

Petition No.: 2019-173  
Petitioner: McCraney Property Company

**ORDINANCE NO. 9991-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by the tax parcels listed below, and further identified on the attached map from R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area) to I-1 (CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**Parcels Included in Rezoning Petition 2019-173**

14129102	14129105	14118165	14129101
14129103	14129107	14118119	

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 533-534.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





Stephanie Bello, Deputy City Clerk

**2019-173: McCraney Property Company**

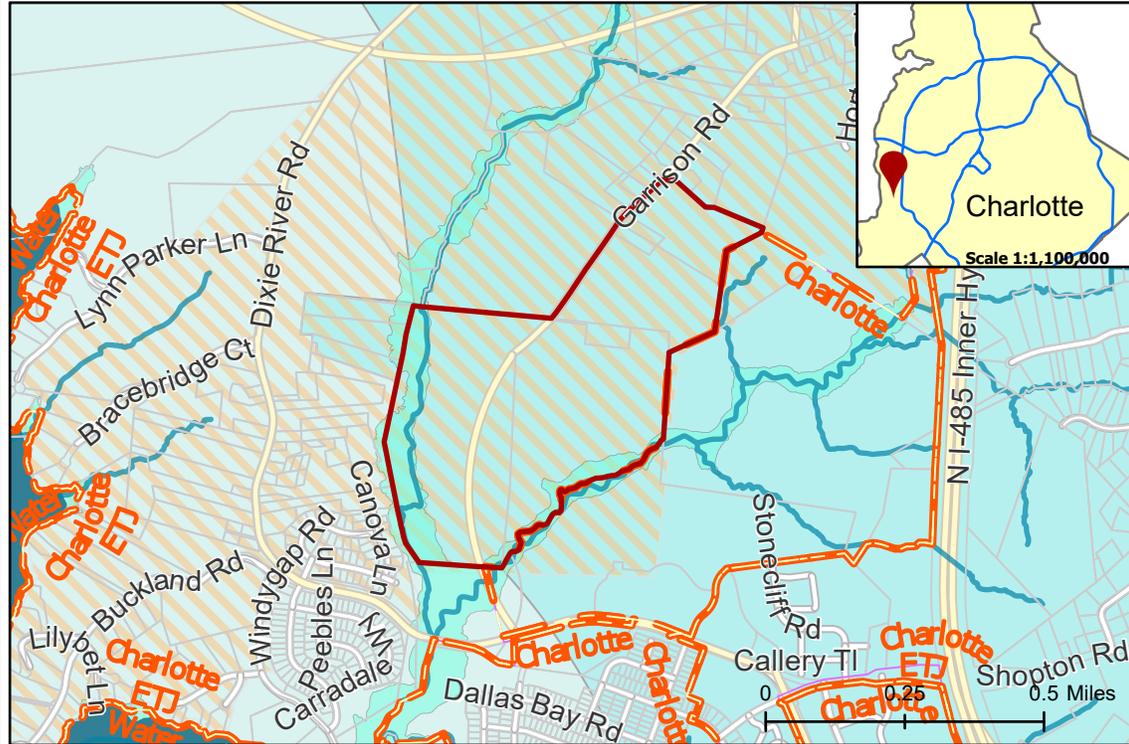
**Current Zoning** R-3 LLWPA AIR (Single Family Residential, Lower Lake Wylie Protected Area, Airport Noise Overlay)

**Requested Zoning** I-1(CD) LLWPA AIR (Light Industrial, Conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Approximately 150 acres

**Location of Requested Rezoning**

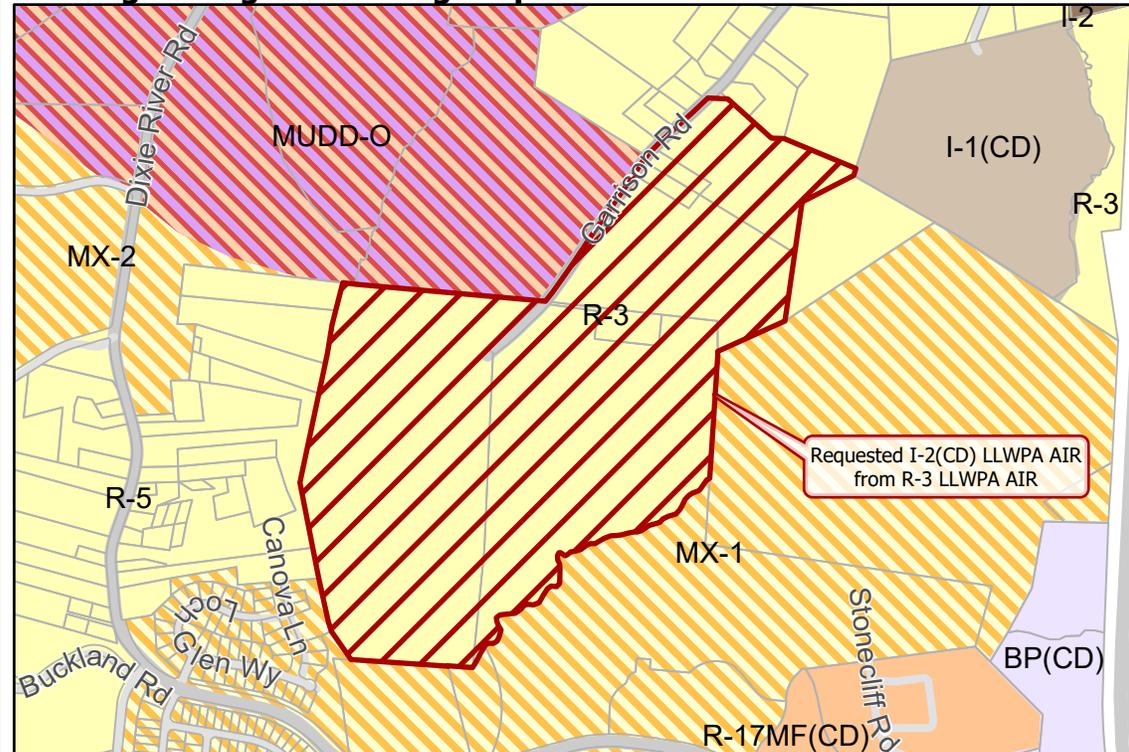
**Rezoning Map**



- 2019-173
  - Outside City Limits
  - Parcel
  - Streams
  - Lakes & Ponds
  - FEMA Flood Plain
  - Airport Noise Overlay
- Watershed Overlay
- Lower Lake Wylie - Critical Area
  - Lower Lake Wylie - Protected Area



**Existing Zoning & Rezoning Request**



- Requested I-2(CD) LLWPA AIR from R-3 LLWPA AIR
- Zoning Classification
- Single Family
  - Multi-Family
  - Mixed Residential
  - Business Park
  - Commercial Center
  - Light Industrial
  - General Industrial
  - Mixed Use



Petition No.: 2020-079  
Petitioner: The Sealy Group, Inc.

**ORDINANCE NO. 9992-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 10910203, and further identified on the attached map from R-3 (single-family residential) to NS (neighborhood services) and R-12 MF (CD) (multi-family residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 535-536.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

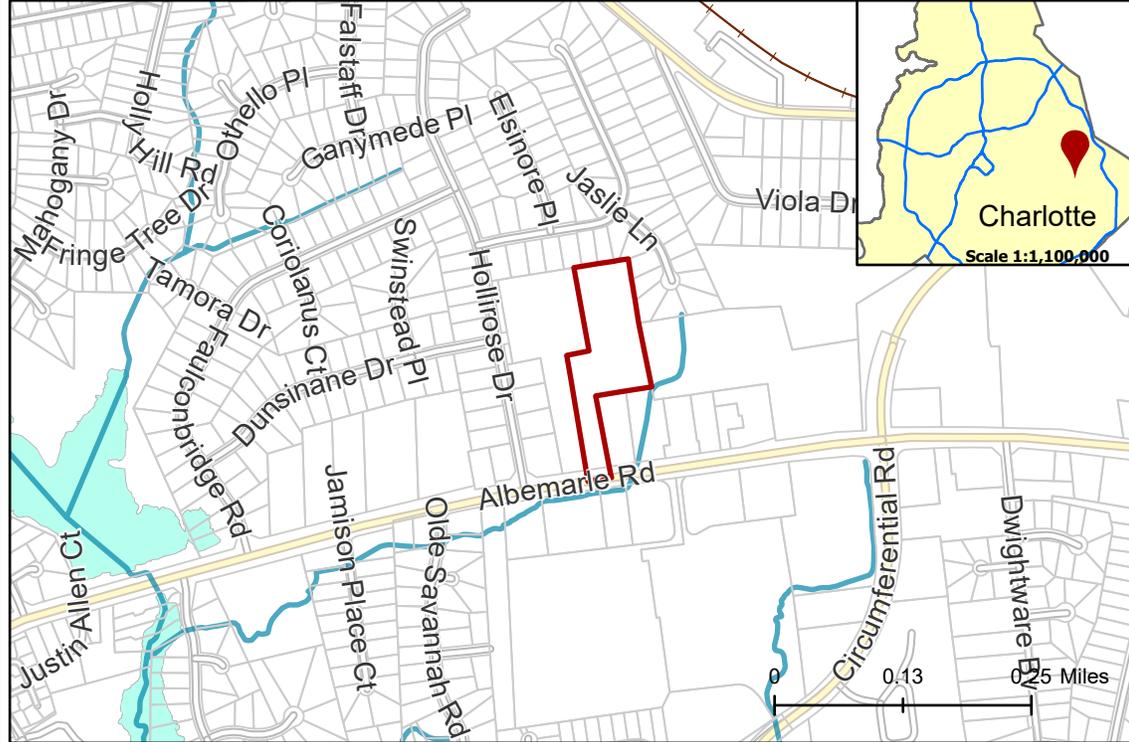
**2020-079: The Sealy Group Incorporated**

**Current Zoning** R-3 (Single Family Residential)

**Requested Zoning** NS (Neighborhood Services), R-12MF (Multi-Family Residential)

Approximately 5.92 acres

**Location of Requested Rezoning**



**Rezoning Map**

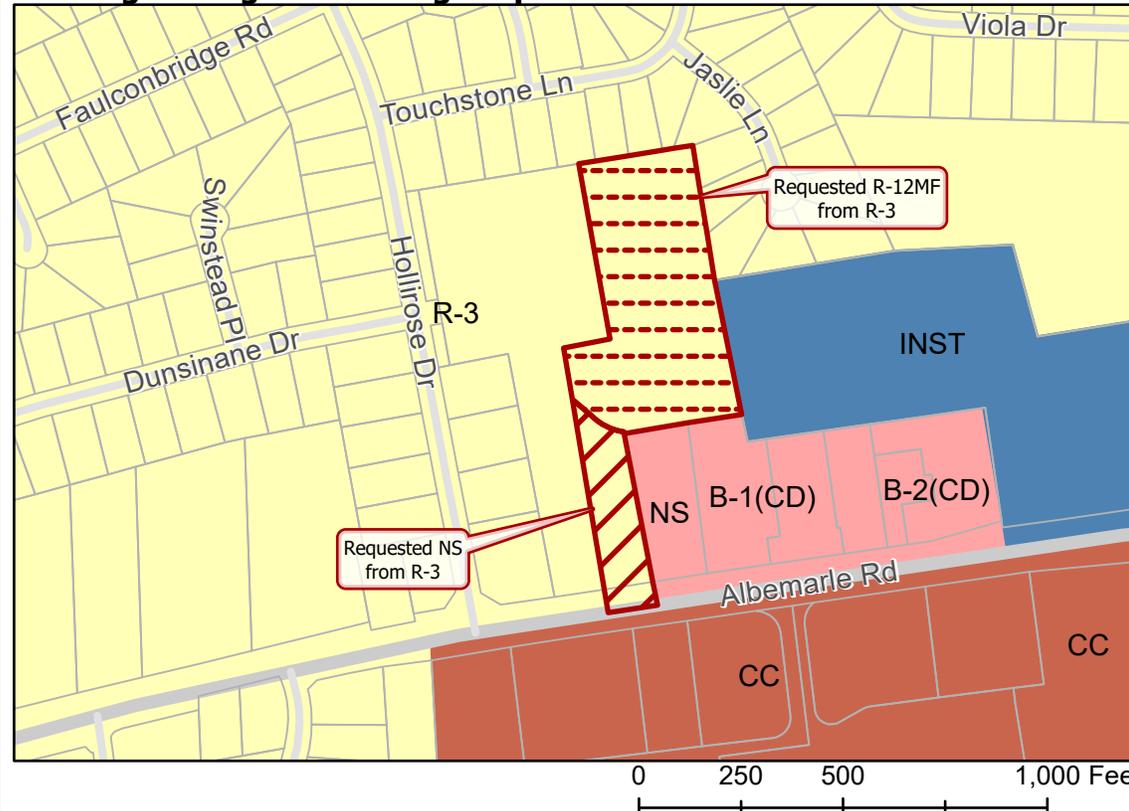


**CHARLOTTE**  
 PLANNING, DESIGN  
 & DEVELOPMENT

- 2020-079
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Matt Newton



**Existing Zoning & Rezoning Request**



- Requested NS from R-3
- Requested R-12MF from R-3
- Zoning Classification**
- Single Family
- Institutional
- Business
- Commercial Center



Map Created 9/17/2020

Petition No.: 2020-109  
Petitioner: Lewis RE Group, LLC

**ORDINANCE NO. 9993-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 23105401, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (CD) (multi-family residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.

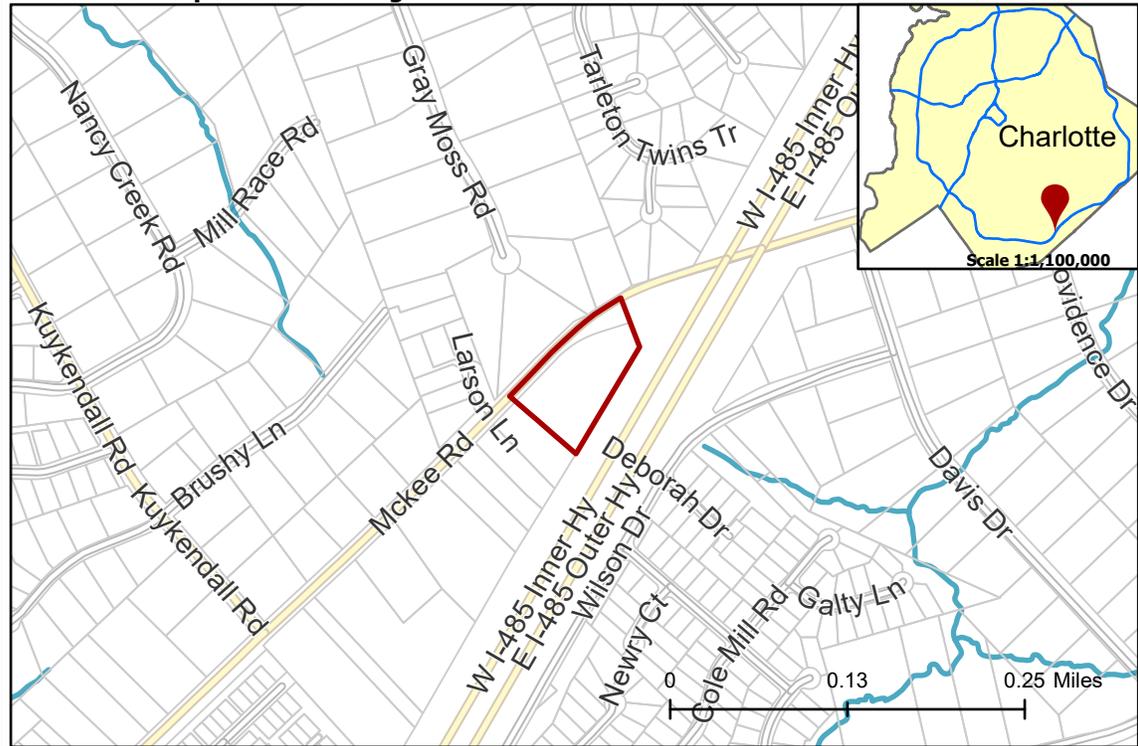


\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-109: Lewis RE Group, LLC**

**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 2.334 acres  
**Location of Requested Rezoning**



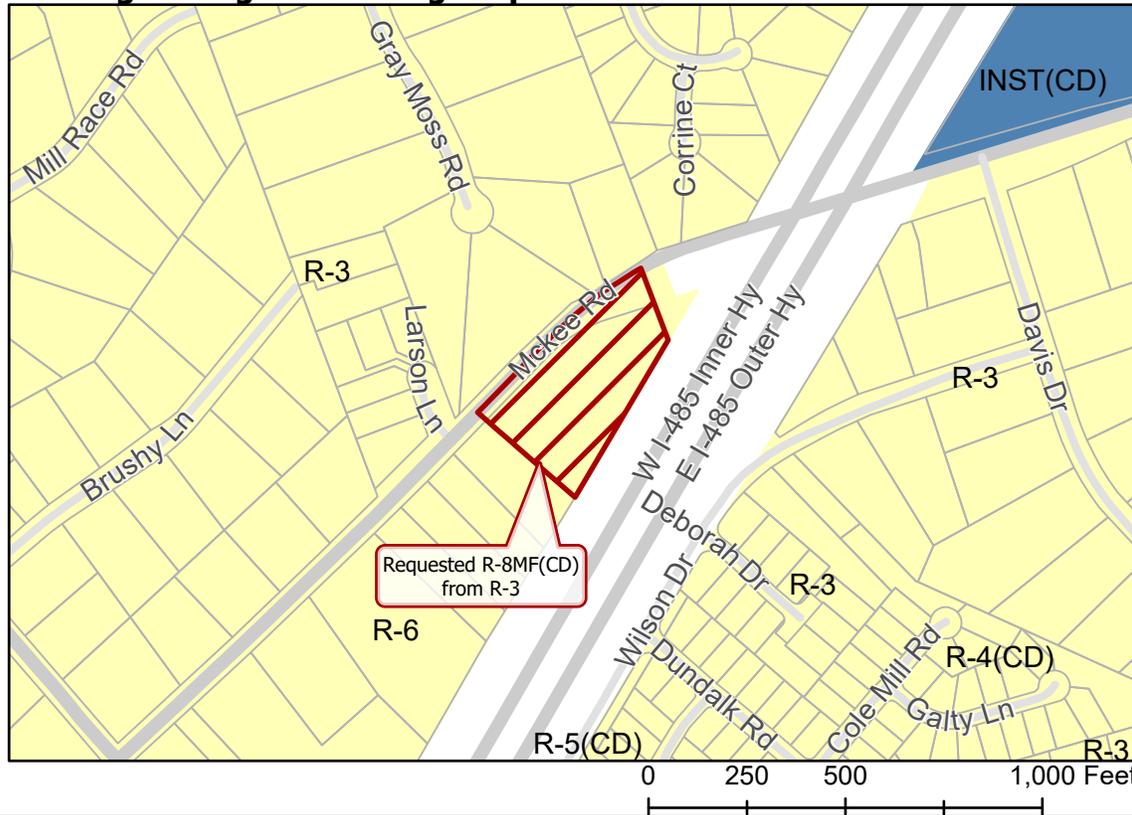
**Rezoning Map**



- 2020-109
- Inside City Limits
- Parcel
- Streams
- City Council District**
- 7-Edmund H. Driggs



**Existing Zoning & Rezoning Request**



- Requested R-8MF(CD) from R-3
- Zoning Classification**
- Single Family
- Mixed Residential
- Institutional



Map Created 8/17/2020

Petition No.: 2020-120  
Petitioner: M/I Homes

**ORDINANCE NO. 9994-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers 02962106 and 02962117, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (CD) (multi-family residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



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City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



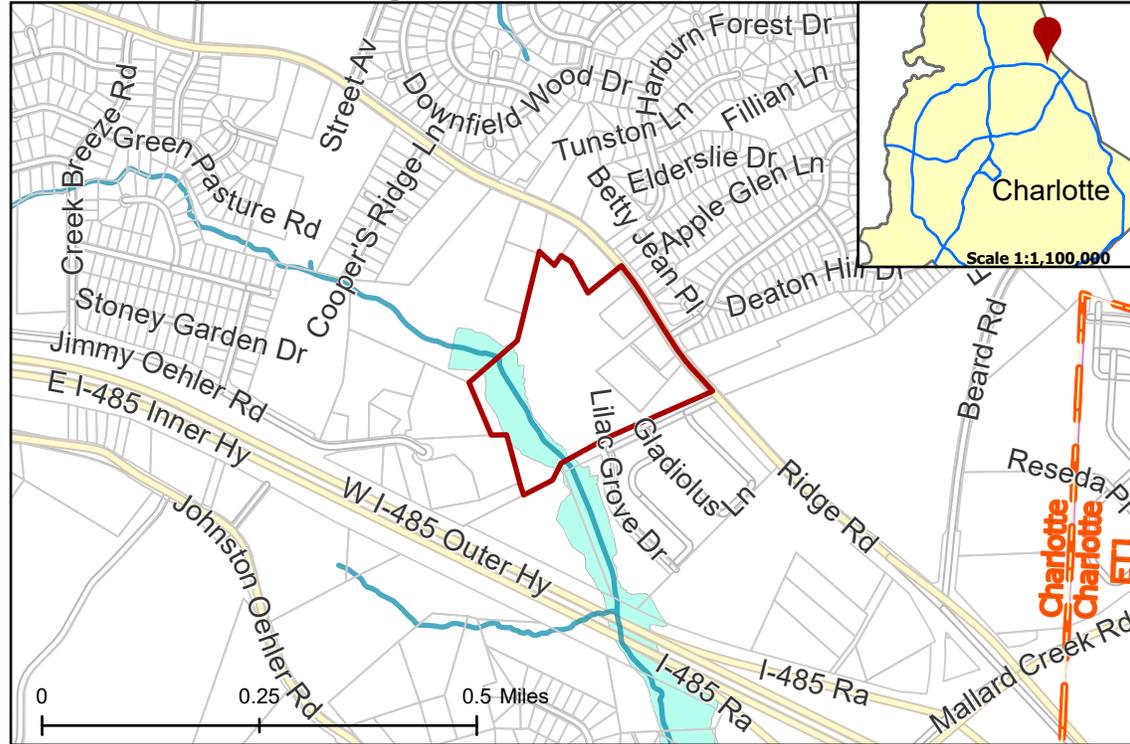


\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-120: M/I Homes of Charlotte, LLC**

**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 24.74 acres  
**Location of Requested Rezoning**



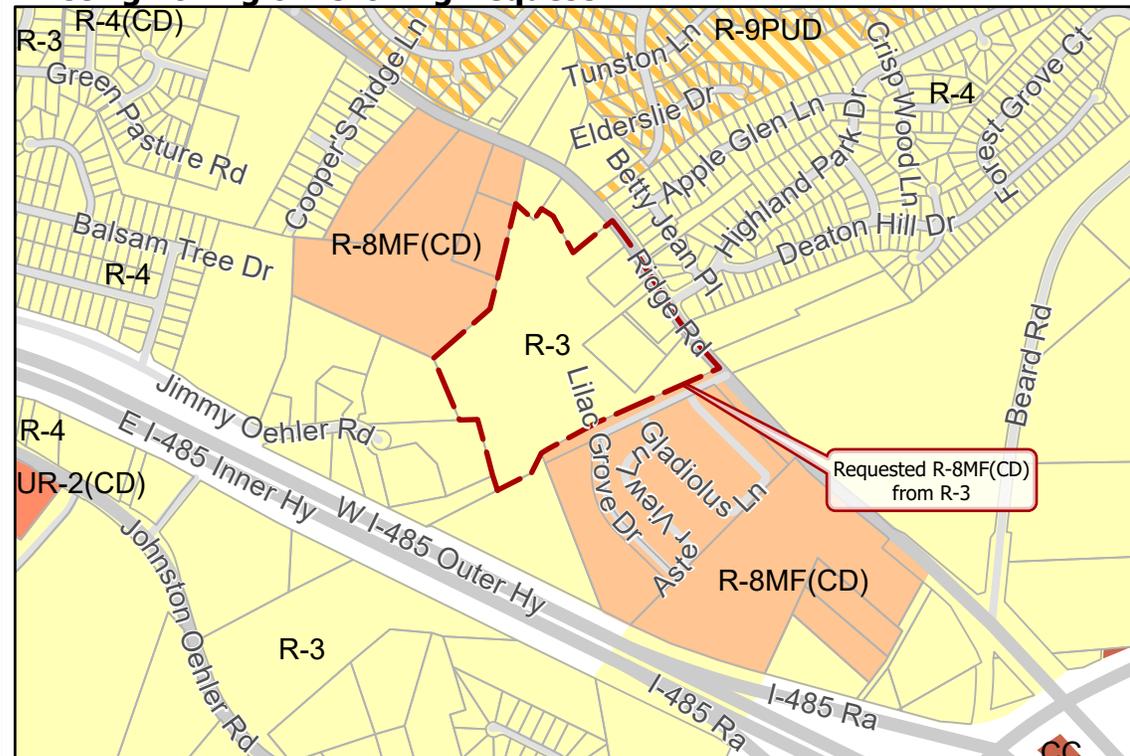
**Rezoning Map**



- 2020-120
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Perkins-Johnson



**Existing Zoning & Rezoning Request**



- Requested R-8MF(CD) from R-3
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Commercial Center



Map Created 1/8/2021

0 500 1,000 2,000 Feet

Petition No.: 2020-125  
Petitioner: John Nicholls – Accent Homes Carolinas, Inc.

**ORDINANCE NO. 9995-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 05112203, and further identified on the attached map from R-3 (single-family residential) to MX-2 (mixed residential).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



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City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 541-542.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



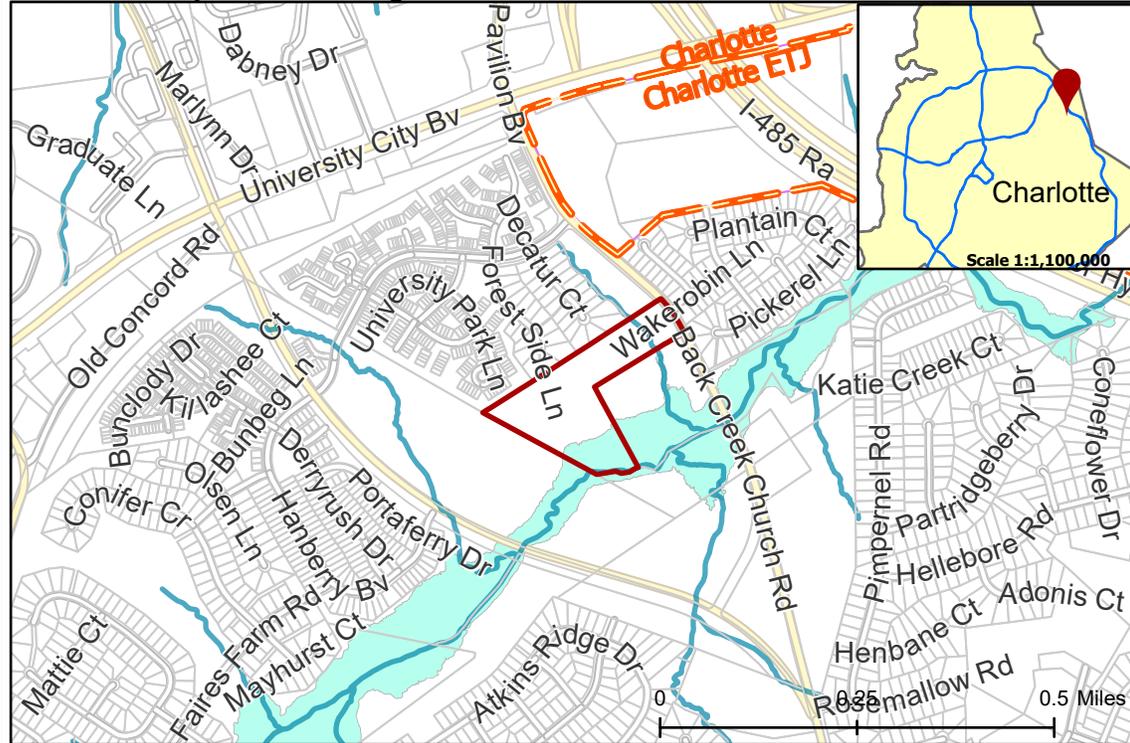


\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-125: Accent Homes Carolinas, Inc.**

**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** MX-2 INNOV (Mixed Use, Innovative)

Approximately 12.13 acres  
**Location of Requested Rezoning**



**Rezoning Map**

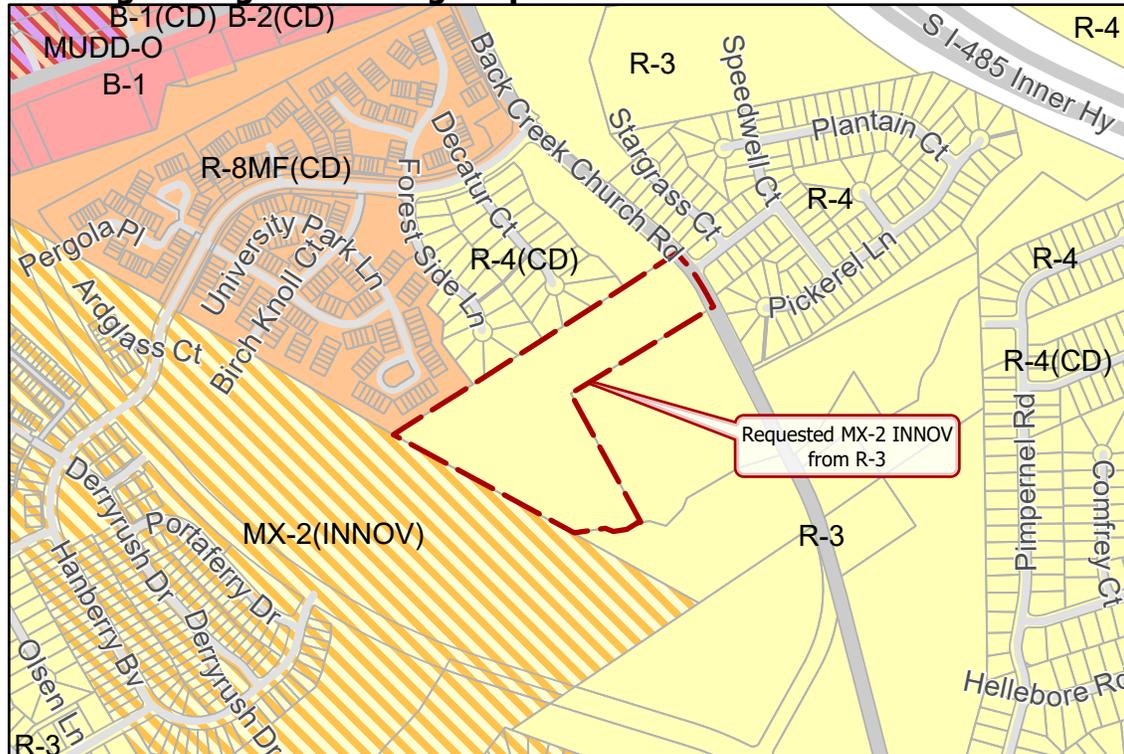


- 2020-125
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

**City Council District**  
 4-Renee Perkins-Johnson



**Existing Zoning & Rezoning Request**



- Requested MX-2 INNOV from R-3
- Zoning Classification**
- Single Family
  - Multi-Family
  - Mixed Residential
  - Business
  - Mixed Use



Map Created 9/15/2020

Petition No.: 2020-127  
Petitioner: RAM Realty Advisors

**ORDINANCE NO. 9996-Z**

**ZONING REGULATIONS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 11906106, and further identified on the attached map from I-1 (light industrial) to TOD-NC (transit-oriented development – transit neighborhood center).

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 543-544.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



Stephanie Bello, Deputy City Clerk

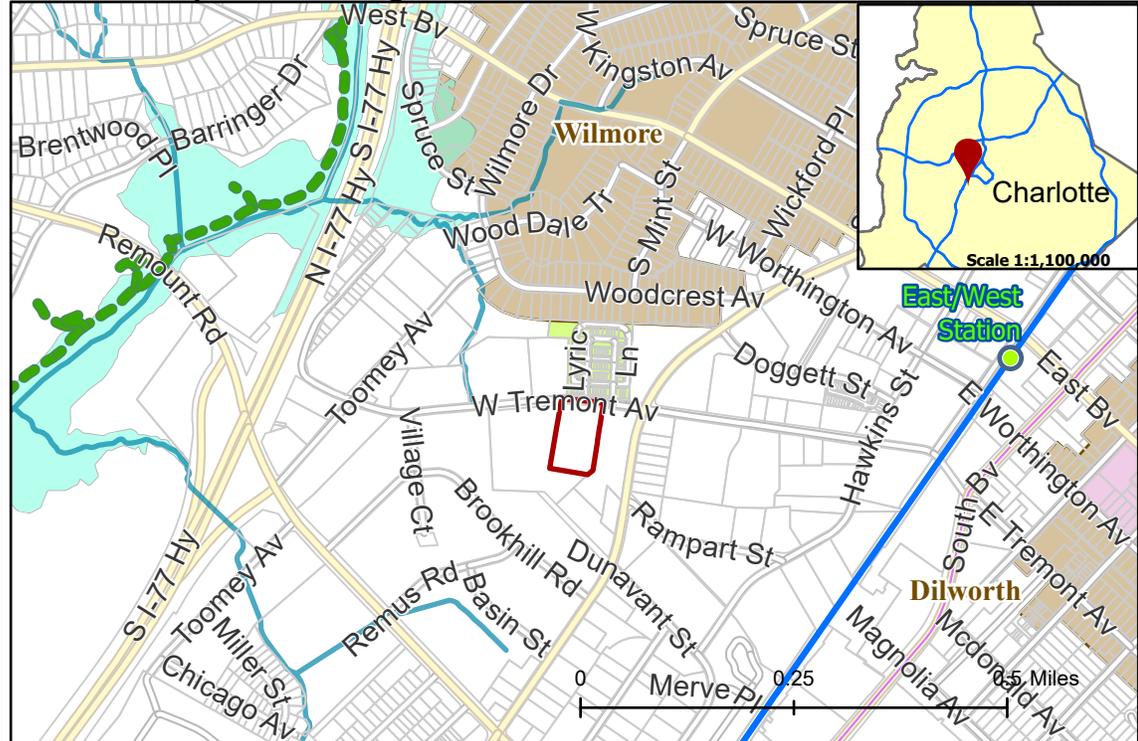
**2020-127: RAM Realty Advisors**

**Current Zoning** I-1 (Light Industrial)

**Requested Zoning** TOD-NC (Transit Oriented Development - Neighborhood Center)

Approximately 2.6 acres

**Location of Requested Rezoning**



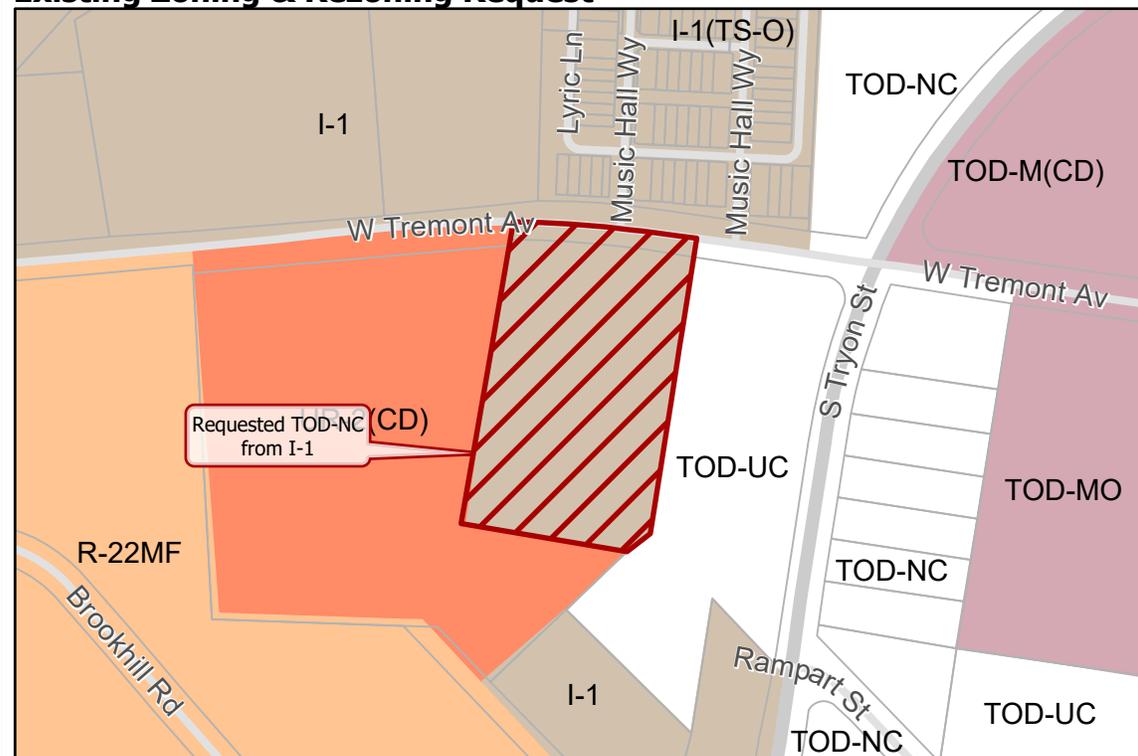
**Rezoning Map**



- 2020-127
- Outside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- East Blvd Pedscape Plan
- Transit Supportive Overlay
- Historic Districts
- City Council District**
- 3-Victoria Watlington



**Existing Zoning & Rezoning Request**



- Requested TOD-NC from I-1
- Zoning Classification**
- Multi-Family
- Urban Residential
- Light Industrial
- Transit-Oriented



Map Created 10/19/2020

Petition No.: 2020-128  
Petitioner: MRL Holdings, LLC

**ORDINANCE NO. 9997-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 08109401, and further identified on the attached map from R-22 MF (multi-family residential) to UR-3 (CD) (urban residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 545-546.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





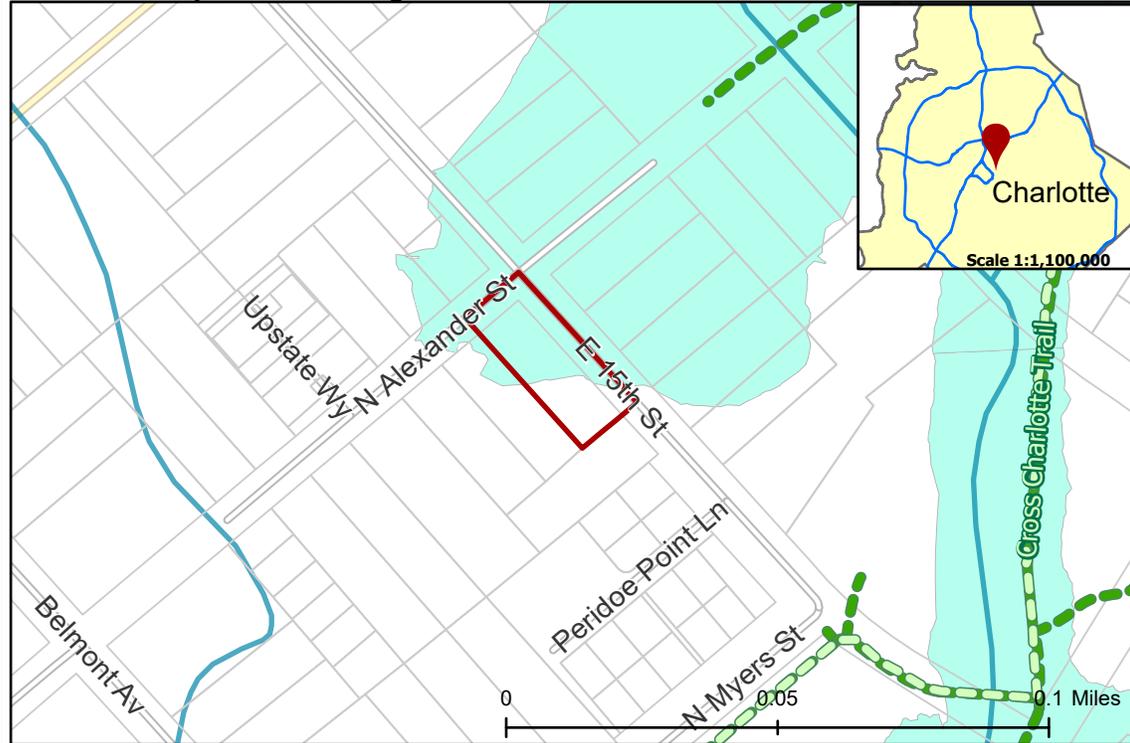
\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-128: MRL Holdings LLC**

**Current Zoning** R-22MF (Multi-Family Residential)  
**Requested Zoning** UR-3(CD) (Urban Residential)

Approximately 0.17 acres

**Location of Requested Rezoning**



**Rezoning Map**



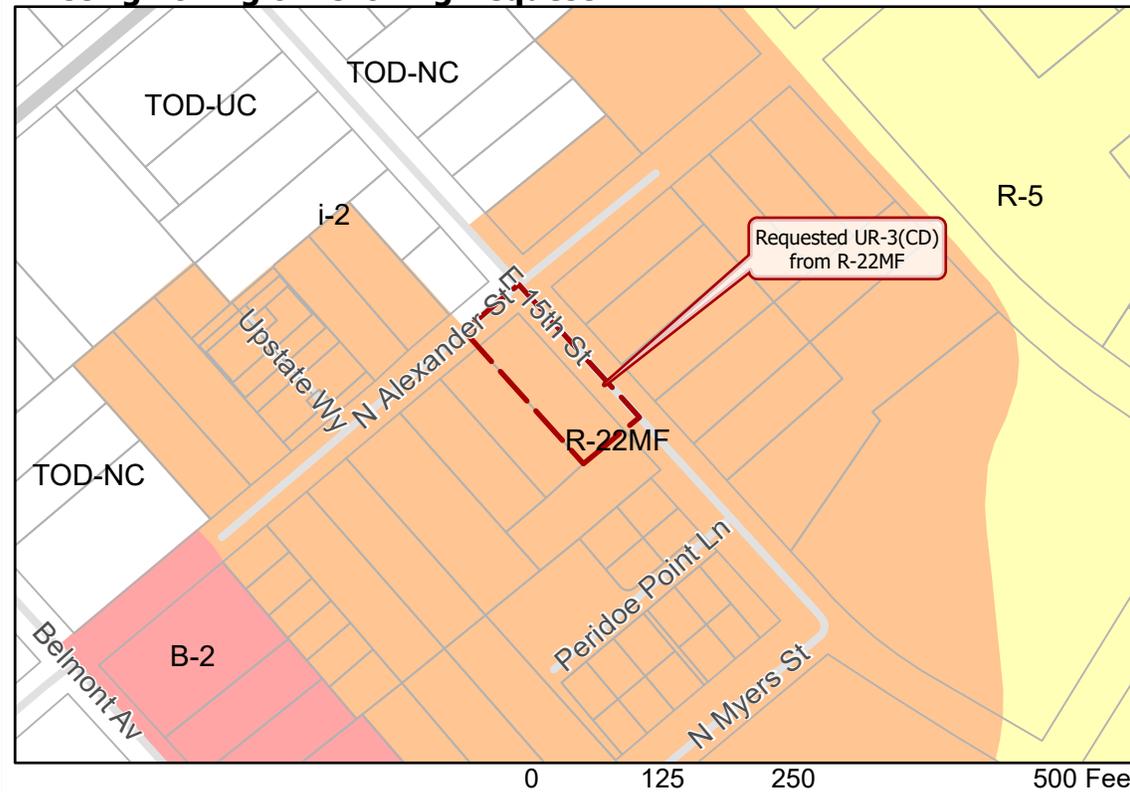
- 2020-128
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain

**City Council District**

- 1-Larken Egleston



**Existing Zoning & Rezoning Request**



- Requested UR-3(CD) from R-22MF

**Zoning Classification**

- Single Family
- Multi-Family
- Business



Map Created 9/15/2020

Petition No.: 2020-137  
Petitioner: John Clark, Jr.

**ORDINANCE NO. 9998-Z**

**ZONING REGULATIONS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel numbers 04920204 and 04920208, and further identified on the attached map from R-3 (single-family residential) to R-8 MF (CD) (multi-family residential).

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 547-548.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





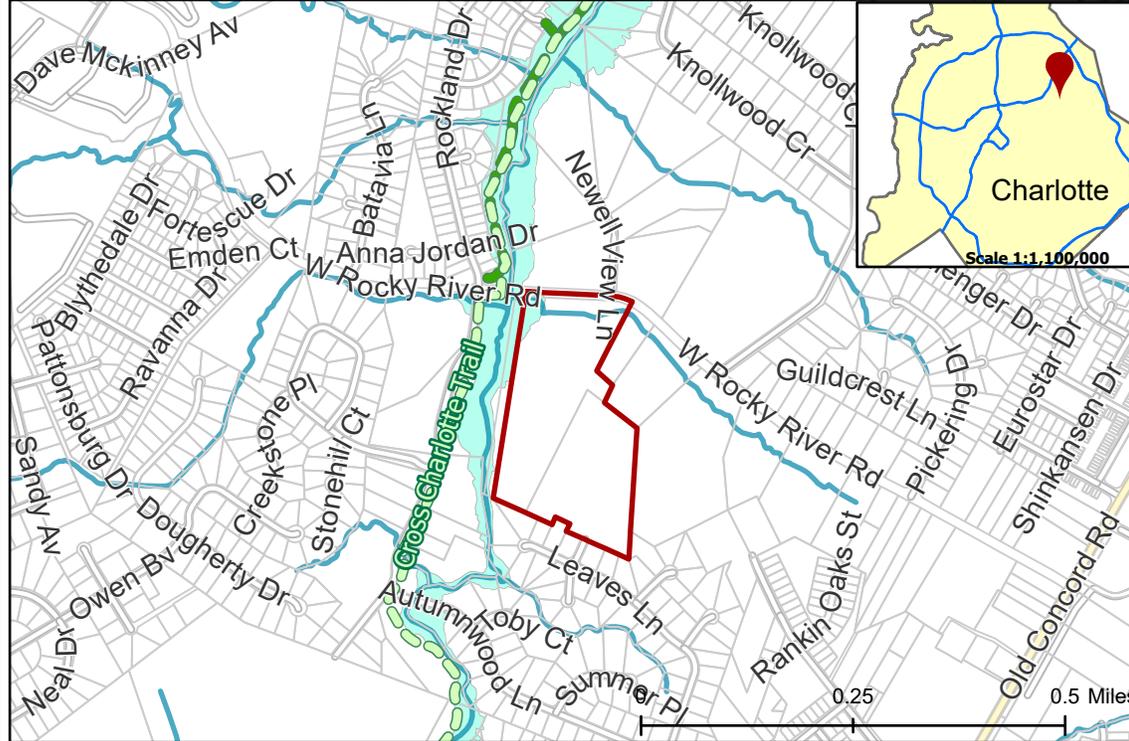
Stephanie Bello, Deputy City Clerk

**2020-137: Nest Homes**

**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 24.3 acres

**Location of Requested Rezoning**



**Rezoning Map**



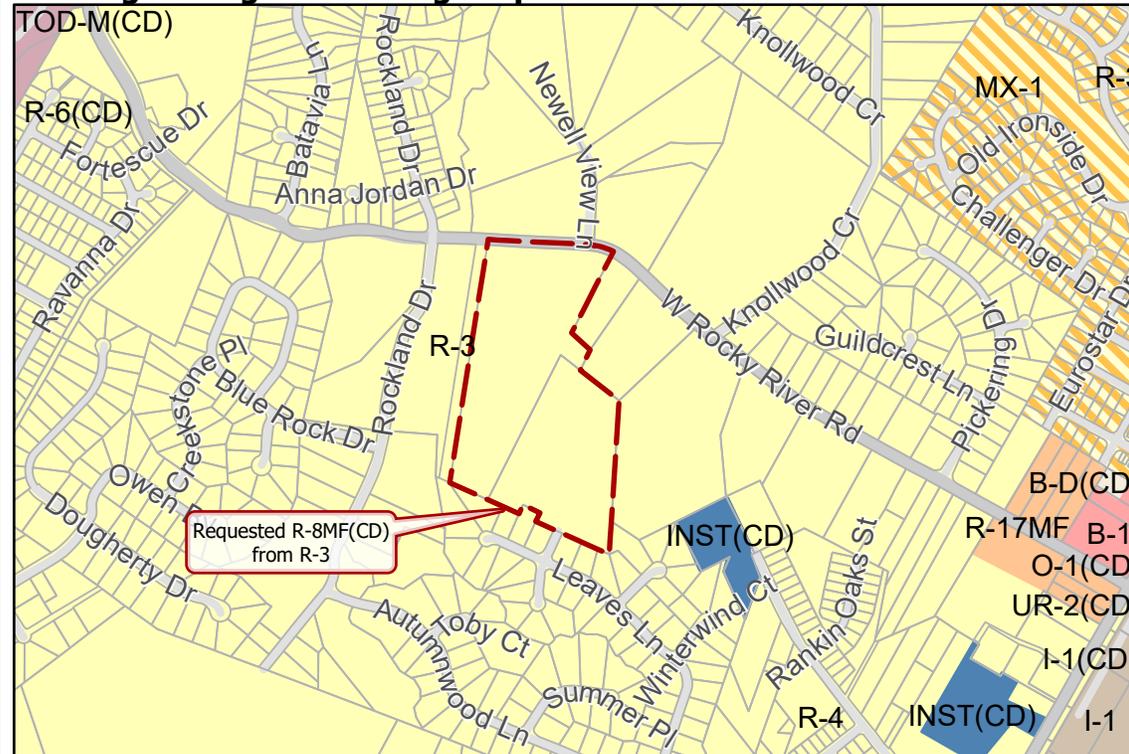
- 2020-137
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain

**City Council District**

- 4-Renee Perkins-Johnson



**Existing Zoning & Rezoning Request**



- Requested R-8MF(CD) from R-3

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Business-Distribution
- Light Industrial
- Transit-Oriented



Map Created 12/21/2020

Petition No.: 2020-143  
Petitioner: Charlotte Water

**ORDINANCE NO. 9999-Z**

**ZONING REGULATIONS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 05108126, and further identified on the attached map from UR-2 (CD) (urban residential, commercial, conditional) to R-8 (residential).

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





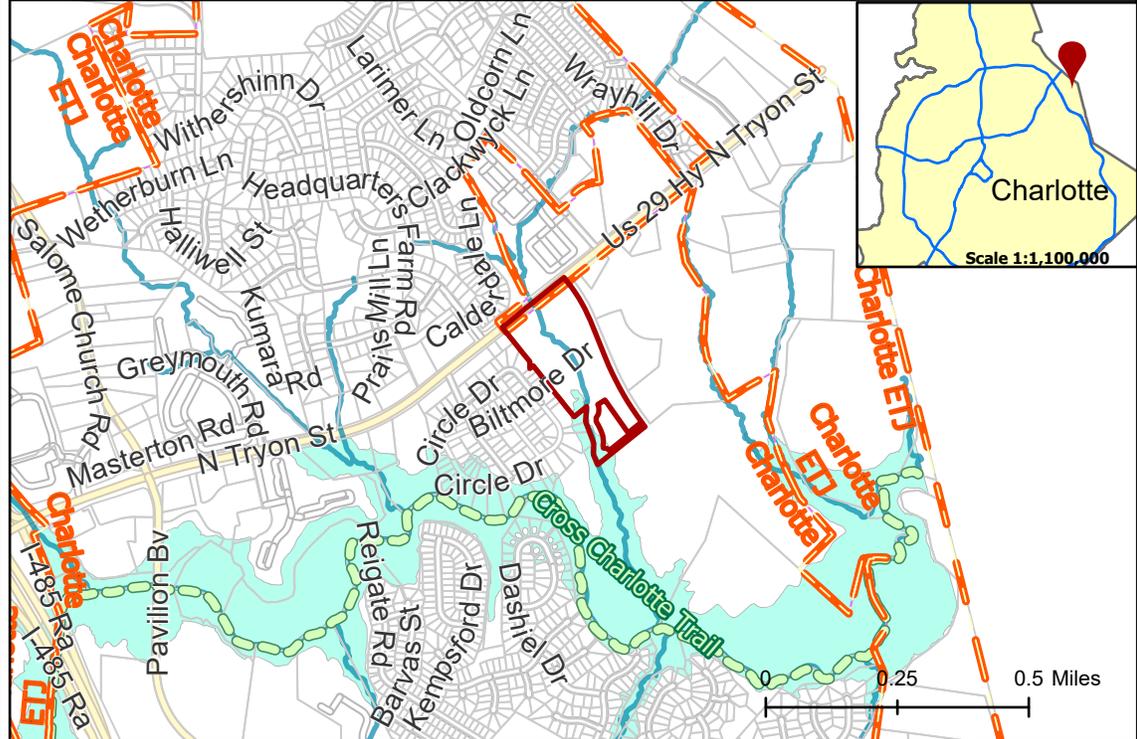
\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-143: Charlotte Water**

**Current Zoning** UR-C(CD) (Urban Residential - Commercial, Conditional)  
**Requested Zoning** R-8 (Single Family Residential)

Approximately 21.34 acres

**Location of Requested Rezoning**



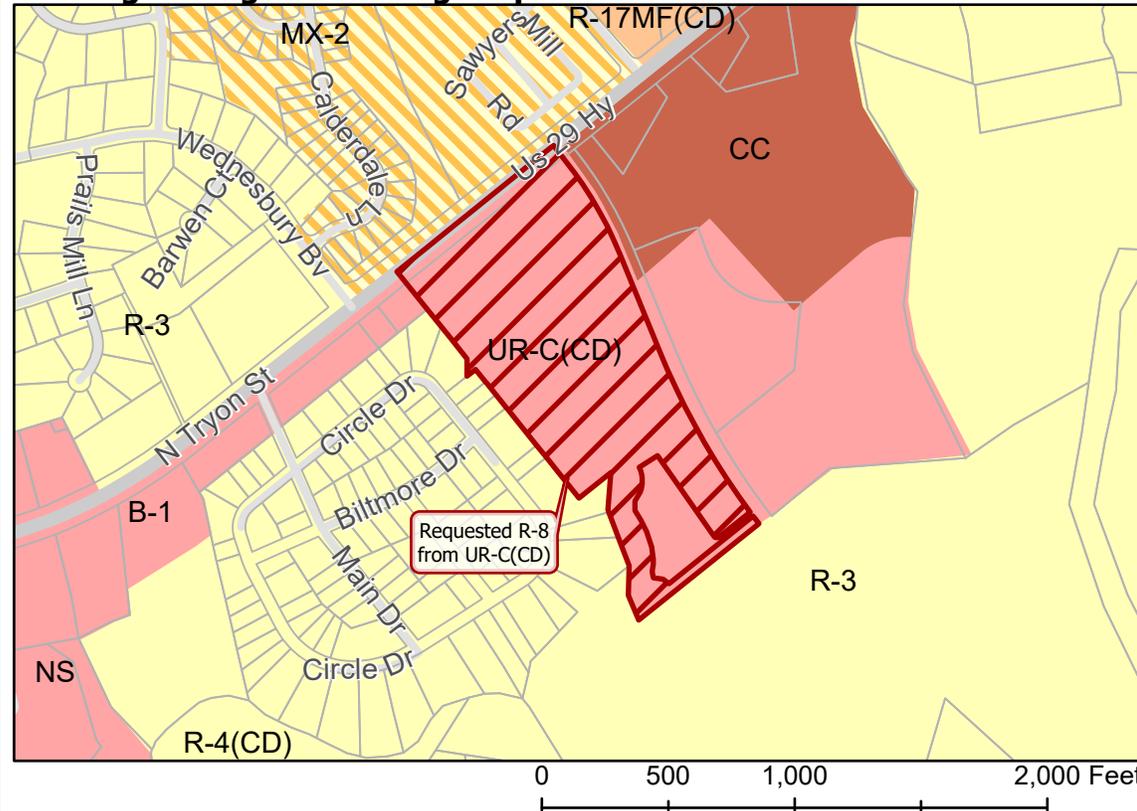
**Rezoning Map**



- 2020-143
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Renee Perkins-Johnson



**Existing Zoning & Rezoning Request**



- Requested R-8 from UR-C(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center



Map Created 10/19/2020

Petition No.: 2020-145  
Petitioner: Crescent Communities

**ORDINANCE NO. 1-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 22313218, and further identified on the attached map from O-2 (CD) (office, conditional) to UR-2 (CD) (urban residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

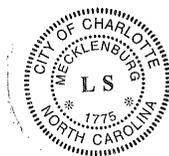


\_\_\_\_\_  
City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



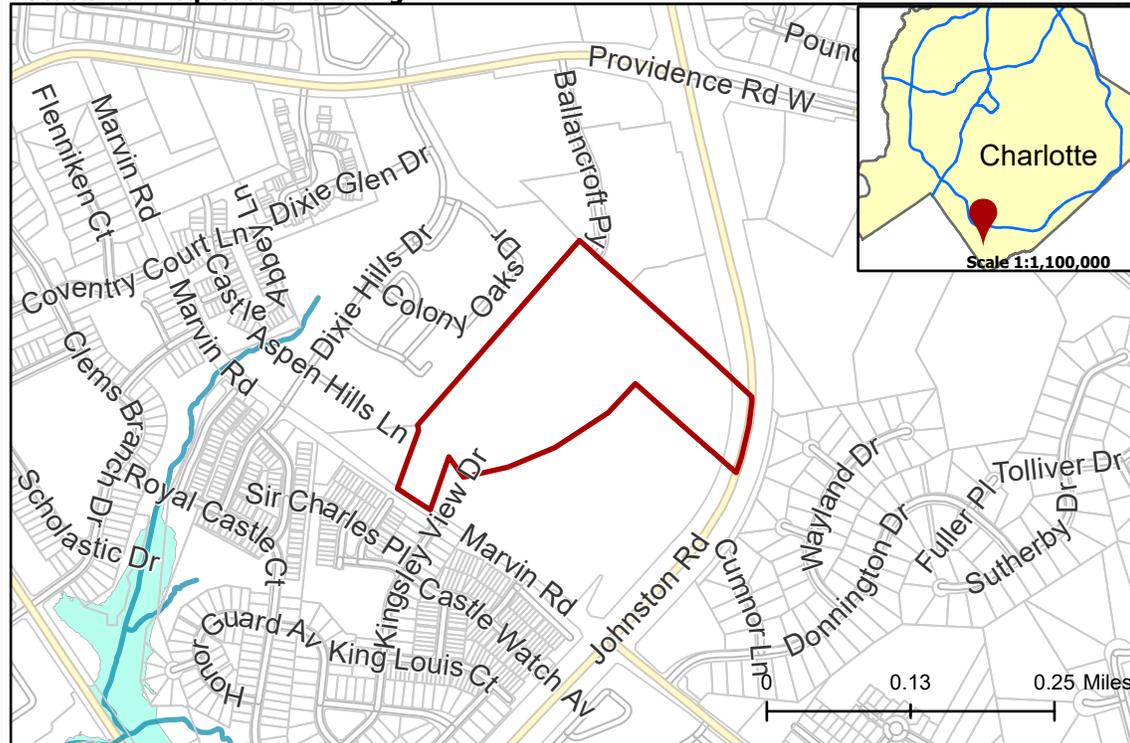


\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-145: Crescent Communities**

**Current Zoning** O-2(CD) (Office, Conditional)  
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)

Approximately 18.95 acres  
**Location of Requested Rezoning**



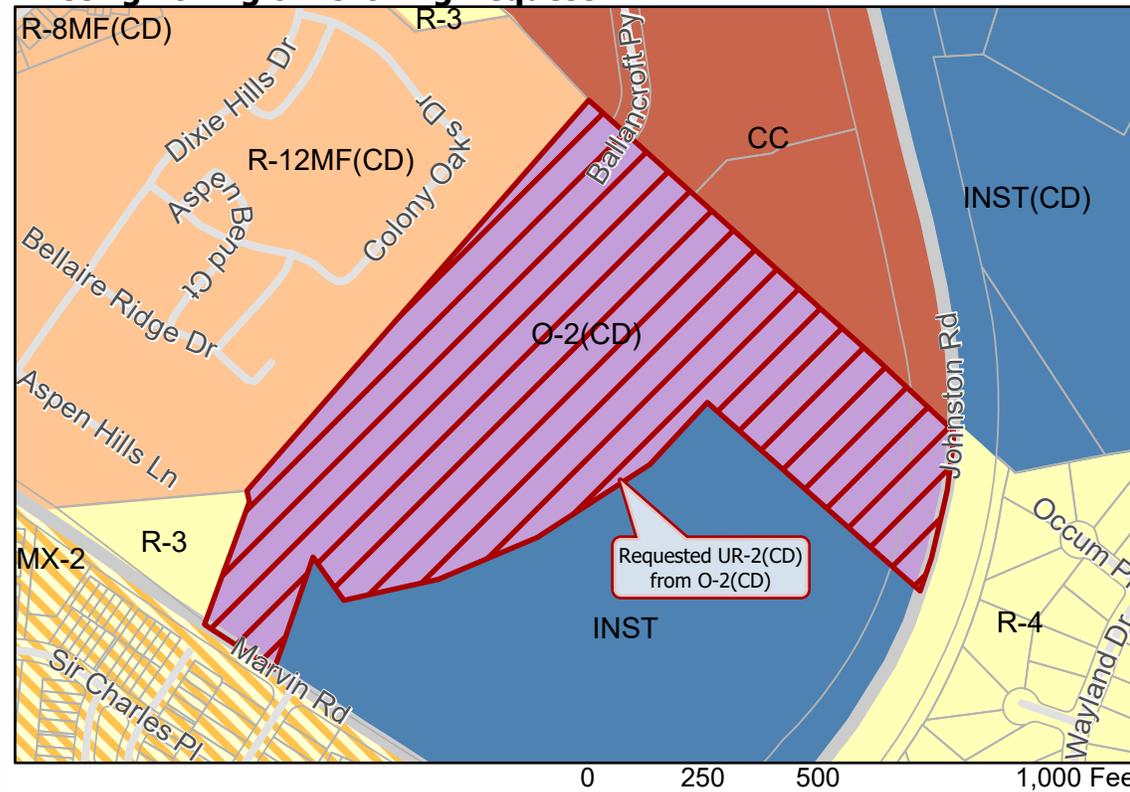
**Rezoning Map**



- 2020-145
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 7-Edmund H. Driggs



**Existing Zoning & Rezoning Request**



- Requested UR-2(CD) from O-2(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Office
- Commercial Center



Map Created 10/19/2020

Petition No.: 2020-146  
Petitioner: Elmington Capital

**ORDINANCE NO. 2-Z**

**ZONING REGULATIONS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 10326106, and further identified on the attached map from O-15 (CD) (office, conditional) to R-22 MF (multi-family residential).

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

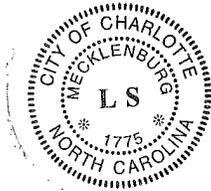


City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 553-554.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





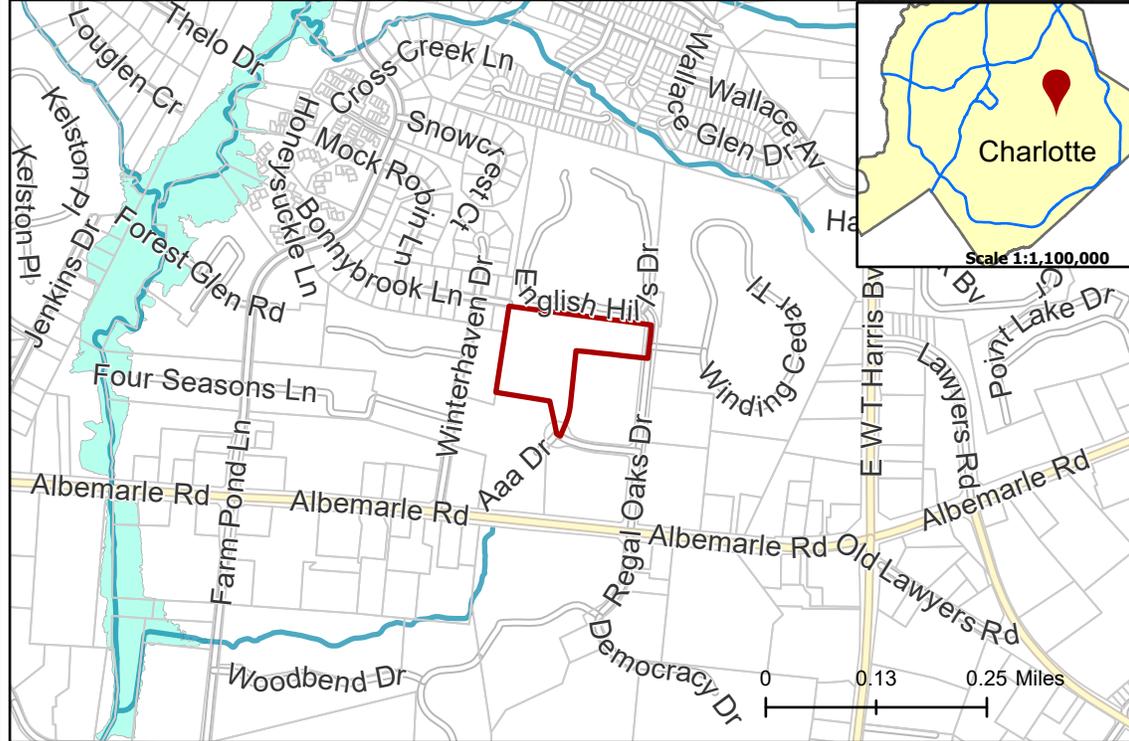
Stephanie Bello, Deputy City Clerk

**2020-146: Elmgton Capital**

**Current Zoning** O-15(CD) (Office, Conditional)  
**Requested Zoning** R-22MF (Multi-Family Residential)

Approximately 7.23 acres

**Location of Requested Rezoning**



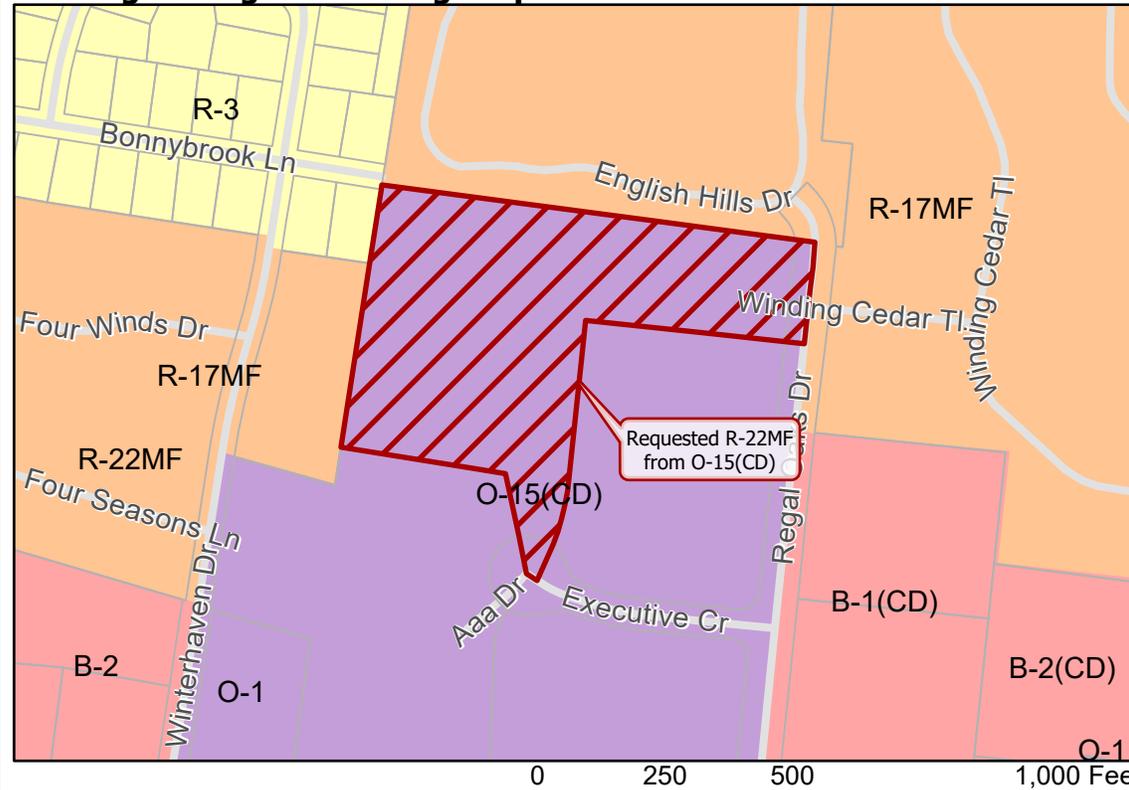
**Rezoning Map**



- 2020-146
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 5-Matt Newton



**Existing Zoning & Rezoning Request**



- Requested R-22MF from O-15(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business



Map Created 10/19/2020

Petition No.: 2020-147  
Petitioner: Beacon Partners

**ORDINANCE NO. 3-Z**

**ZONING REGULATIONS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 03720301, and further identified on the attached map from B-2 (general business) and I-1 (CD) (light industrial, conditional) to I-1 (light industrial).

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

*Neve Hashu-May*

\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 555-556.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



*Stephanie Bello*

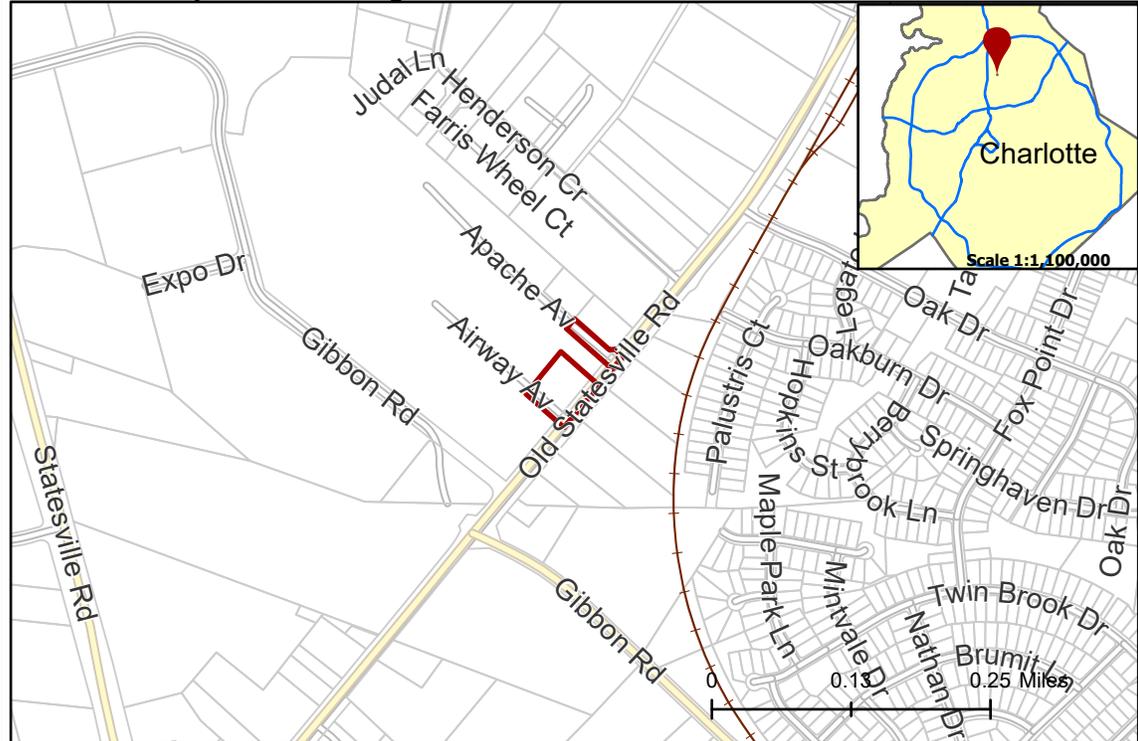
\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-147: Beacon Partners**

**Current Zoning** I-1(CD) (Light Industrial, Conditional), B-2 (General Business)  
**Requested Zoning** I-1 (Light Industrial)

Approximately 1.93 acres

**Location of Requested Rezoning**



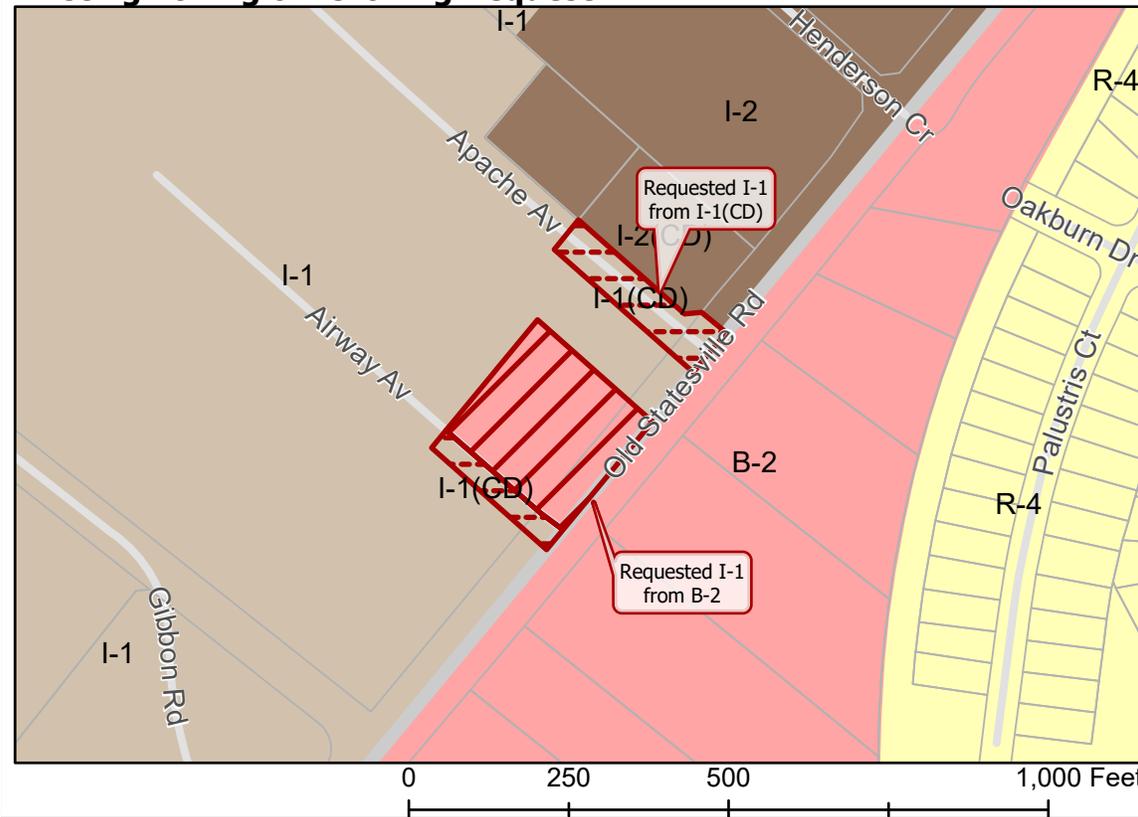
**Rezoning Map**



- 2020-147
- Inside City Limits
- Parcel
- Railway
- City Council District**
- 2-Malcolm Graham



**Existing Zoning & Rezoning Request**



- Zoning Classification**
- Single Family
- Business
- Light Industrial
- General Industrial



Map Created 1/7/2021

Petition No.: 2020-151  
Petitioner: Range Water Real Estate

**ORDINANCE NO. 4-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 11906427, and further identified on the attached map from I-1 (light industrial) to MUDD-O (mixed-use development, optional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 557-558.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



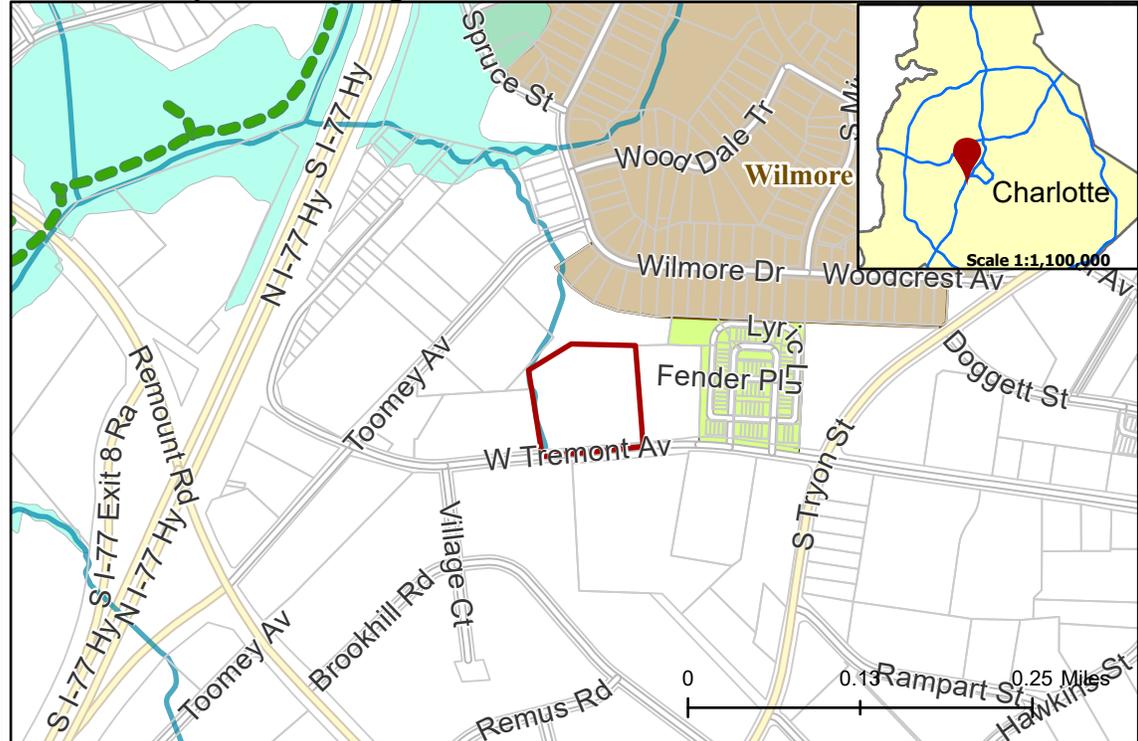


\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-151: Range Water Real Estate**

**Current Zoning** I-1 (Light Industrial)  
**Requested Zoning** MUDD-O (Mixed Use Development District, Optional)

Approximately 3.455 acres  
**Location of Requested Rezoning**



**Rezoning Map**

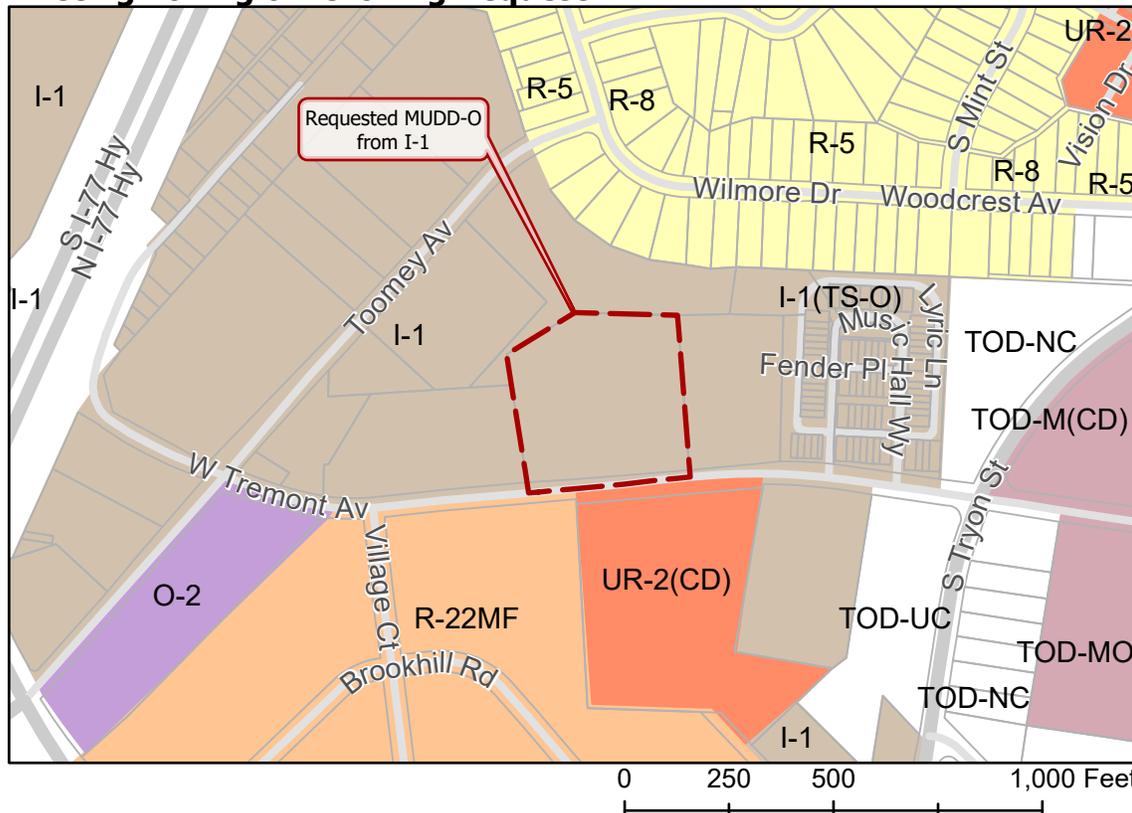


- 2020-151
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- Historic Districts

**City Council District**  
 3-Victoria Watlington



**Existing Zoning & Rezoning Request**



Requested MUDD-O from I-1

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Office
- Light Industrial
- Transit-Oriented



Map Created 10/19/2020

Petition No.: 2020-152  
Petitioner: Shreeji Hospitality UNCC, LLC

**ORDINANCE NO. 5-Z**

**ZONING REGULATIONS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 04933135, and further identified on the attached map from O-1 (CD) (office, conditional) to TOD-CC (transit-oriented development, community center).

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

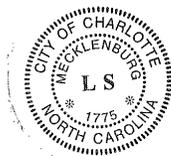


City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 559-560.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



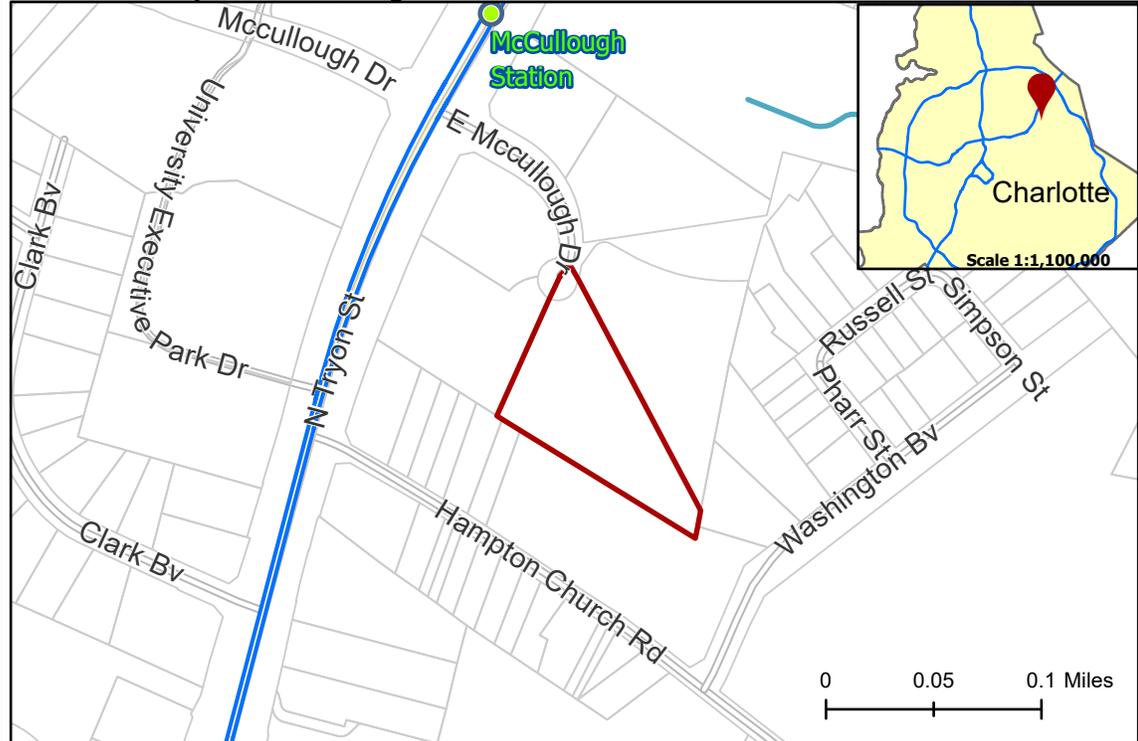


Stephanie Bello, Deputy City Clerk

**2020-152: Shreeji Hospitality UNCC, LLC**

**Current Zoning** O-1(CD) (Office District, Conditional)  
**Requested Zoning** TOD-CC (Transit Oriented Development, Community Center)

Approximately 2.995 acres  
**Location of Requested Rezoning**



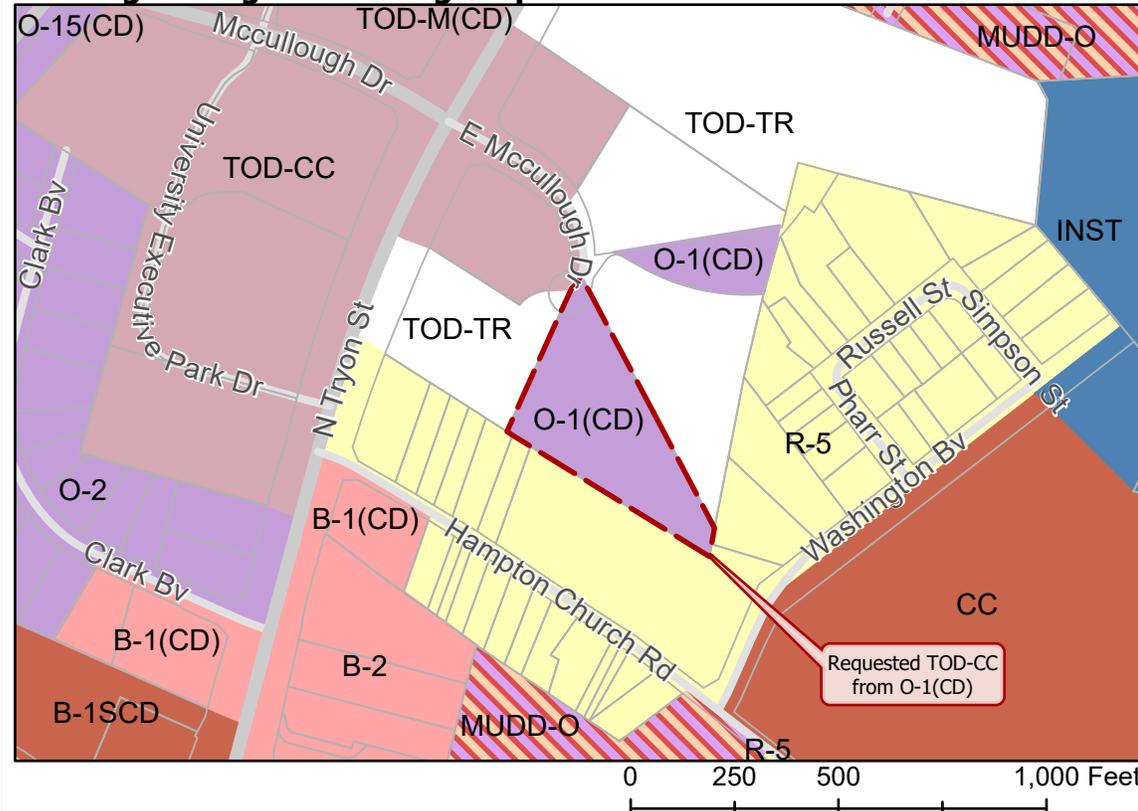
**Rezoning Map**



- 2020-152
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Streams
- City Council District**
- 4-Renee Perkins-Johnson



**Existing Zoning & Rezoning Request**



- Requested TOD-CC from O-1(CD)
- Zoning Classification**
- Single Family
- Institutional
- Office
- Business
- Commercial Center
- Mixed Use
- Transit-Oriented



Map Created 10/19/2020

Petition No.: 2020-154  
Petitioner: Carolina Urban Properties, LTD

**ORDINANCE NO. 6-Z**

**ZONING REGULATIONS**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel numbers 07821102, 07821130, 06901130, 06901124, and 06901125, and further identified on the attached map from B-1 PED (neighborhood business, pedestrian overlay) and R-22 MF PED (multi-family, pedestrian overlay) to TOD-CC PED (transit-oriented development, community center, pedestrian overlay).

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

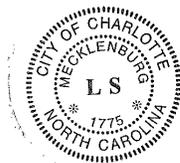


\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 561-562.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





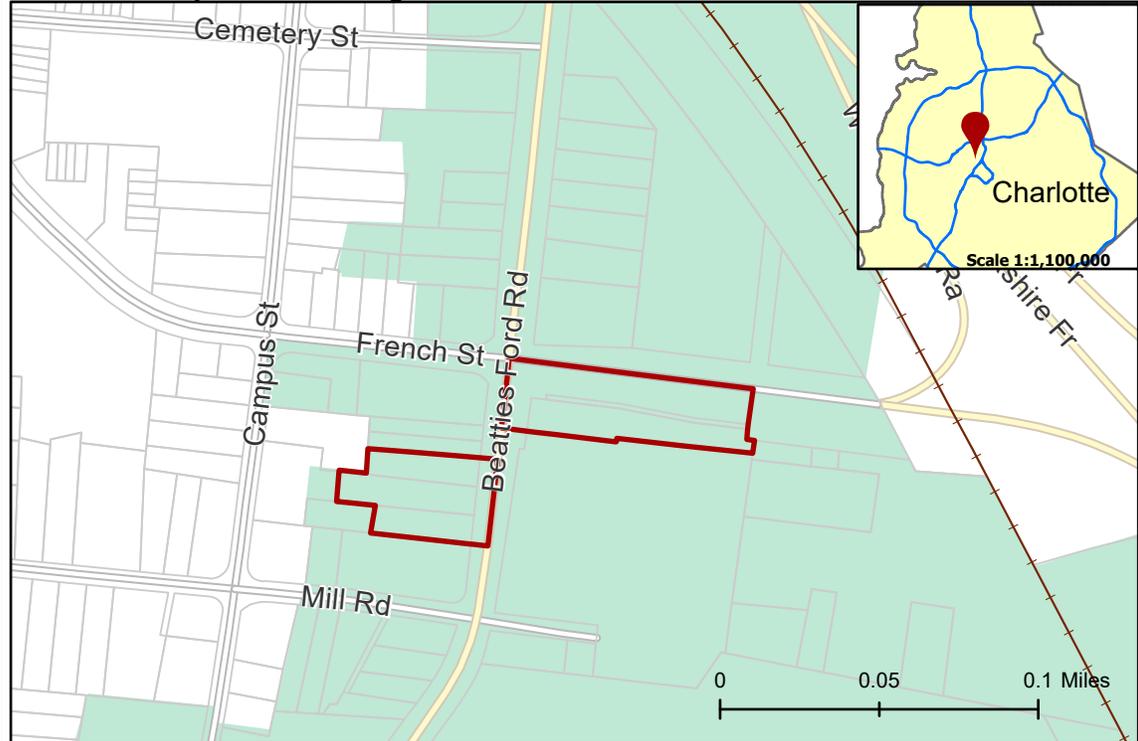
\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-154: Carolina Urban Properties LTD**

**Current Zoning** B-1 PED (Neighborhood Business, Pedestrian Overlay), R-22MF PED (Multi-Family Residential, Pedestrian Overlay)  
**Requested Zoning** TOD-CC PED (Transit Oriented Development, Community Center)

Approximately 1.11 acres

**Location of Requested Rezoning**



**Rezoning Map**



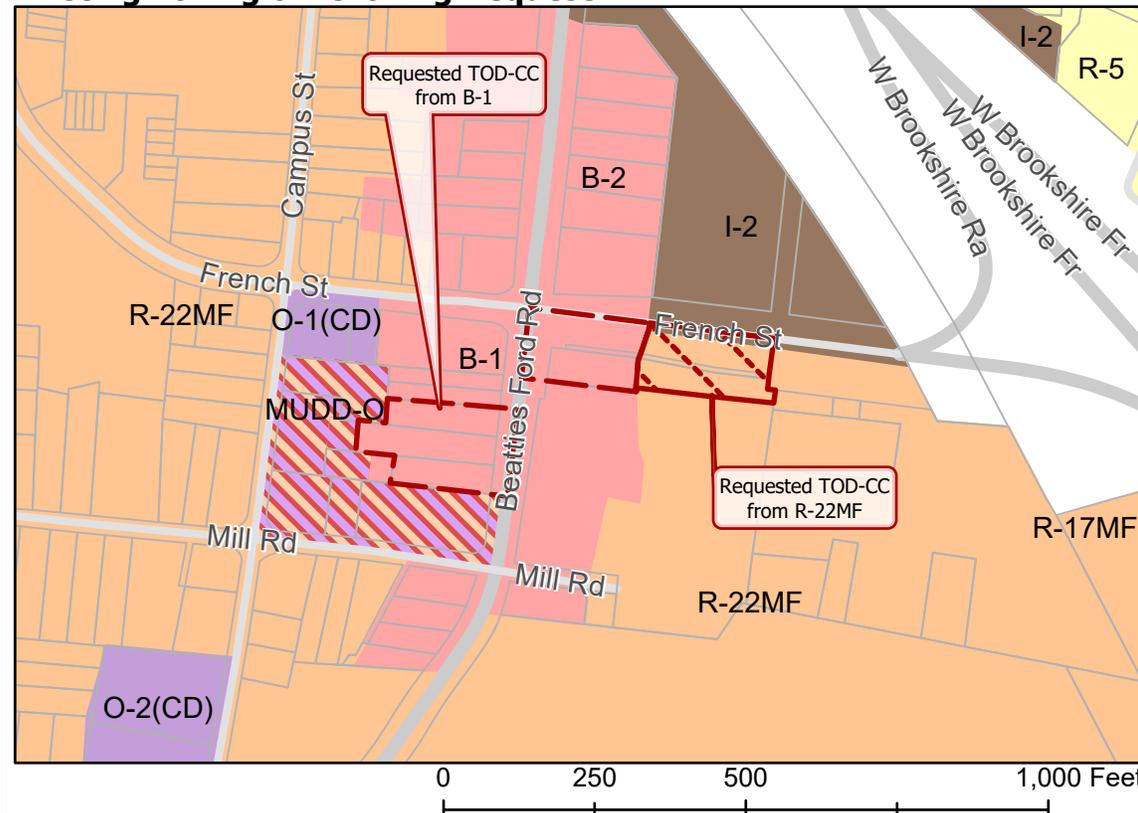
- 2020-154
- Inside City Limits
- Parcel
- Railway
- West End Land Use and Pedscape

**City Council District**

- 2-Malcolm Graham



**Existing Zoning & Rezoning Request**



- Requested TOD-CC from B-1
- Requested TOD-CC from R-22MF

**Zoning Classification**

- Single Family
- Multi-Family
- Office
- Business
- General Industrial
- Mixed Use



Map Created 10/19/2020

Petition No.: 2020-157  
Petitioner: Specialty Properties, LLC

**ORDINANCE NO. 7-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 07106117, and further identified on the attached map from B-1 (neighborhood business) and R-5 (single-family residential) to NS (neighborhood services).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

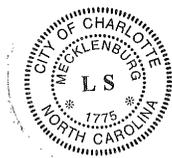
*Alexis Haskin-Gray*

\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 563-564.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



*Stephanie Bello*

\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-157: Specialty Properties LLC**

**Current Zoning** B-1 (Neighborhood Business), R-5 (Single Family Residential)  
**Requested Zoning** NS (Neighborhood Services)

Approximately 0.766 acres  
**Location of Requested Rezoning**



**Rezoning Map**

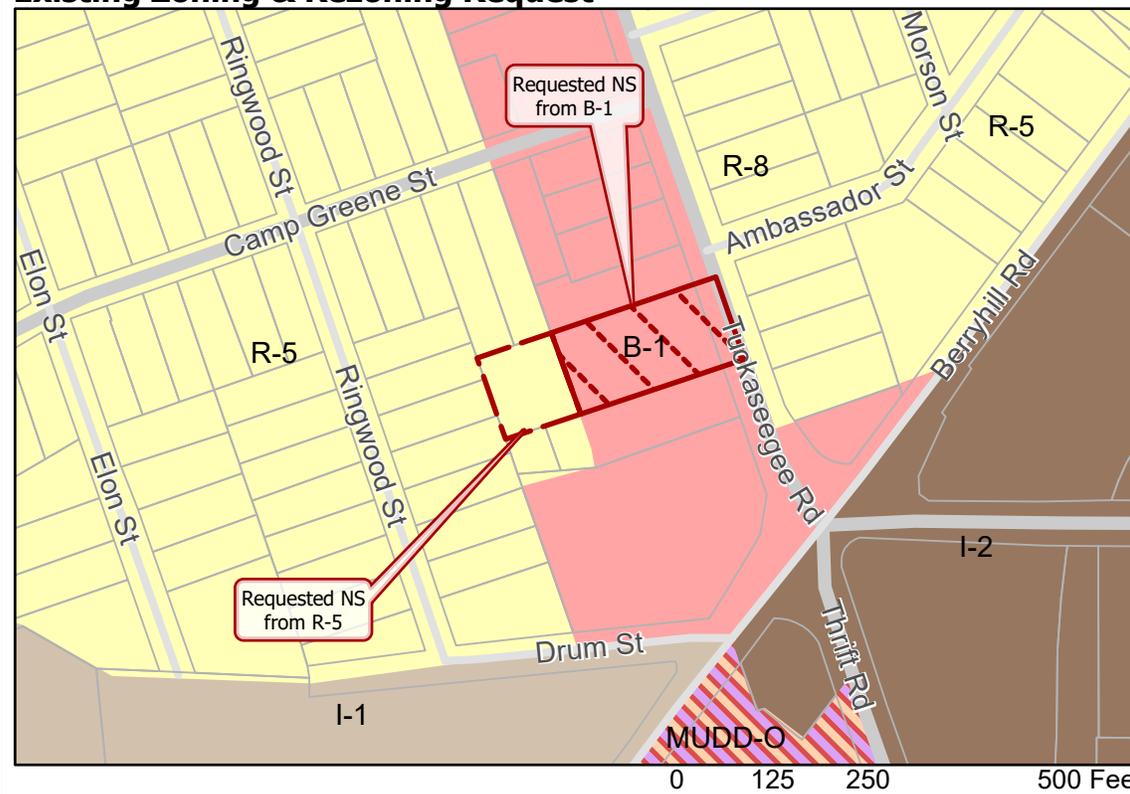


- 2020-157
- Inside City Limits
- Parcel
- Railway

City Council District  
 3-Victoria Watlington



**Existing Zoning & Rezoning Request**



- Requested NS from R-5
  - Requested NS from B-1
- Zoning Classification**
- Single Family
  - Business
  - Light Industrial
  - General Industrial
  - Mixed Use



Map Created 10/19/2020

Petition No.: 2020-158  
Petitioner: Revolve Residential

**ORDINANCE NO. 8-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers 09110505, 09110516, and 09110504, and further identified on the attached map from B-1 (neighborhood business) and R-5 (single-family residential) to MUDD (CD) (mixed-use development, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

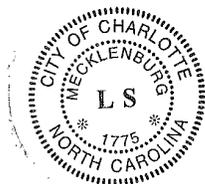


\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 565-566.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

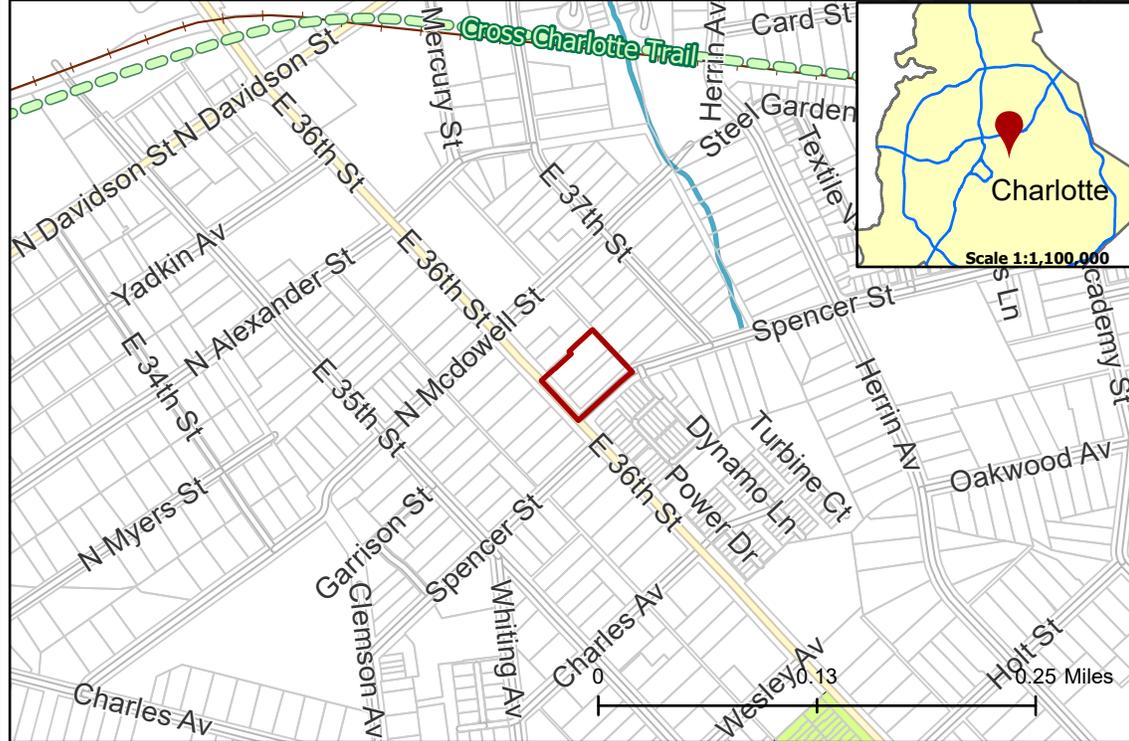
**2020-158: Revolve Residential**

**Current Zoning** R-5 (Single Family Residential)

**Requested Zoning** MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 0.618 acres

**Location of Requested Rezoning**



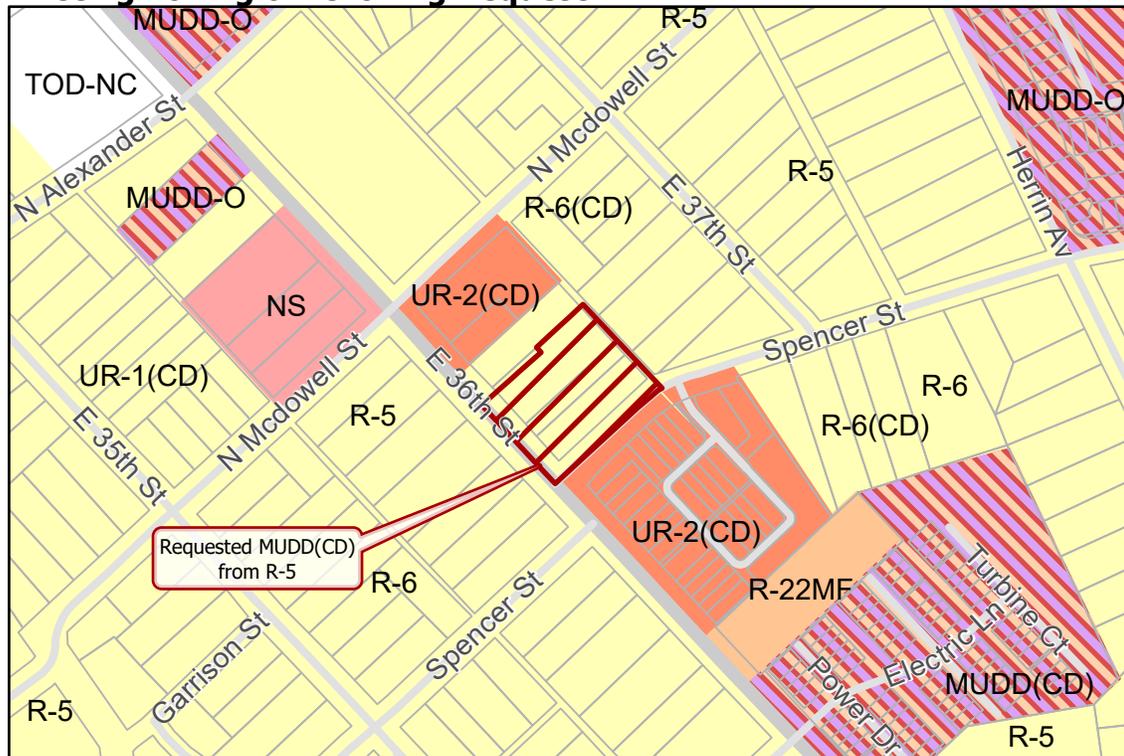
**Rezoning Map**



- 2020-158
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- Transit Supportive Overlay
- City Council District**
- 1-Larken Egleston



**Existing Zoning & Rezoning Request**



- Requested MUDD(CD) from R-5
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Business
- Mixed Use



Map Created 10/26/2020

Petition No.: 2020-166  
Petitioner: C4 Investments, LLC

**ORDINANCE NO. 9-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers 04543137 and 04543122, and further identified on the attached map from O-1 (CD) (office, conditional) to UR-2 (CD) (urban residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 567-568.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.





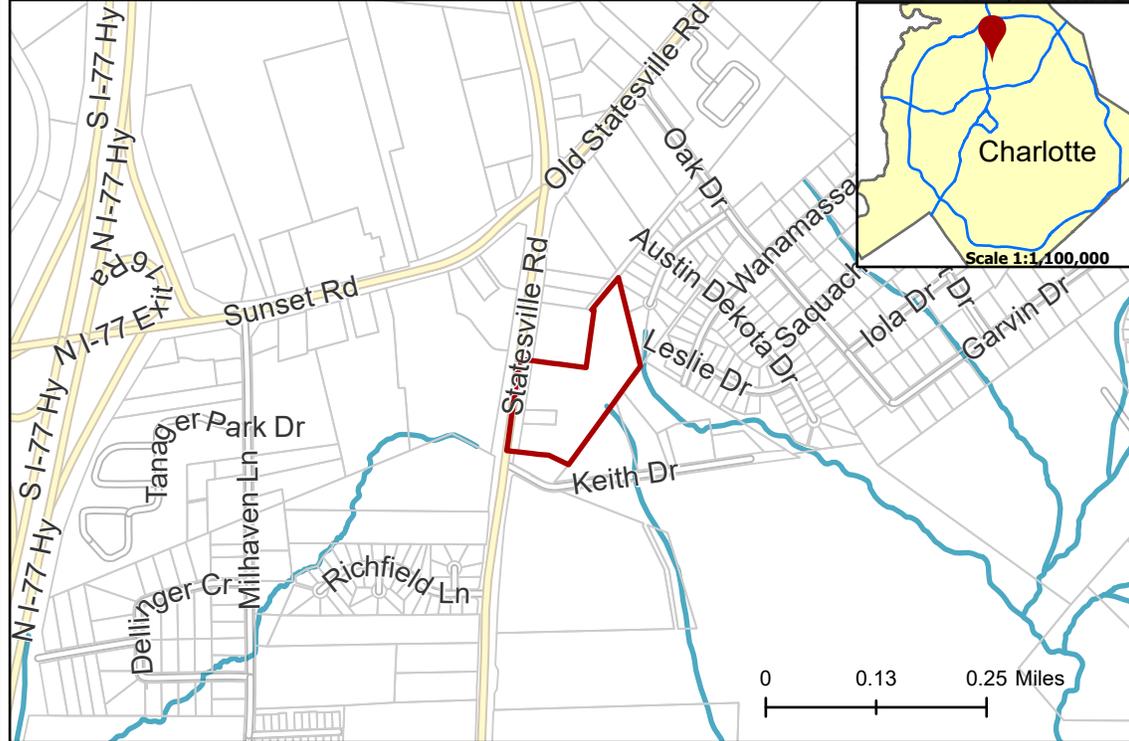
\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-166: C4 Investments, LLC**

**Current Zoning** O-1(CD) (Office, Conditional)  
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)

Approximately 8.73 acres

**Location of Requested Rezoning**



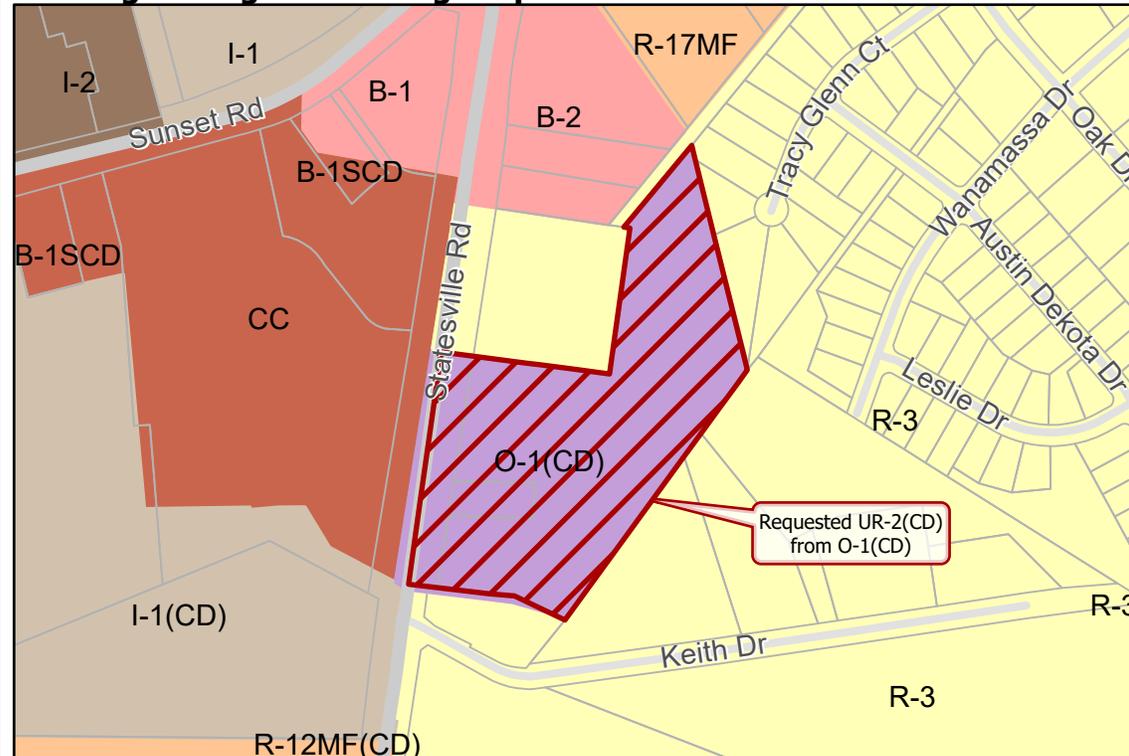
**Rezoning Map**



- 2020-166
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District**
- 2-Malcolm Graham



**Existing Zoning & Rezoning Request**



- Requested UR-2(CD) from O-1(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Light Industrial
- General Industrial



Map Created 10/21/2020

Petition No.: 2020-169  
Petitioner: Charlotte-Mecklenburg Housing Partnership

**ORDINANCE NO. 10-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers listed below, and further identified on the attached map from R-22 MF (multi-family residential, up to 8 units per acre) to UR-2 (CD) (urban residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

*Chris Hagan-Gray*

\_\_\_\_\_  
City Attorney

**Parcels Included in Rezoning Petition 2020-169**

15705410	15705427	15705426	15705425
15705424	15705423	15705422	15705421

**CERTIFICATION**

I, Stephanie Bello, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 569-570.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



*Stephanie Bello*

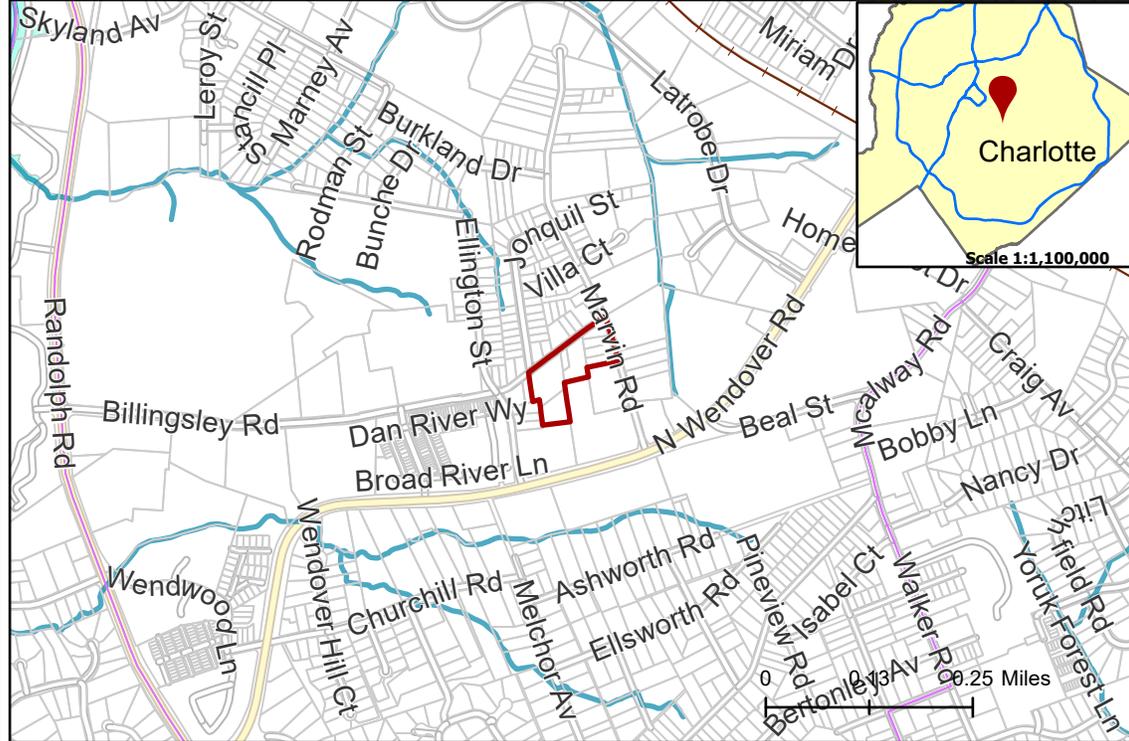
\_\_\_\_\_  
Stephanie Bello, Deputy City Clerk

**2020-169: Charlotte-Mecklenburg Housing Partnership**

**Current Zoning** R-22MF (Multi-Family Residential)  
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)

Approximately 3.556 acres

**Location of Requested Rezoning**



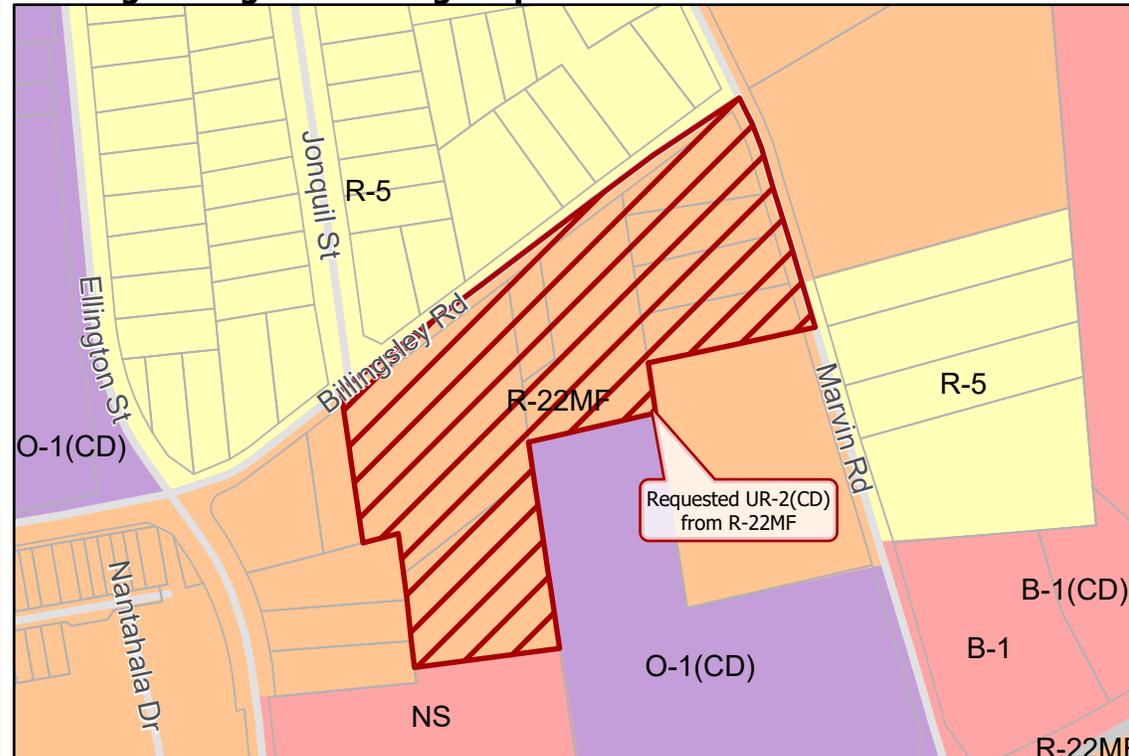
**Rezoning Map**



- 2020-169
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



**Existing Zoning & Rezoning Request**



- Requested UR-2(CD) from R-22MF
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business



Map Created 10/21/2020