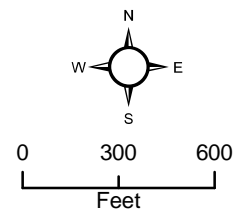
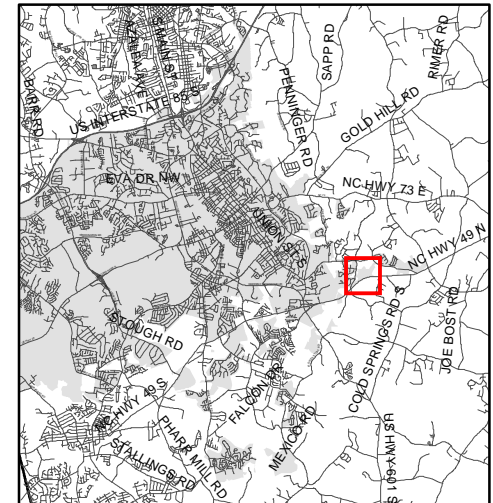




**Z(CD)-22-22  
ZONING**

**Rezoning application  
RM-1 (Residential Medium Density)  
& PUD (Planned Unit Development)  
to  
RV-CD (Residential Village -  
Conditional District)**

Heglar Rd & NC Hwy 49  
PINs: 5549-69-0093, 5549-59-2272,  
5549-49-9161 & 5640-70-5379





**Z(CD)-22-22  
LAND USE PLAN**

**Rezoning application  
RM-1 (Residential Medium Density)  
& PUD (Planned Unit Development)  
to  
RV-CD (Residential Village -  
Conditional District)**

Heglar Rd & NC Hwy 49  
PINs: 5549-69-0093, 5549-59-2272,  
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