

Petition No.: 2017-153  
Petitioner: JDSI, LLC

**ORDINANCE NO. 9280-Z**

**ZONING REGULATIONS**

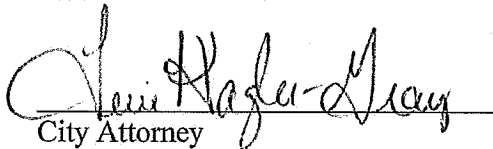
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

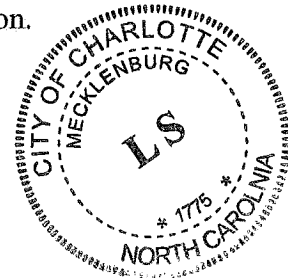
Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-3 (single family residential) to R-6 (single family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

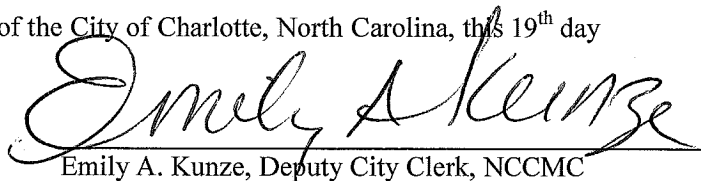
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 277-278.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

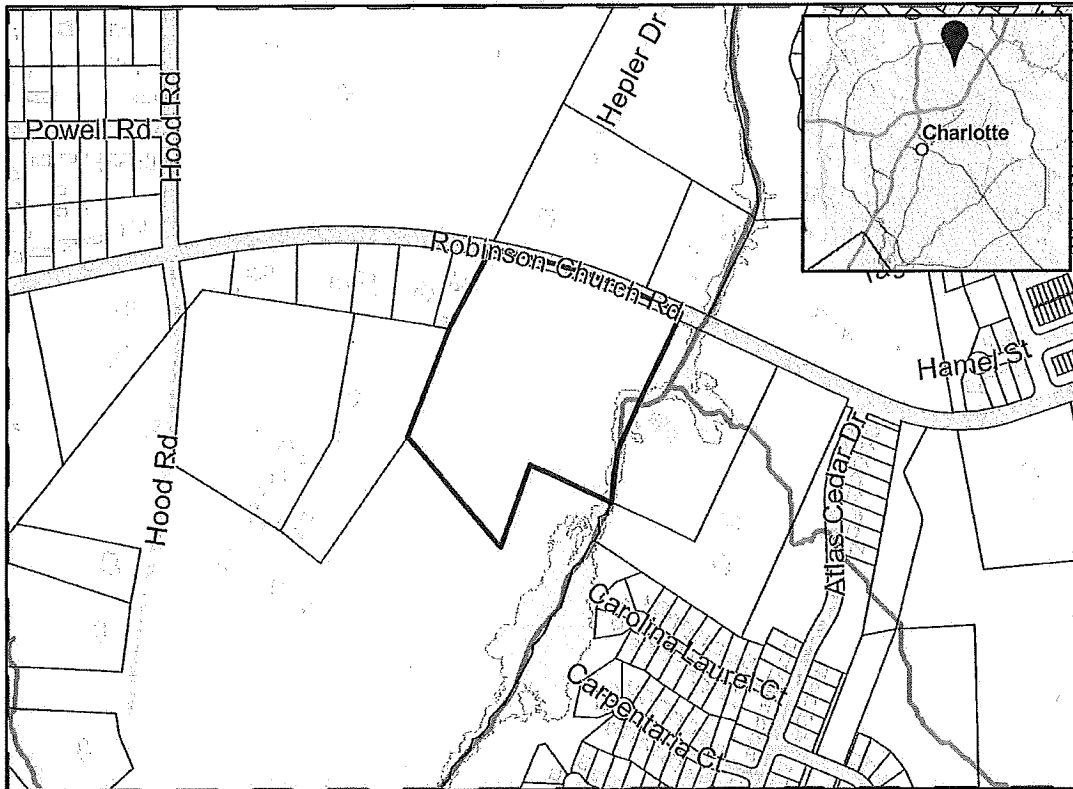
# Rezoning Map

**2017-153 : JDSI, LLC by Judson Stringfellow**  
**Current Zoning R-3 (Single Family Residential)**  
**Requested Zoning R-6 (Single Family Residential)**

Approximately 13.99 acres

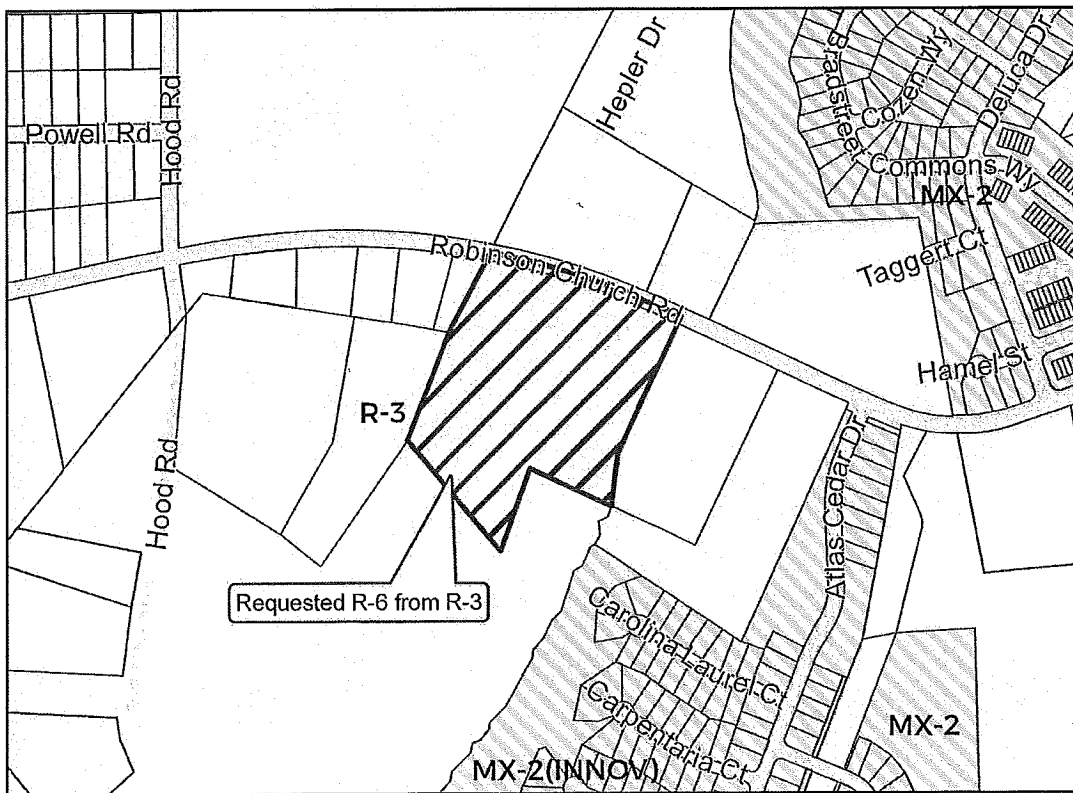


## Location of Requested Rezoning

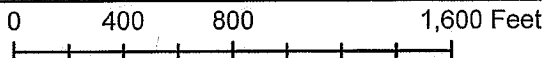


- 2017-153
- Inside City Limits
- Parcel
- Buildings
- FEMA Flood Plain
- Streams
- City Council District**
- 5-Matt Newton

## Existing Zoning & Rezoning Request



- Requested R-6 from R-3
- Zoning Classification**
- Single Family
- Mixed Residential



Map Created 12/13/2017

Petition No.: 2017-163  
Petitioner: Miller Development

**ORDINANCE NO. 9281-Z**

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

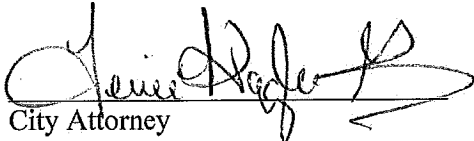
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from NS (neighborhood services) to TOD-M(O) (transit oriented development, mixed use, 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:

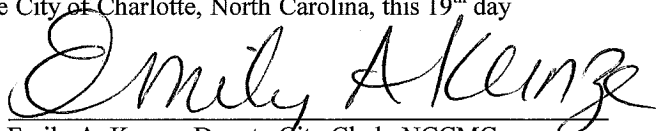
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 279-280.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC

**2017-163 : Miller Development Company**

**Current Zoning** NS (Neighborhood Services)

**Requested Zoning** TOD-M(O) (Transit Oriented Development Mixed Use, Optional)

Approximately 0.201 acres

**Location of Requested Rezoning**

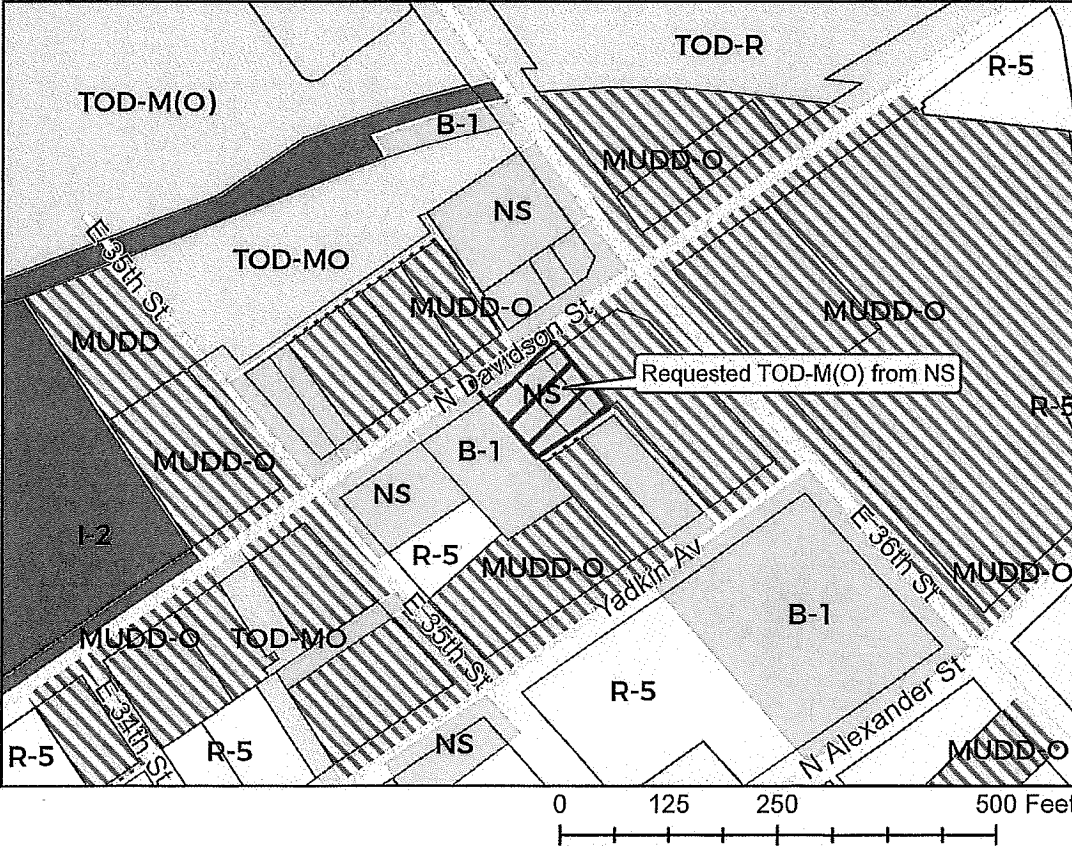
**Rezoning Map**



- 2017-163
- Inside City Limits
- Parcel
- FEMA Flood Plain
- Railway
- Cross Charlotte Trail
- Streams
- LYNX Blue Line
- LYNX Blue Line Station
- City Council District
- 1-Larken Egleston



**Existing Zoning & Rezoning Request**



- Requested TOD-M(O) from NS
- Zoning Classification**
- Single Family
  - Business
  - Heavy Industrial
  - Mixed Use
  - Transit-Oriented



Map Created 1/29/2018

Petition #: 2017-169  
Petitioner: City of Charlotte – Solid Waste Services

Revised 2-7-18

ORDINANCE NO. 9282

**AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE - ZONING ORDINANCE**

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

Section . Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

- a. Amend Section 2.201 to add the following definitions in alphabetical order:

Large Waste Container.

A dumpster, compactor, open-top container, and detachable container that is used for collecting, storing, or transporting solid waste. A Large Waste Container has a minimum capacity of two cubic yards and picked up by a specially equipped truck for transporting the waste materials to the disposal site.

Recycling Station.

The area designated for the collection and temporary storage of recyclables.

- b. Amend Section 2.201 by modifying the following definitions:

Recycling collection center.

An area containing one or more "~~Recycling containers~~ Stations" operated by a unit of

local government, or its designee, which is set aside and used by members of the public, including business entities, to collect recyclable materials.

Recycling container.

Any Containers, including but not limited to a Large Waste Container, used exclusively for the collection and temporary storage of recyclable materials.

B. CHAPTER 12: DEVELOPMENT STANDARDS OF GENERAL APPLICABILITY

1. PART 4: ACCESSORY USES AND STRUCTURES

- a. Amend Section 12.403, "Solid waste containers, compactors, recycling containers, solid waste and recycling handling areas, and service entrances", subsection (3) and subsection (4) by 1) modifying the title of Section 12.403; 2) modifying the requirements regarding solid waste containers, compactors, recycling containers, solid waste and recycling handling areas and service entrances to align with revisions made to the Municipal Code, Chapter 10: Health and Sanitation Ordinance, Article I, Section 10-1 and Article II, adopted by City Council on September 11, 2017, with an effective date of January 1, 2018; and modifying the terms to align with current terms used by Solid Waste Services. Subsections (1) and (2) remain unchanged. The modifications shall read as follows:

**Section 12.403. Solid waste containers, compactors, recycling containers, solid waste and recycling handling areas, Large Waste Containers, Recycling Stations, space allocations, and service entrances.**

The following requirements shall apply to all ~~solid waste containers (including dumpsters), compactors, recycling containers, solid waste and recycling handling areas~~ any Large Waste Container and any solid waste containers (including dumpsters), compactors, Recycling containers, Station, solid waste and recycling handling areas ~~space allocations~~, and service entrances accessory to any multi-family or nonresidential use and shall be shown on submitted plans:

- (1) Except as provided in subsection (2) below, any such accessory use or structure shall be screened on three sides by a fence, wall or planting materials from the public view from public streets and any abutting properties located in a residential, research, office, or business zoning district in accordance with Section 12.303.
- (2) Screening in accordance with Section 12.303 shall not be required where any buffer, as set out in Section 12.302, separates such accessory uses and structures from the public street or abutting property.
- (3) All Uses.  
When a ~~recycling container~~ Recycling Station is placed on a property permitted before October 17, 2001, the minimum number of parking spaces required by these regulations may be reduced by up to three (3) spaces for each ~~recycling container~~ Recycling Station, if necessary, to provide space for the location and servicing of the ~~recycling container~~ Recycling Station. This provision is included in these regulations to allow existing uses or uses for which building permits have been obtained prior to the date set forth above to place ~~recycling containers~~ a Recycling Station on the property

without the location of ~~recycling containers~~ any Recycling Station creating a violation of these regulations.

Residential uses only.

When a ~~solid waste container or compactor~~ Large Waste Container is placed on a property permitted before October 17, 2001, the minimum number of parking spaces required by these regulations may be reduced by up to three (3) spaces for each ~~compactor-type of Large Waste Container,~~ and two (2) spaces for each ~~any other type of Large Waste Container solid waste container,~~ if necessary, to provide space for the location and servicing of ~~the compactor and solid waste containers~~ each Large Waste Container. This provision is included in these regulations to allow existing uses or uses for which building permits have been obtained prior to the date set forth above to place a Large Waste Container compactors, and/or solid waste containers on the property without the location of ~~such any Large Waste Container compactors and/or solid waste containers~~ creating a violation of these regulations.

- (4) All non-residential uses that are permitted after October 17, 2001, shall be required to set aside space for ~~recycling and solid waste containers~~ each Large Waste Container and each Recycling Station. Equal space shall be allocated for both Large Waste Containers and each Recycling Station. ~~recycling and solid waste containers.~~ Any Space allocation for each of these containers shall be indicated on the submitted plans. ~~even if containers are not proposed as the primary method of solid waste or recycling collection.~~

All multi-family ~~complexes developments,~~ which are permitted after October 17, 2001, shall be required to set aside space for each Large Waste Container and each Recycling Station ~~recycling containers and solid waste containers~~ used for the collection of solid waste as follows.

~~Space for Solid Waste Containers~~ Large Waste Containers. - ~~At a minimum, space for an eight (8) cubic yard container per each thirty (30) units or eight (8) cubic yard compactor per each ninety (90) units. If there are less than thirty (30) units, no space allocation is required unless solid waste container service is the primary method of collection. For eleven (11) units or less, no space allocation is required if a Large Waste Container is not used for collection. For eleven (11) units or less using a Large Waste Container for collection, the minimum space allocation shall be an eight (8) cubic yard Large Waste Container. For twelve (12) units or more, the minimum space allocation shall be an eight (8) cubic yard dumpster-type of Large Waste Container per every thirty (30) units or an eight (8) cubic yard compactor-type of Large Waste Container per every ninety (90) units.~~

Space for Recycling Stations ~~recycling containers~~ shall be allocated as follows:

Required space allocation for recycling stations containers in multi-family developments units		
Number of Units	Allocate space for:	Approximate Sq. footage required
0—2911	No space required	No space required
3012—80	One recycling station	144 sq. ft.
81—160	Two recycling stations	2 × 144 sq. ft. (288 sq. ft. total)
161—240	Three recycling stations	3 × 144 sq. ft. (432 sq. ft. total)
241—320	Four recycling stations	4 × 144 sq. ft. (576 sq. ft. total)
321—400	Five recycling stations	5 × 144 sq. ft. (720 sq. ft. total)
401—480	Six recycling stations	6 × 144 sq. ft. (864 sq. ft. total)
For each subsequent group of 80 units, space for one recycling station must be added.		
Each recycling station represents space for five 96-gallon carts and is approximately 144 sq. ft. Space for recycling stations may be distributed throughout the complex development, however, space for each individual station must equal 144 sq. ft. with a minimum width of 34 inches and accommodate five 96-gallon carts.		

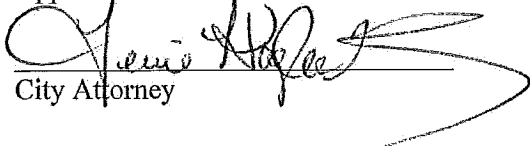
All locations for Recycling Stations, Large Waste Containers, space allocations, recycling containers, solid waste and recycling handling areas, solid waste containers and/or compactors, and their service entrances as required under section 12.403 shall be shown on site plans for their review and approval.

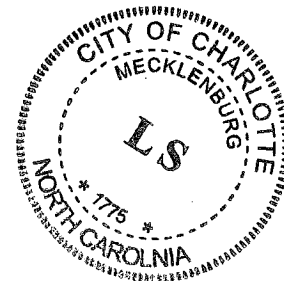
Exceptions to Section 12.403, item subsection (4).

A permit shall not be denied if: (a) the project for which the permit is sought is for the renovation or redevelopment of an existing building or facility, and (b) the existing building or facility does not have sufficient exterior property available for a recycling container(s). any Recycling Station. The minimum number of parking spaces required by these regulations may be reduced by up to three (3) spaces, if necessary, to provide space for the location and servicing of recycling containers any Recycling Station.

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

Approved as to form:

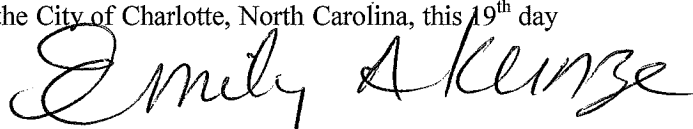
  
City Attorney



**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 281-284.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC



March 19, 2018  
Ordinance Book 61, Page 285

Petition No.: 2017-172  
Petitioner: City of Charlotte-Real Estate

**ORDINANCE NO. 9283-Z**

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

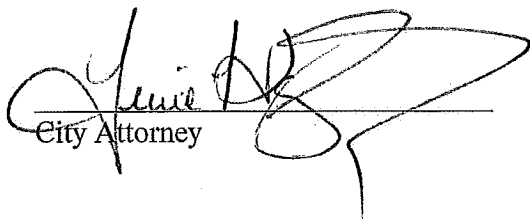
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from B-1 (neighborhood business) 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, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 285-286.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.



  
Emily A. Kunze, Deputy City Clerk, NCCMC

Requested Zoning MUDD-O (Mixed Use Development-Optional)

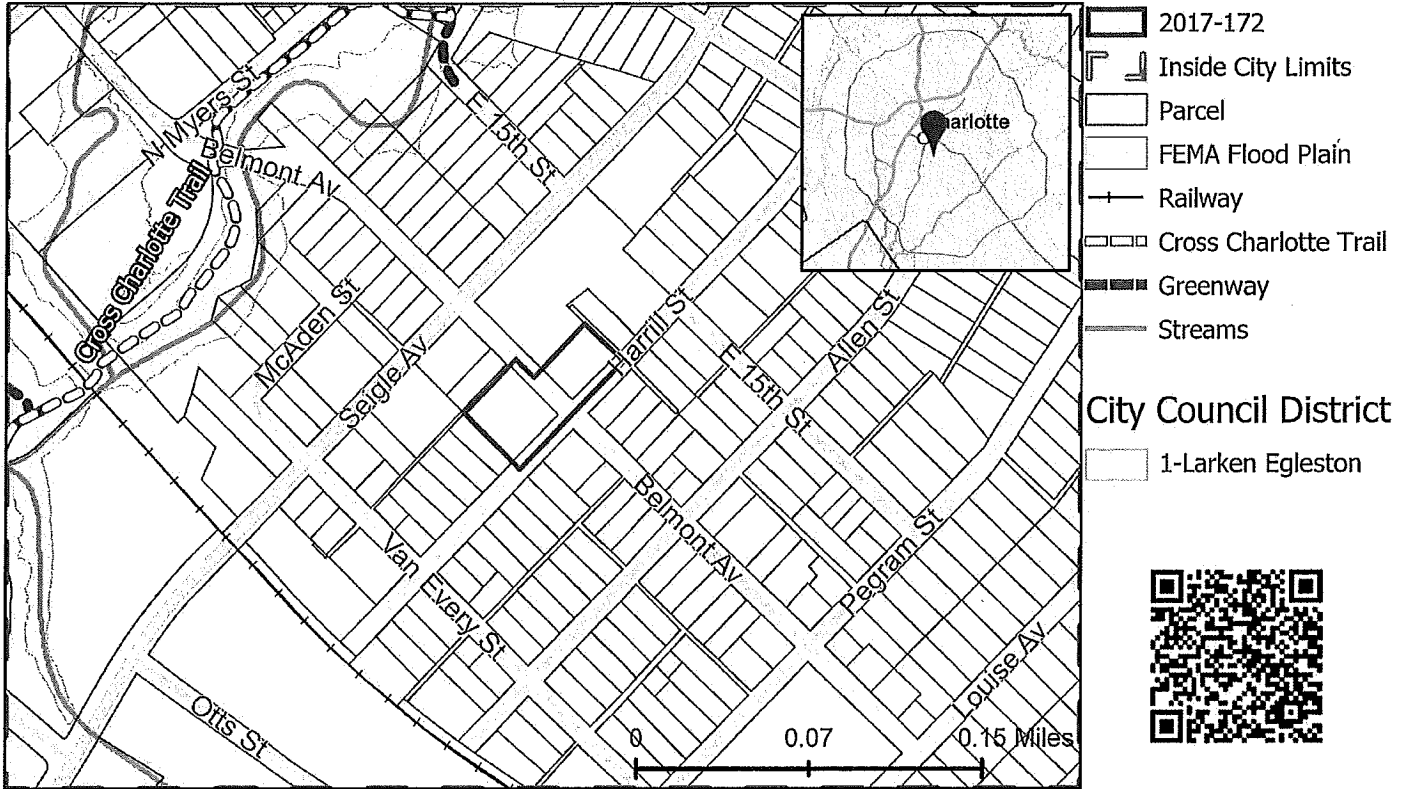
Approximately 0.844 acres

Ordinance NO. 9283-Z

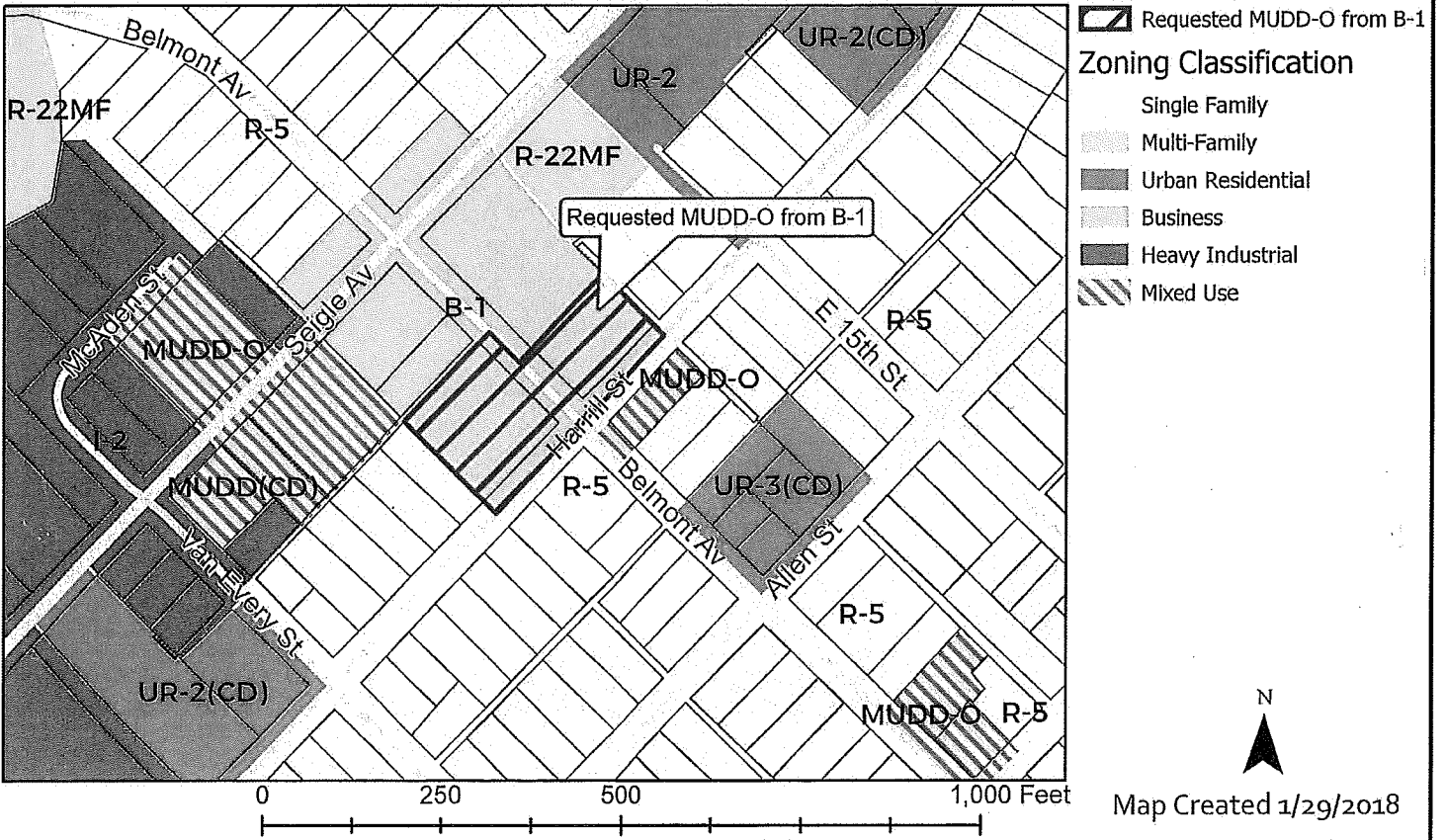


CHARLOTTE  
 CHARLOTTE-MECKLENBURG  
 PLANNING

Location of Requested Rezoning



Existing Zoning & Rezoning Request



March 16, 2018  
Ordinance Book 61, Page 287

Petition No.: 2017-175  
Petitioner: 332 West Bland Street, LLC

**ORDINANCE NO. 9284-Z**

**ZONING REGULATIONS**

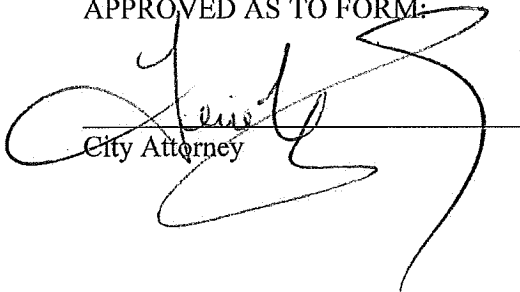
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-2 (light industrial) to TOD-M (transit oriented development – mixed use).

SEE ATTACHED MAP

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

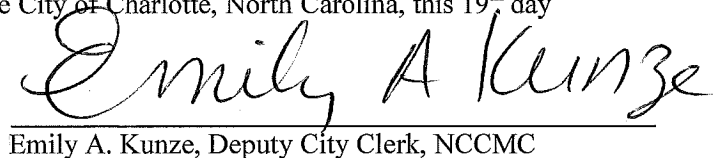
APPROVED AS TO FORM:

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

**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 287-288.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
Emily A. Kunze, Deputy City Clerk, NCCMC



**2017-175 : 332 West Bland Street, LLC**

**Current Zoning** I-2 (General Industrial Transit Supportive Overlay, General Industrial)

**Requested Zoning** TOD-M (Transit Oriented Development-Mixed Use)

Approximately 1.37 acres

March 19, 2018

Ordinance Book 61, Page 288

Ordinance No. 9284-Z

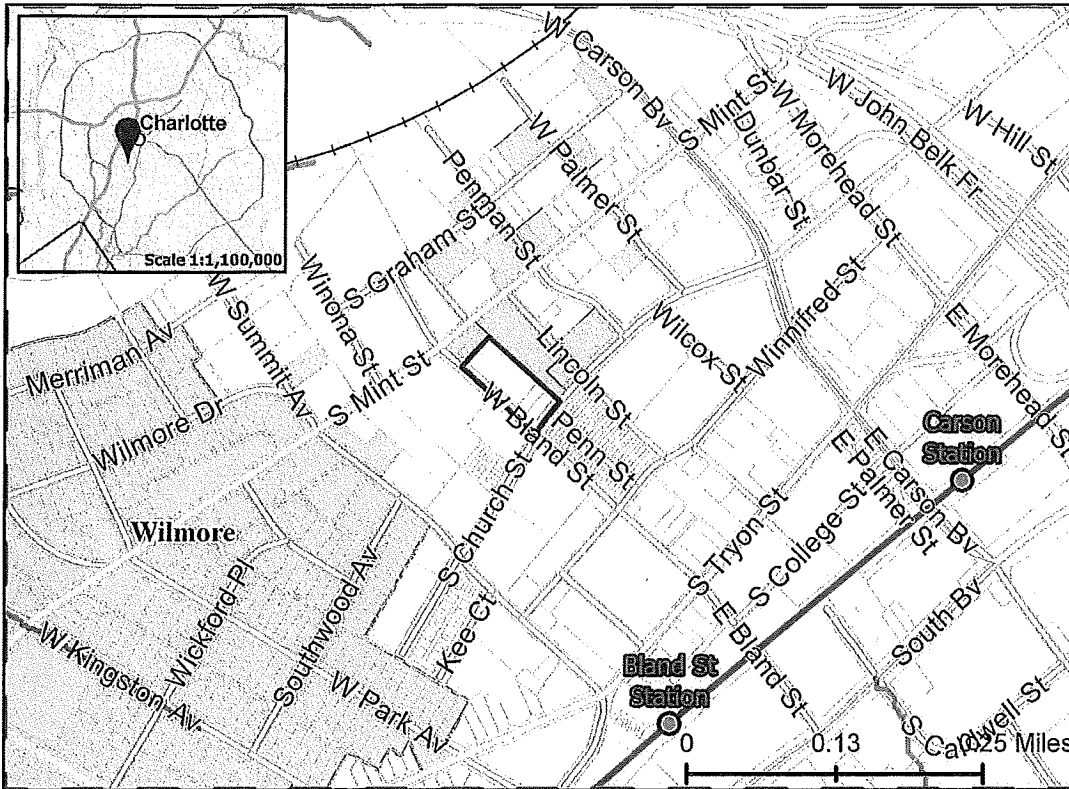
**Rezoning Map**



**CHARLOTTE.**

CHARLOTTE-MECKLENBURG  
PLANNING

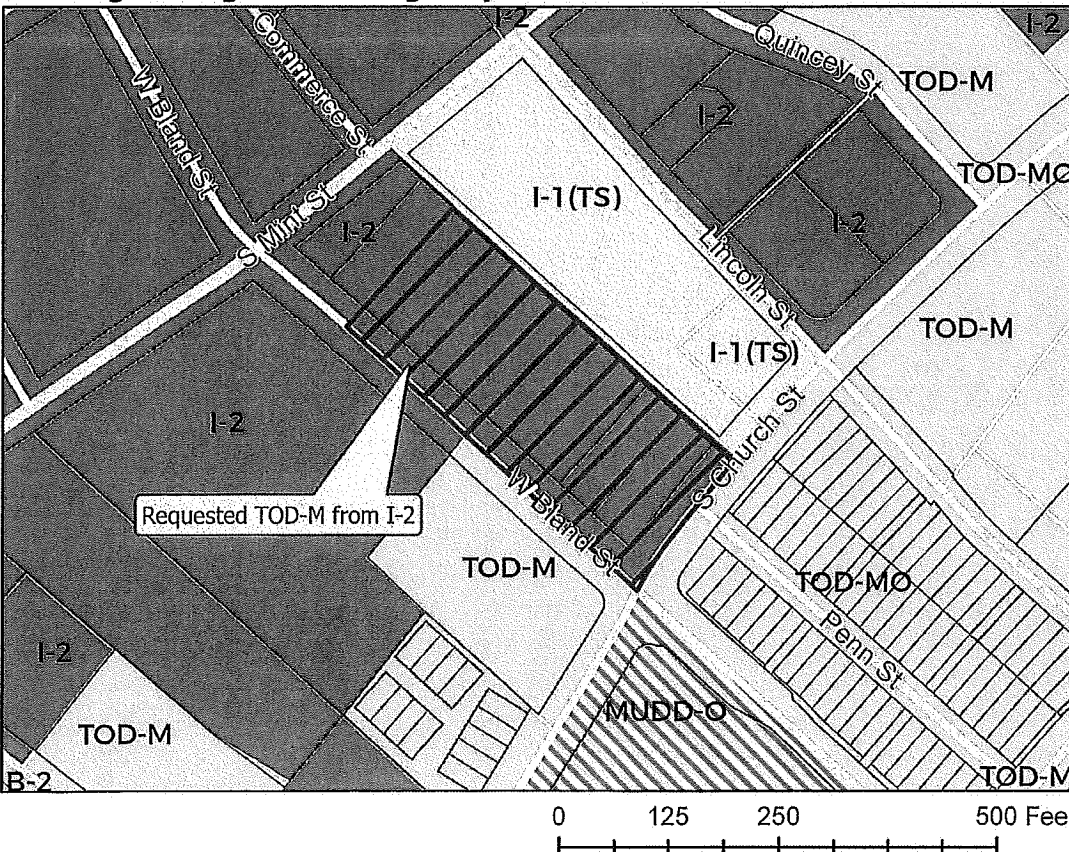
**Location of Requested Rezoning**



- 2017-175
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- Transit Supportive Overlay
- City Council District
- 3-LaWana Mayfield



**Existing Zoning & Rezoning Request**



- Requested TOD-M from I-2
- Zoning Classification**
- Business
  - Light Industrial
  - Heavy Industrial
  - Mixed Use
  - Transit-Oriented

Map Created 1/29/2018

March 19, 2018  
Ordinance Book 61, Page 289

Petition No.: 2017-178  
Petitioner: Atlantic Coast Contractors, Inc.

**ORDINANCE NO. 9285-Z**

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

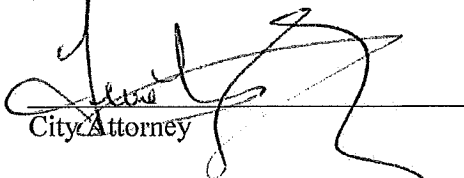
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from I-1 (light industrial) to I-2(CD) (general industrial, 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.

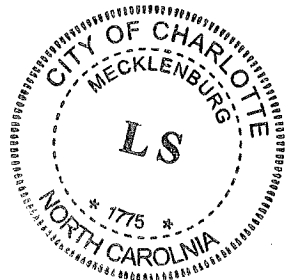
APPROVED AS TO FORM:

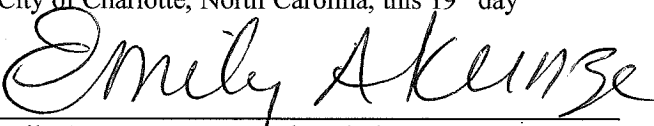
  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.



  
Emily A. Kunze, Deputy City Clerk, NCCMC

2017-178 : Atlantic Coast Contractors, Inc.

March 19, 2018

Current Zoning I-1 (Light Industrial)

Ordinance Book 61, Page 290

Requested Zoning I-2 (CD) (General Industrial, Conditional) Ordinance No. 9285-Z

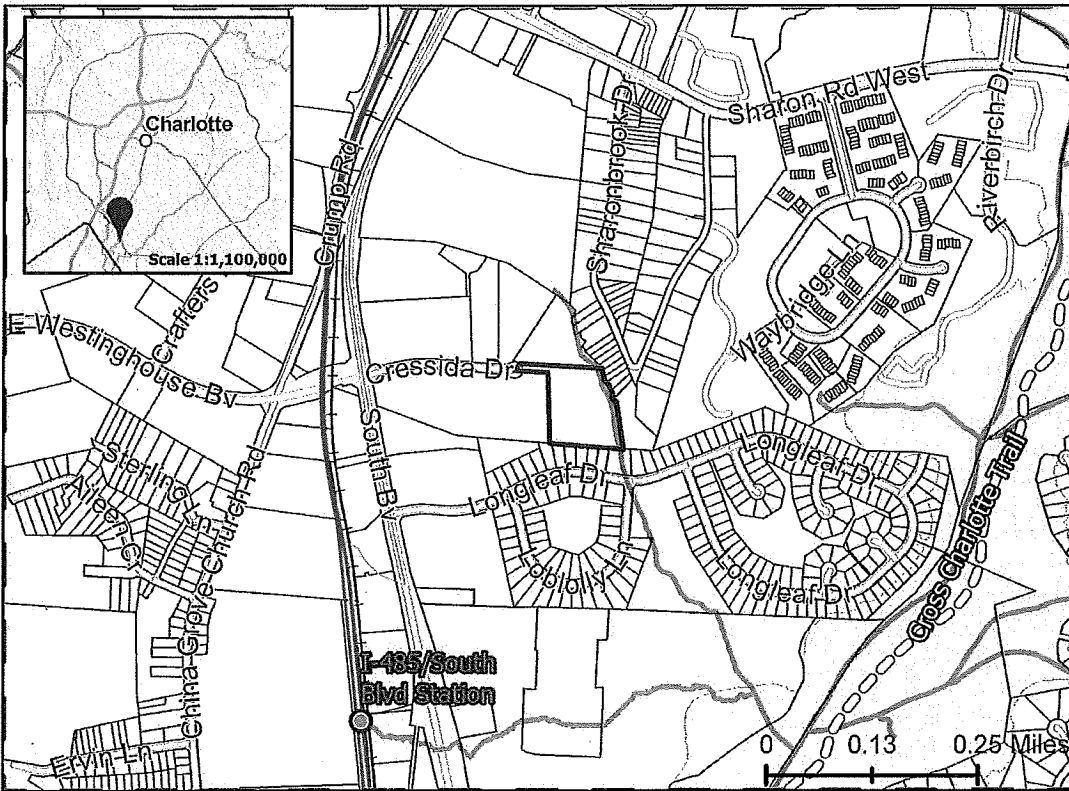
Approximately 4.34 acres

### Location of Requested Rezoning

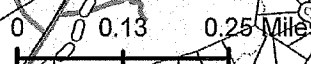
## Rezoning Map



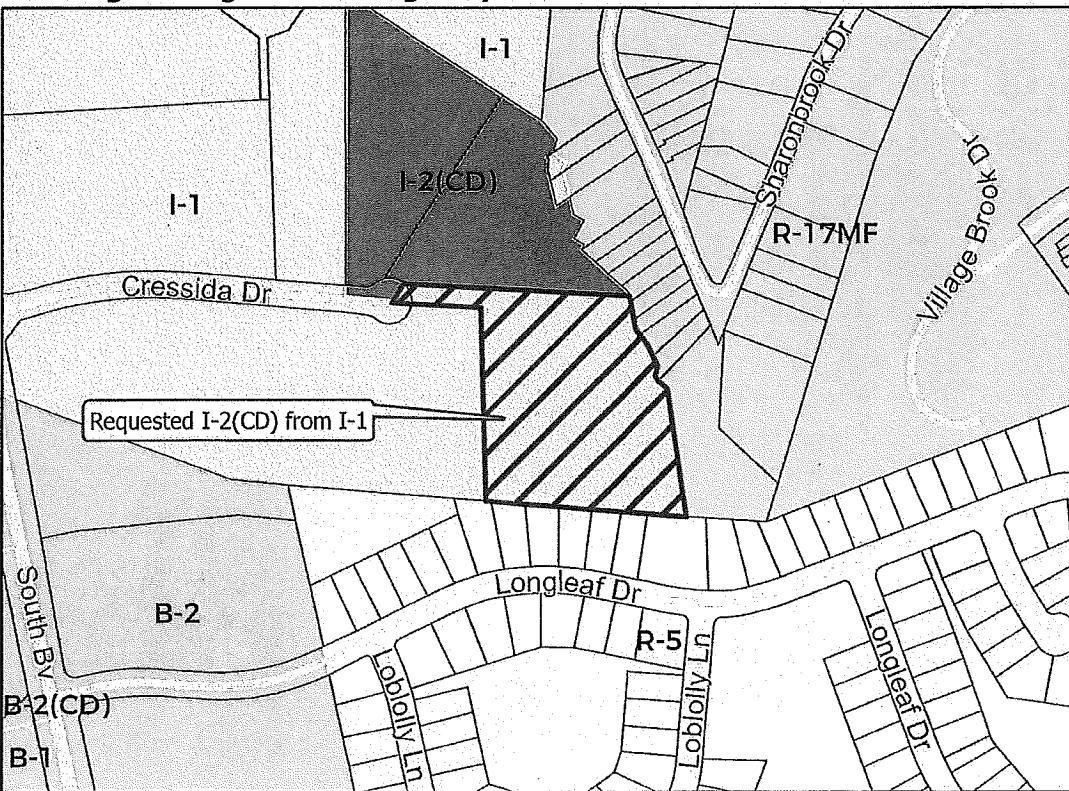
**CHARLOTTE.**  
CHARLOTTE-MECKLENBURG  
PLANNING



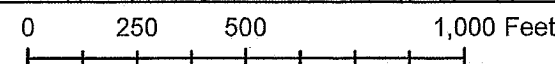
- 2017-178
- Inside City Limits
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



- Requested I-2(CD) from I-1
- Zoning Classification**
- Single Family
- Multi-Family
- Business
- Light Industrial
- General Industrial



Map Created 1/29/2018

March 19, 2018  
Ordinance Book 61, Page 291

Petition No.: 2017-181  
Petitioner: Dakota Legacy Group

**ORDINANCE NO. 9286-Z**

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

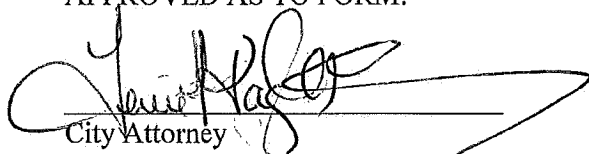
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from CC (commercial center) to CC SPA (commercial center, site plan amendment).

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

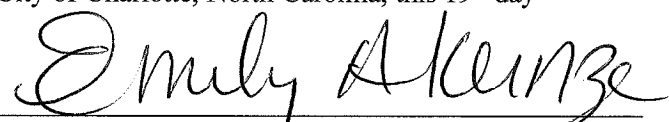


**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 291-292.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.



  
Emily A. Kunze, Deputy City Clerk, NCCMC

**2017-181 : Dakota Legacy Group**

March 19, 2018

**Current Zoning** CC (Commercial Center)

Ordinance Book 61, Page 292

**Requested Zoning** CC SPA (Commercial Center, Site Plan Amendment)

Approximately 3.58 acres

Ordinance No. 9286-Z

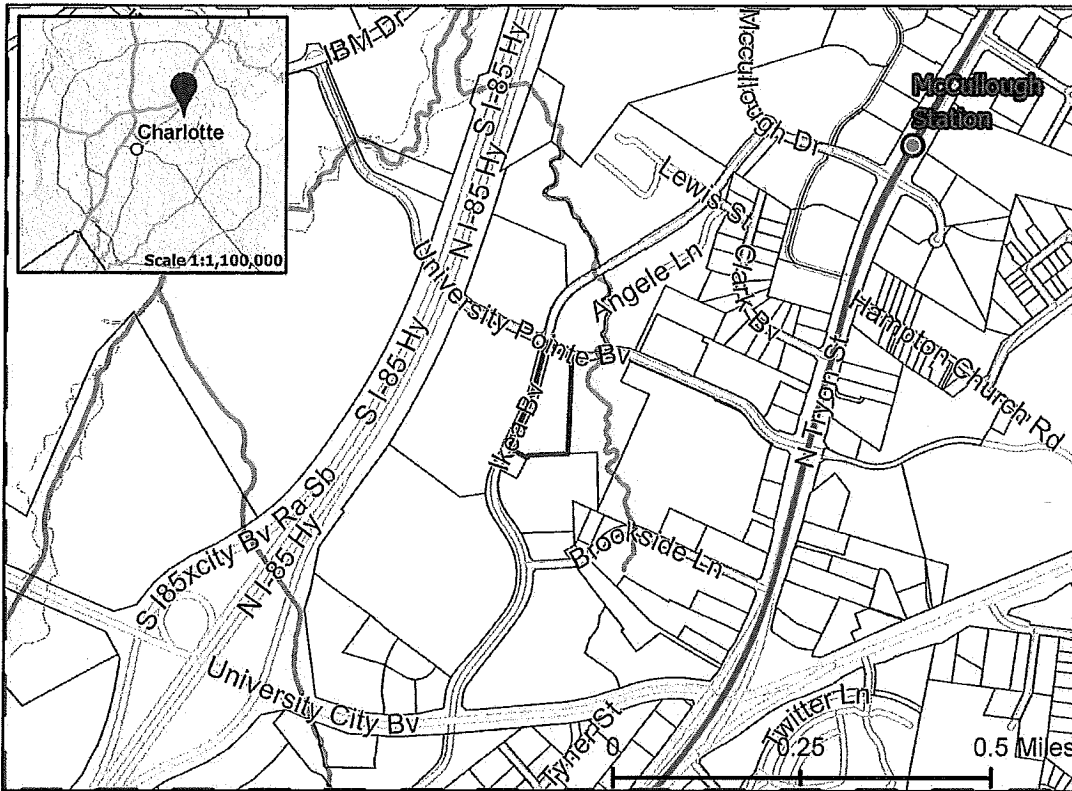
**Rezoning Map**



**CHARLOTTE.**

CHARLOTTE-MECKLENBURG  
PLANNING

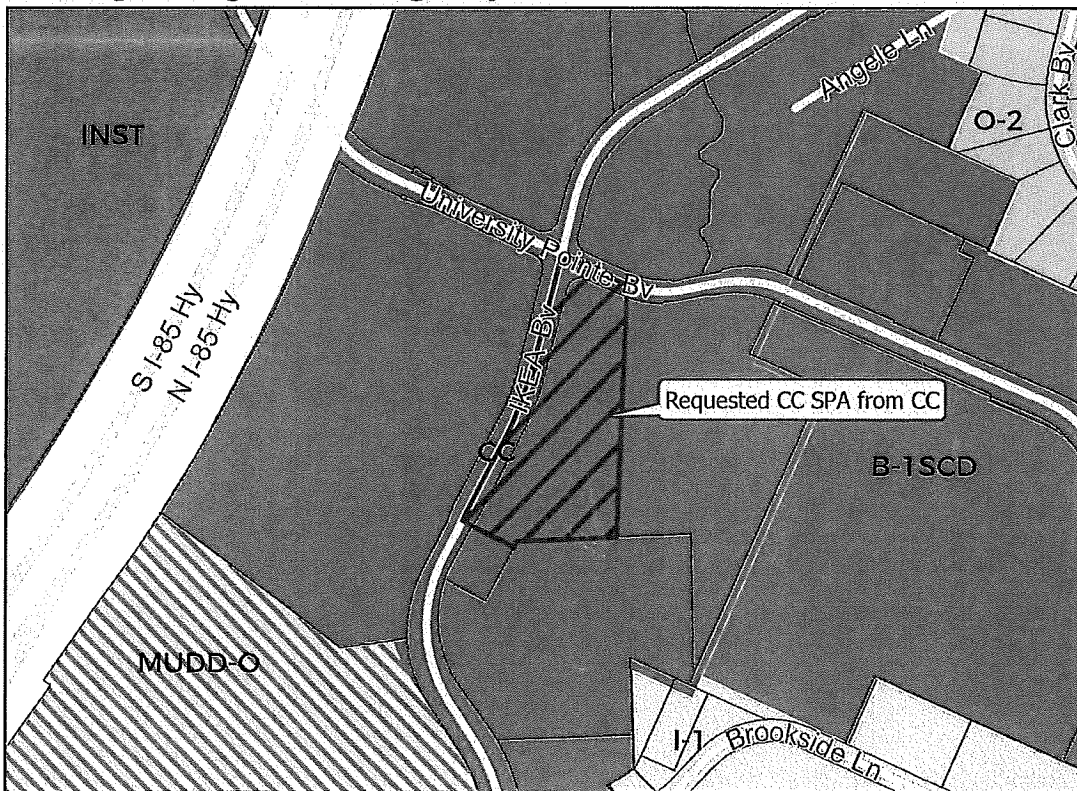
**Location of Requested Rezoning**



- 2017-181
- Inside City Limits
- LYNX Blue Line Station
- LYNX Blue Line
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Gregory A. Phipps



**Existing Zoning & Rezoning Request**



- Requested CC SPA from CC
- Zoning Classification**
- Institutional
- Office
- Commercial Center
- Light Industrial
- Mixed Use



0 250 500 1,000 Feet

Map Created 1/29/2018



Petition No.: 2017-184  
Petitioner: Sean Brady

**ORDINANCE NO. 9287-Z**

**ZONING REGULATIONS**

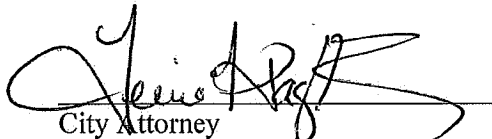
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-3 LWPA (single family residential, Lake Wylie watershed-overlay, protected area) to R-12 LWPA (single family residential, Lake Wylie watershed-overlay, protected area).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 293-294.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.

  
Emily A. Kunze, Deputy City Clerk, NCCMC



2017-184 : Sean Brady

March 19, 2018

# Rezoning Map

Ordinance Book 61, Page 294

Ordinance No. 9287-Z

**Current Zoning** R-3 LWPA (Single Family Residential, Lake Wylie Protected Area)

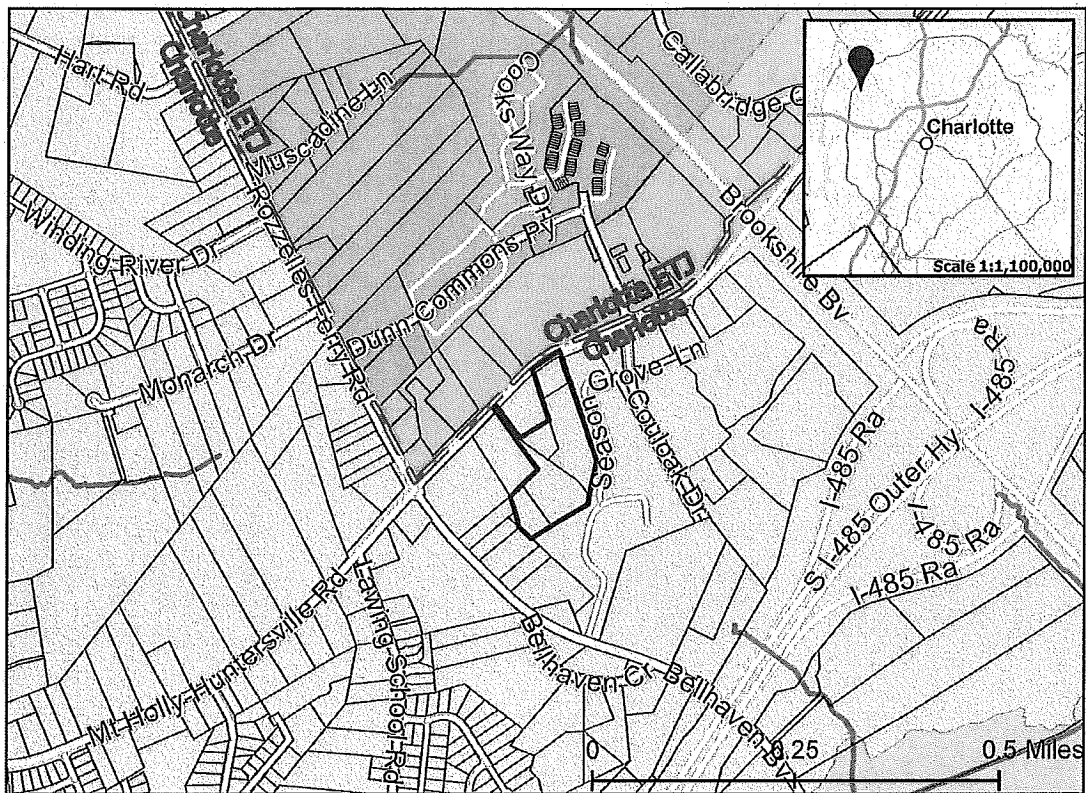
**Requested Zoning** R-12MF LWPA (Multi-Family Residential, Lake Wylie Protected Area)

Approximately 8.557 acres

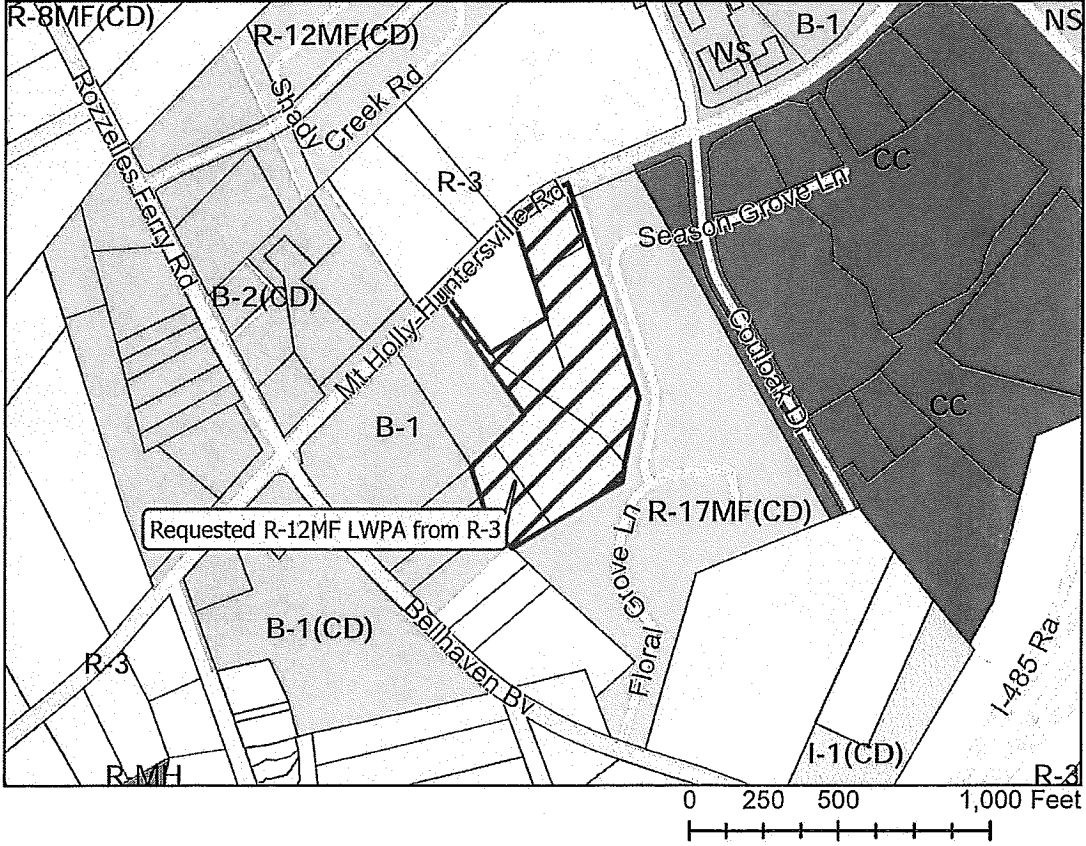
## Location of Requested Rezoning



**CHARLOTTE.**  
CHARLOTTE-MECKLENBURG  
PLANNING



## Existing Zoning & Rezoning Request



- Requested R-12MF LWPA from R-3
- Zoning Classification**
- Single Family
- Manufactured Home
- Multi-Family
- Business
- Commercial Center
- Light Industrial



Map Created 1/31/2018

Petition No.: 2017-187  
Petitioner: Maga Development LLC

**ORDINANCE NO. 9288-Z**

**ZONING REGULATIONS**

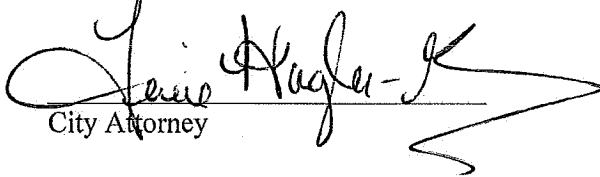
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-3 (single family residential), R-4 (single family residential), R-5 (single family residential), and R-8 LWPA (single family residential, Lake Wylie Protected Area) to R-6 LWPA (single family residential, Lake Wylie Protected Area).

SEE ATTACHED MAP

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

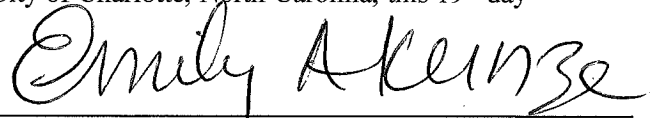
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 295-296.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.



Emily A. Kunze, Deputy City Clerk, NCCMC



March 19, 2018

# Rezoning Map

2017-187 : MAGA Development LLC

Ordinance Book 61, Page 296

Ordinance No. 9288-Z

**Current Zoning** R-3, R-4, R-5, R-8 LWPA (Single Family Residential, Lower Lake Wylie Protected Area)

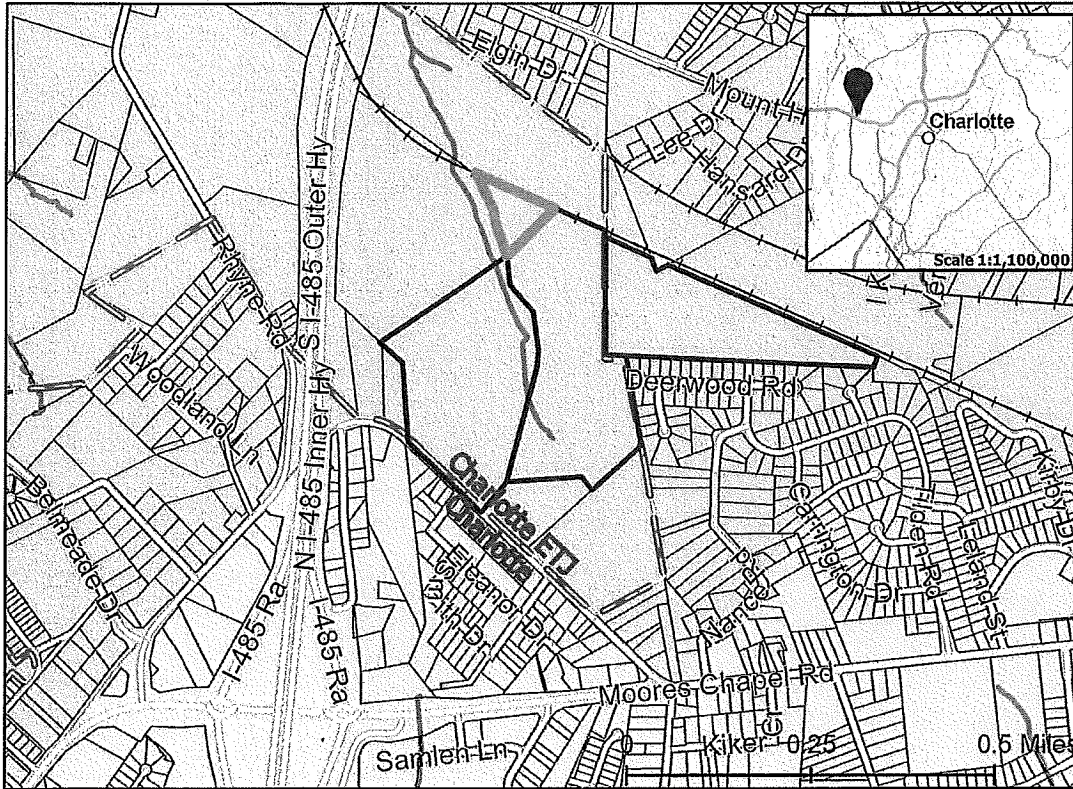
**Requested Zoning** R-6 LWPA (Single Family Residential, Lower Lake Wylie Protected Area)

Approximately 79.3 acres

## Location of Requested Rezoning



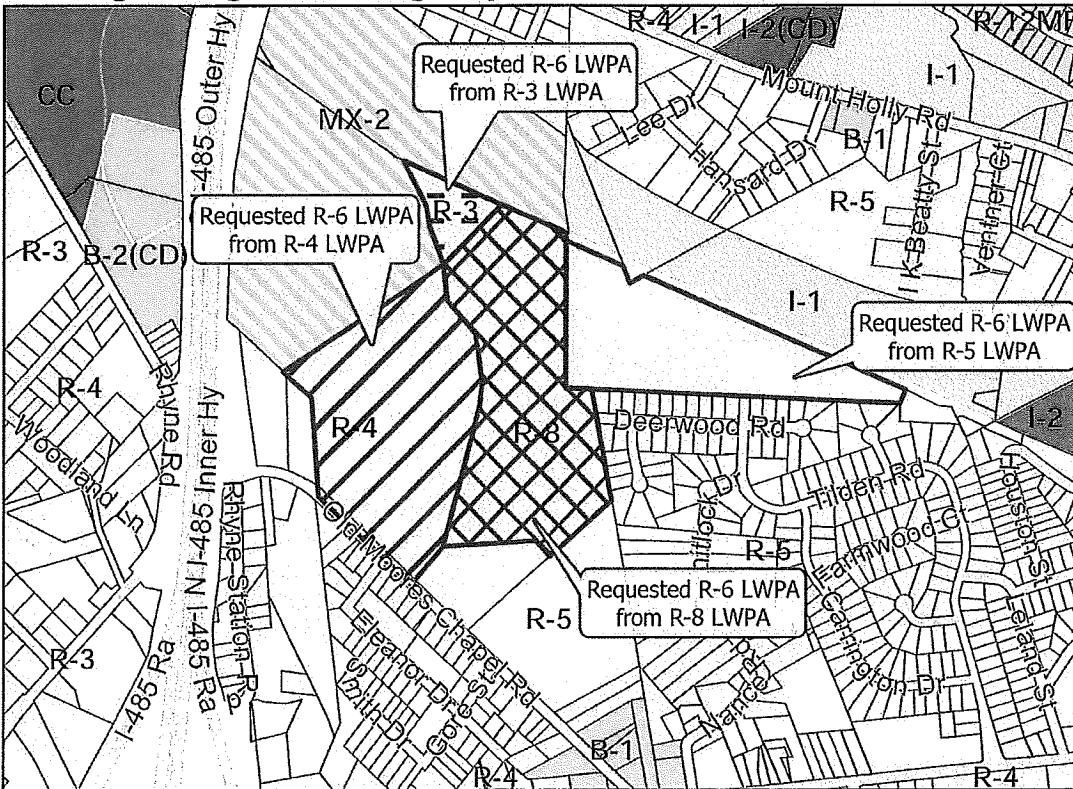
**CHARLOTTE.**  
CHARLOTTE-MECKLENBURG  
PLANNING



- 2017-187
- Inside & Outside City Limits
- Parcel
- Railway
- Streams
- Watershed Overlay**
- Lake Wylie - Protected Area
- Lower Lake Wylie - Protected Area
- City Council District
- 3-LaWana Mayfield



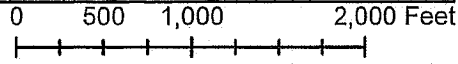
## Existing Zoning & Rezoning Request



- Requested R-6 LWPA from R-3 LWPA
- Requested R-6 LWPA from R-4 LWPA
- Requested R-6 LWPA from R-8 LWPA
- Requested R-6 LWPA from R-5 LWPA

### Zoning Classification

- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial
- Heavy Industrial



Map Created 1/31/2018

March 19, 2018  
Ordinance Book 61, Page 297

Petition No.: 2017-189  
Petitioner: SL Horton Road, LLC

**ORDINANCE NO. 9289-Z**

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

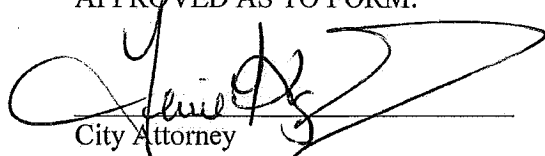
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from R-3 AIR LLWPA (single family residential, Airport Noise overlay, Lake Wylie Protected Area) to I-1(CD) AIR LLWPA (general industrial, conditional, Airport Noise overlay, 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:

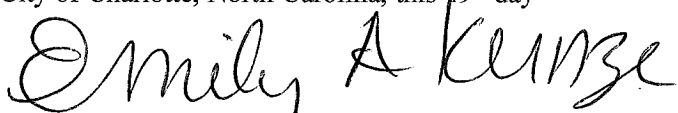
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 297-298.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.



  
\_\_\_\_\_  
Emily A. Kunze, Deputy City Clerk, NCCMC

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

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

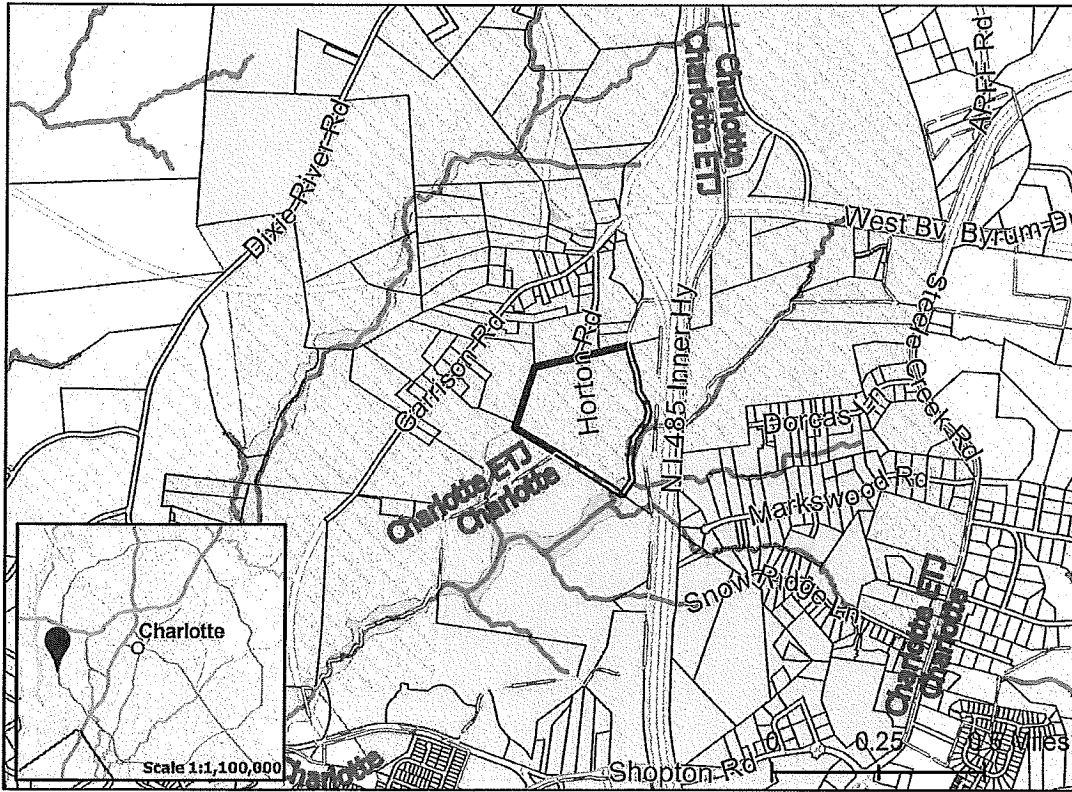
Approximately 42.6 acres

Ordinance No. 9289-Z



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

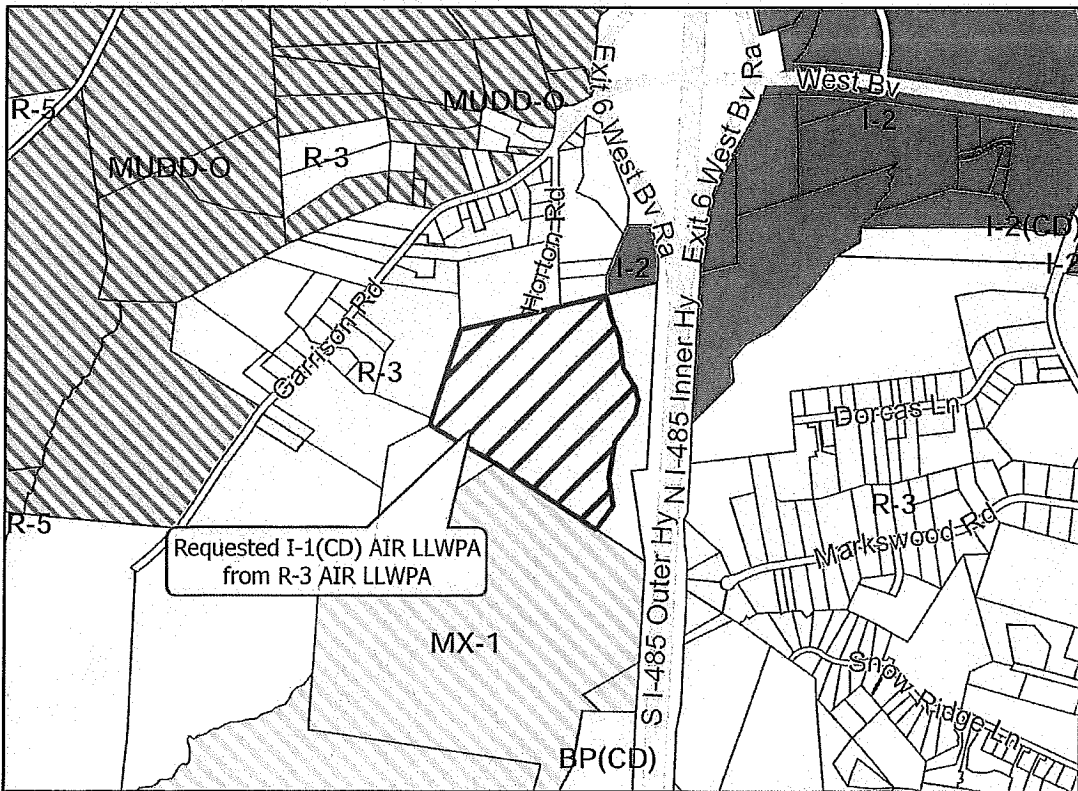
**Location of Requested Rezoning**



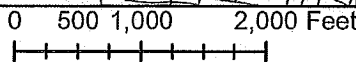
- 2017-189
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay**
- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area



**Existing Zoning & Rezoning Request**



- Requested I-1(CD) AIR LLWPA from R-3 AIR LLWPA
- Zoning Classification**
- Single Family
- Mixed Residential
- Business Park
- Heavy Industrial
- Mixed Use



Map Created 1/31/2018

March 19, 2018  
Ordinance Book 61, Page 299

Petition No.: 2017-190  
Petitioner: C4 Investments, LLC

**ORDINANCE NO. 9290-Z**

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

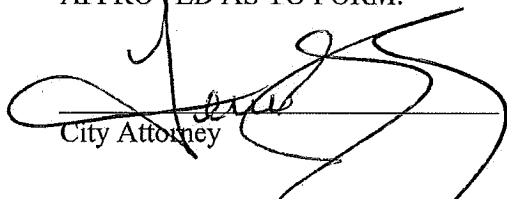
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from R-4 (single family residential) 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.

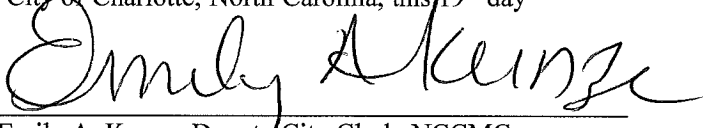
APPROVED AS TO FORM:

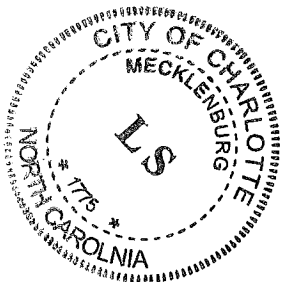
  
City Attorney

**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 299-300.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.

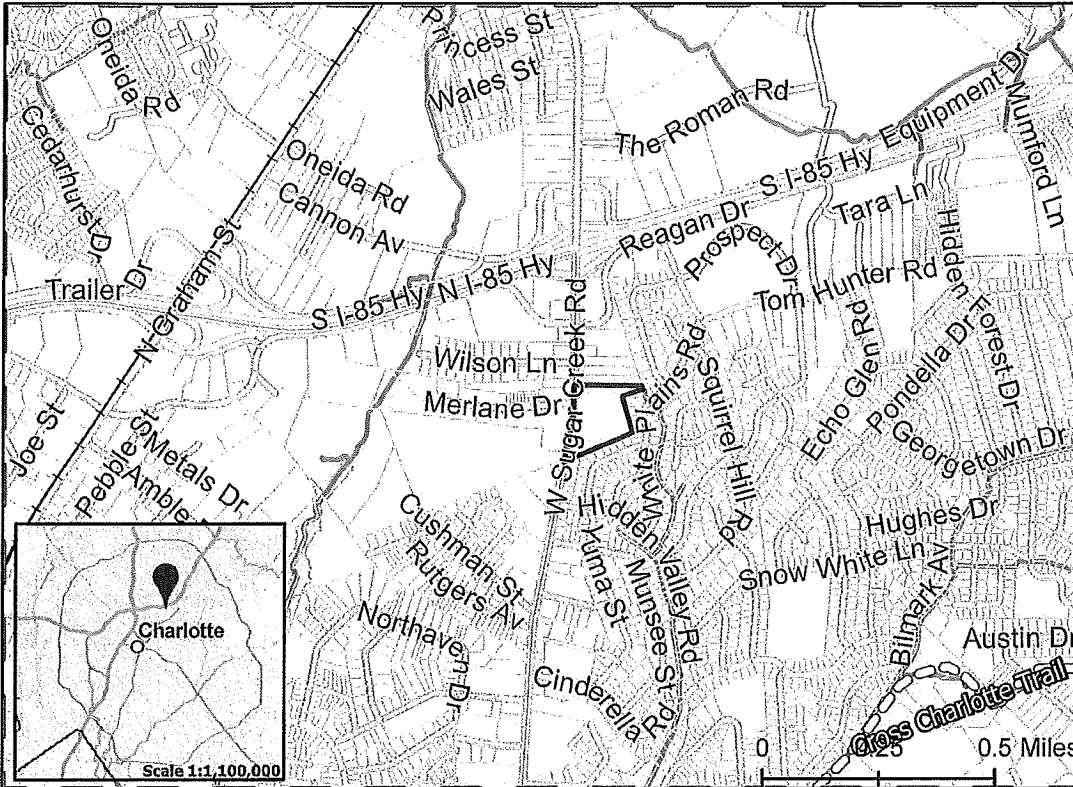
  
Emily A. Kunze, Deputy City Clerk, NCCMC



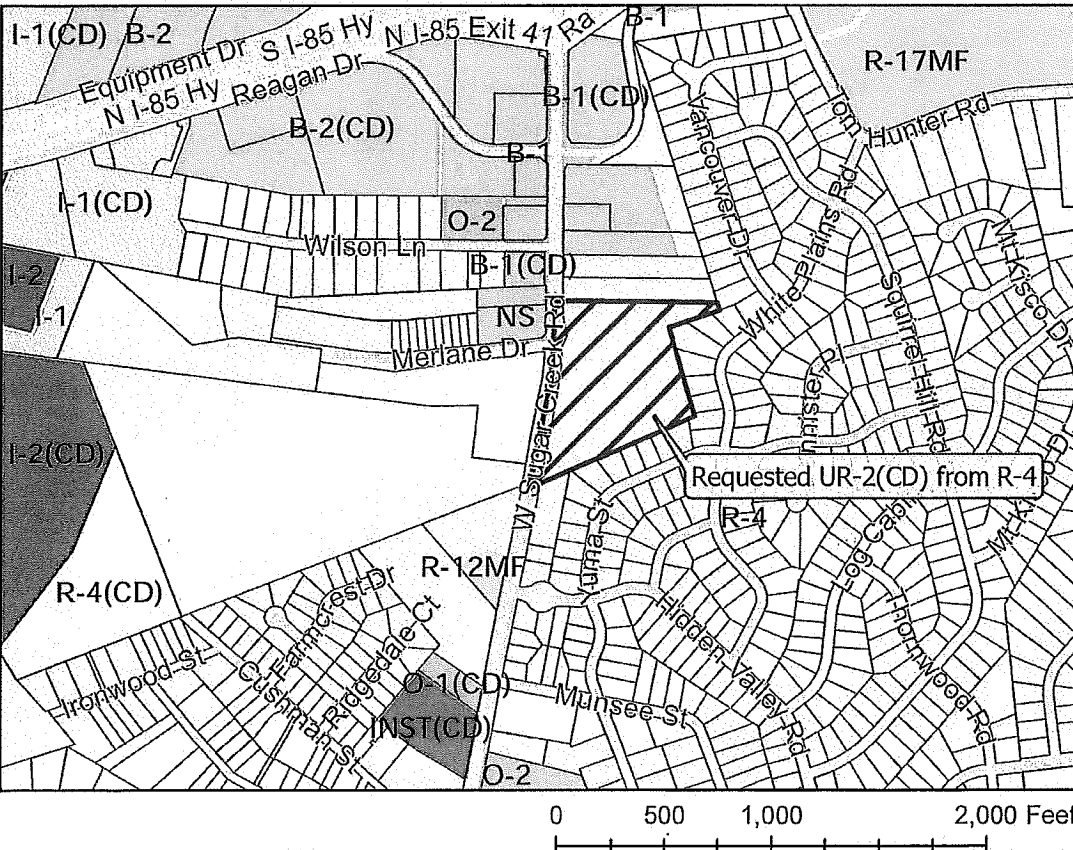
**Current Zoning** R-4 (Single Family Residential) Ordinance No. 9290-Z  
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)  
 Approximately 9.82 acres



**Location of Requested Rezoning**



**Existing Zoning & Rezoning Request**



- 2017-190
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 4-Gregory A. Phipps



- Requested UR-2(CD) from R-4
- Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Light Industrial
- General Industrial





Ordinance – Charlotte Firefighting Apparatuses

**Ordinance designating as an Historic Landmark a property known as the “Charlotte Firefighting Apparatuses” (including the 1861 William Jeffers & Company Hand-Powered Pumper, the 1902 American Fire Company Metropolitan Steam-Powered Pumper, and the 1928 American LaFrance & Foamite Company Fire Truck). The property is located at 500 Dalton Avenue, Charlotte NC, and 620 West 28th Street, Charlotte, NC, and is owned by the Charlotte Fire Department.**

---

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 19<sup>th</sup> day of February, 2018, on the question of designating a property known as the Charlotte Firefighting Apparatuses as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 12<sup>th</sup> day of February, 2018, on the question of designating a property known as the Charlotte Firefighting Apparatuses as an historic landmark; and

WHEREAS, the William Jeffers & Company Hand-Powered Pumper (1861), the American Fire Engine Company “Metropolitan” Steam-Powered Pumper (1902), and the

Ordinance – Carolina Cadillac Company

American LaFrance & Foamite Company Gasoline-Engine-Powered Pumper (1928) are the only extant fire apparatuses of their types that exist in the collection of fire engines owned by the Charlotte Fire

Department; and

WHEREAS, the William Jeffers & Company Hand-Powered Pumper (1861), the American Fire Engine Company “Metropolitan” Steam-Powered Pumper (1902), and the American LaFrance & Foamite Company Gasoline-Engine-Powered Pumper (1928) document the evolution of fire engines used by Charlotte firefighters from the last quarter of the nineteenth century until the mid-twentieth century; and

WHEREAS, the William Jeffers & Company Hand-Powered Pumper (1861), the American Fire Engine Company “Metropolitan” Steam-Powered Pumper (1902), and the American LaFrance & Foamite Company Gasoline-Engine-Powered Pumper (1928) have been restored to operational condition and therefore possess educational value, not only for Charlotte but for communities throughout North Carolina.; and

WHEREAS, the City of Charlotte acquired the William Jeffers & Company Hand-Powered Pumper (1861) for use by Charlotte’s African American Volunteer Fire Company. Consequently, the William Jeffers & Company Hand-Powered Pumper is an Important Artifact of Charlotte’s African American history; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Charlotte Firefighting Apparatuses possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the property known as the Charlotte Firefighting Apparatuses is owned by Charlotte Fire Department.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the “Charlotte Firefighting Apparatuses” (including the 1861 William Jeffers & Company Hand-Powered Pumper, the 1902 American Fire Company Metropolitan Steam-Powered Pumper, and the 1928 American LaFrance & Foamite Company Fire Truck) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 500 Dalton Avenue, Charlotte NC, and 620 West 28th Street, Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Charlotte Firefighting Apparatuses” (2017).

2. That said designated historic landmark may be materially altered, restored, or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of

the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

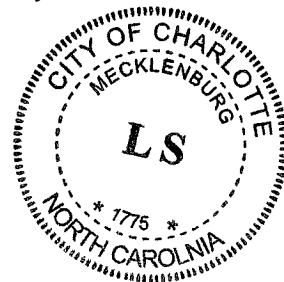
4. That a suitable sign may be posted indicating that said property has been designated as an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

5. That the owners of the historic landmark known as the "Charlotte Firefighting Apparatuses" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

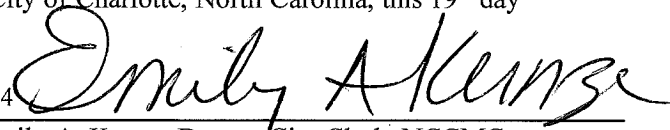
  
\_\_\_\_\_  
Senior Assistant City Attorney



**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 301-304.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
Emily A. Kunze, Deputy City Clerk, NCCMC

March 19, 2018  
Ordinance Book 61, Page 305  
Ordinance No. 9292-X

Ordinance – Highland Park Mill No. 1

**Ordinance designating as an Historic Landmark a property known as the “Highland Park Mill No. 1” (listed under Tax Parcel Number 08104202 as of February 1, 2018 and including the interiors and exteriors of the buildings, and the land associated with Tax Parcel Number 08104202). The property is located at 340 East Sixteenth Street in Charlotte, North Carolina, and is owned by White Point Paces Partners.**

---

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 19<sup>th</sup> day of February, 2018, on the question of designating a property known as the Highland Park Mill No. 1 as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 12<sup>th</sup> day of February, 2018, on the question of designating a property known as the Highland Park Mill No. 1 as an historic landmark; and

WHEREAS, the Highland Park Mill No. 1 was one of Charlotte’s largest and longest-operating textile producers; and

WHEREAS, the Highland Park Mill No. 1 was put into service in 1892 and continued operations late into the 20<sup>th</sup> century, with approximately 1,200 workers in 1965; and

WHEREAS, the Highland Park Mill No. 1 remained in service as a textile mill for one hundred and twenty-six years until it closed in 2016; and

WHEREAS, contributions by the Highland Park Mill No. 1 to the local economy as a manufacturer, employer, consumer of local goods and services, and taxpayer, was enormous; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Highland Park Mill No. 1 possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Highland Park Mill No. 1, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Highland Park Mill No. 1 is owned by White Point Paces Partners.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the “Highland Park Mill No. 1” (listed under Tax Parcel Number 08104202 as of February 1, 2018 and including the interiors and exteriors of the buildings, and the land associated with Tax Parcel Number 08104202) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 340 East Sixteenth

Street, Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Highland Park Mill No. 1” (2017).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior architectural features and the contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior’s Standards for Rehabilitation and*

*Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the “Highland Park Mill No. 1” be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

  
\_\_\_\_\_  
Senior Assistant City Attorney



**CERTIFICATION**

I, Emily A. Kunze, 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 19<sup>th</sup> day of March, 2018, the reference having been made in Minute Book 145, and recorded in full in Ordinance Book 61, Page(s) 305-309.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19<sup>th</sup> day of March, 2018.

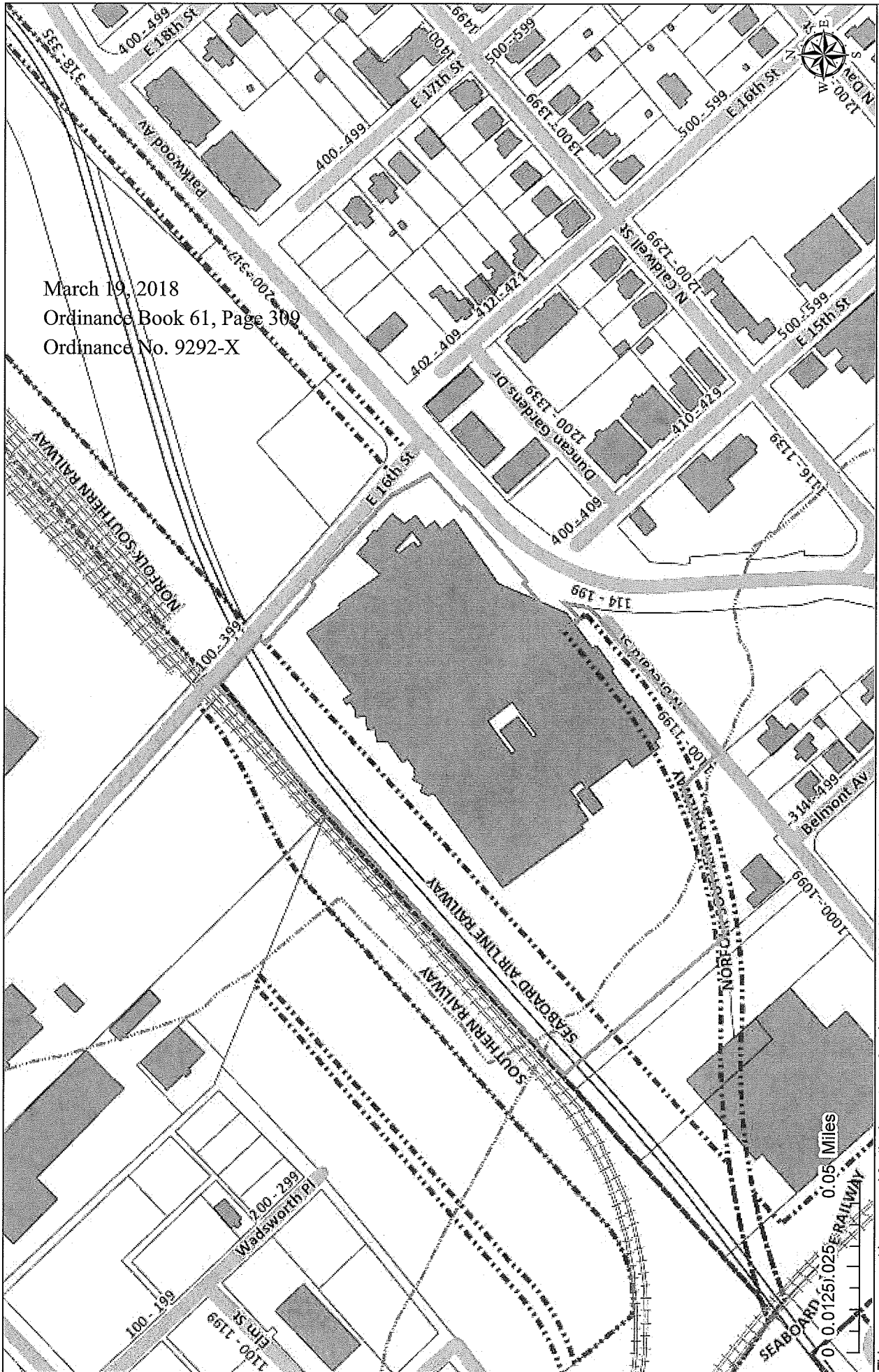
  
\_\_\_\_\_  
Emily A. Kunze, Deputy City Clerk, NCCMC



# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 3/23/2018 11:34:44 AM

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