

Petition No.: 2018-092  
Petitioner: Contravest Development Partners, LLC

**ORDINANCE NO. 9701-Z**

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

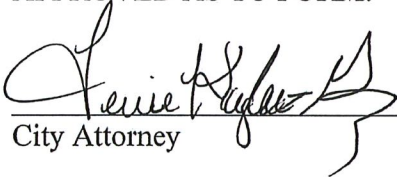
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-MH (manufactured housing), B-2 (general business), and I-1 (CD) light industrial, conditional) 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 C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 655-656.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2018-092: Contravest Development Partners, LLC**

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

R-MH (Residential Manufactured Housing)

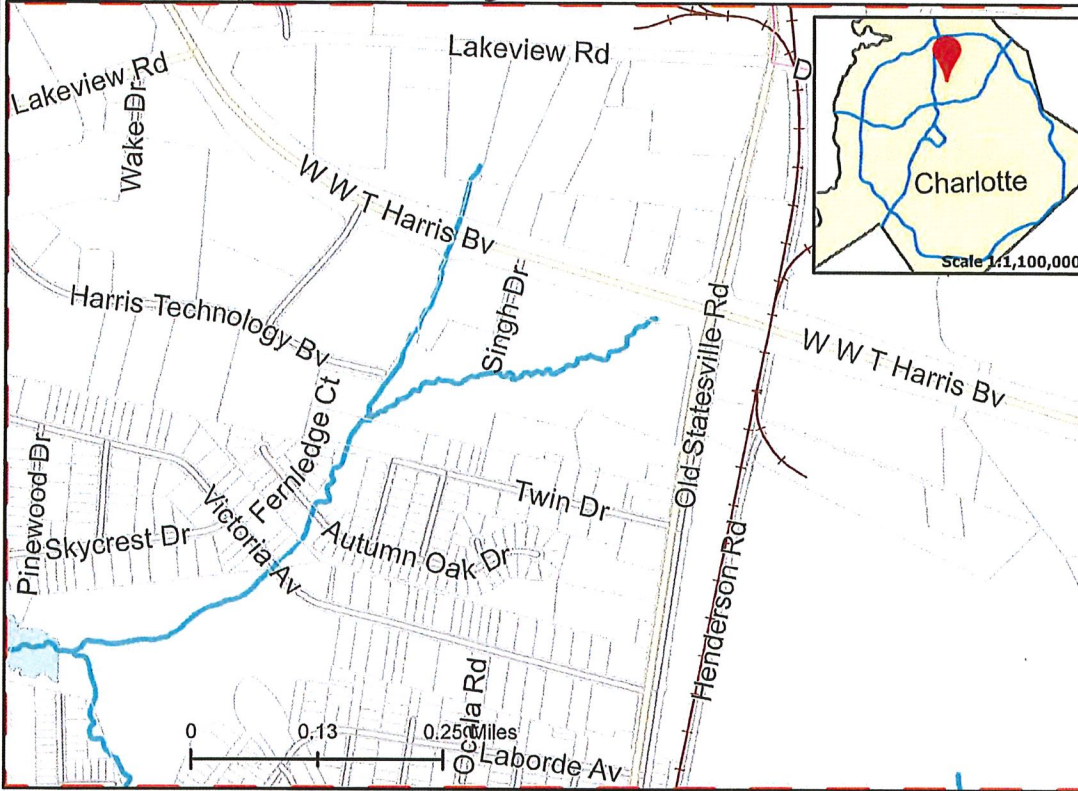
**Requested Zoning** UR-3(CD) (Urban Residential, Conditional) With 5 Years Vested Rights

Approximately 14.5 acres

**Rezoning Map**



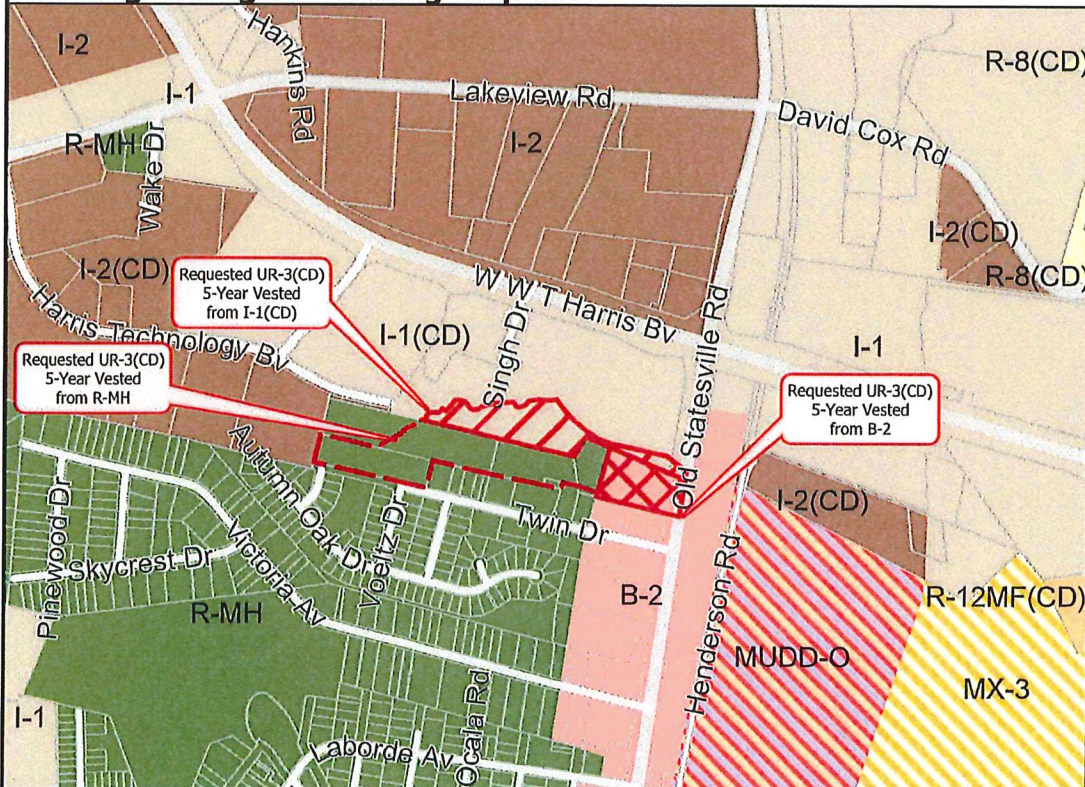
**Location of Requested Rezoning**



- Rezoning Area
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 2-Malcolm Graham



**Existing Zoning & Rezoning Request**



- Requested UR-3(CD) 5-Year Vested from I-1(CD)
- Requested UR-3(CD) 5-Year Vested from B-2
- Requested UR-3(CD) 5-Year Vested from R-MH

**Zoning Classification**

- Single Family
- Manufactured Home
- Multi-Family
- Mixed Residential
- Business
- Light Industrial
- General Industrial
- Mixed Use



Map Created 12/9/2019



Petition No.: 2018-150  
Petitioner: TDC Greenville, LLC

**ORDINANCE NO. 9702-Z**

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

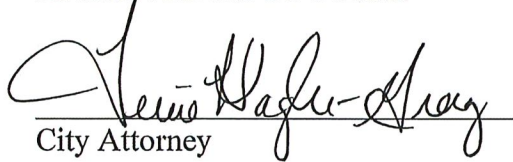
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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, conditional), with five-year vested rights.

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.

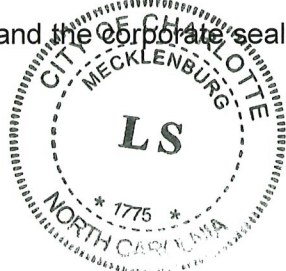
APPROVED AS TO FORM:

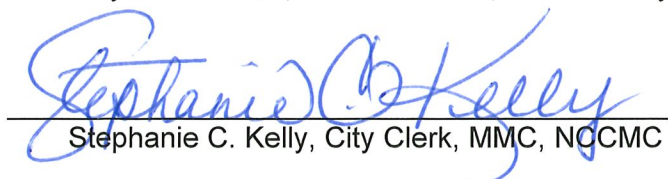
  
City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



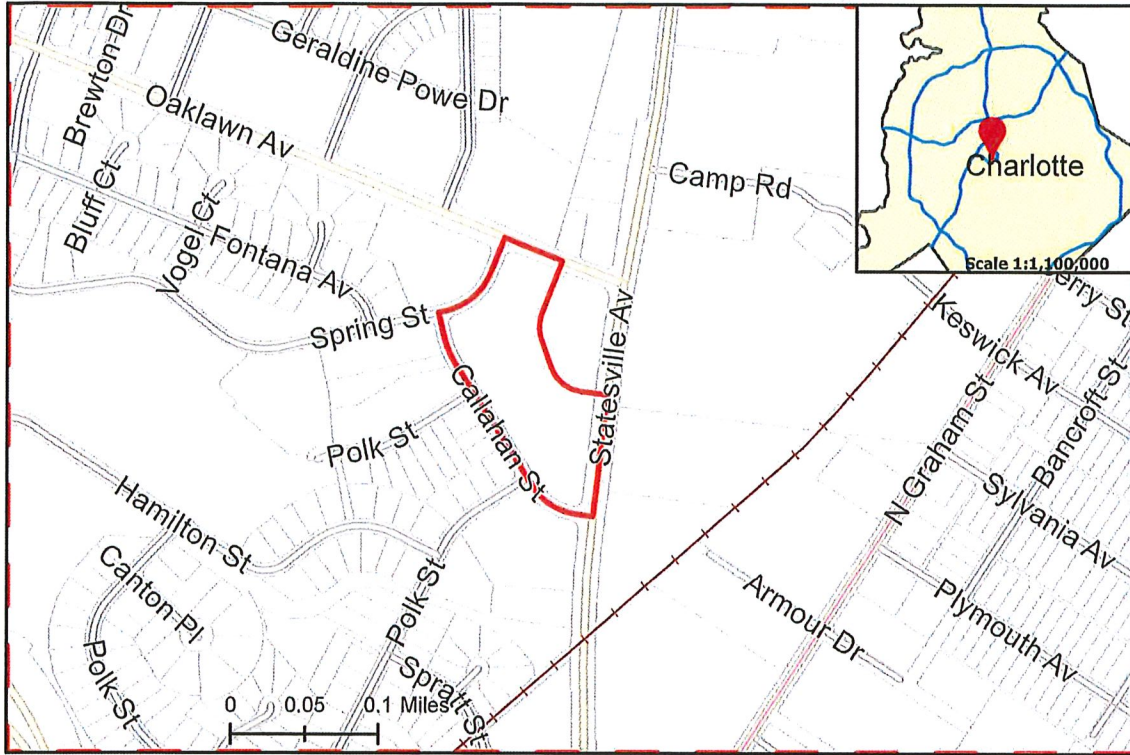
## 2018-150: TDC Greenville LLC

**Current Zoning** B-1 (Neighborhood Business)

**Requested Zoning** MUDD (Mixed Used Development) with Five Year Vested Rights

Approximately 5.279 acres

### Location of Requested Rezoning



## Rezoning Map

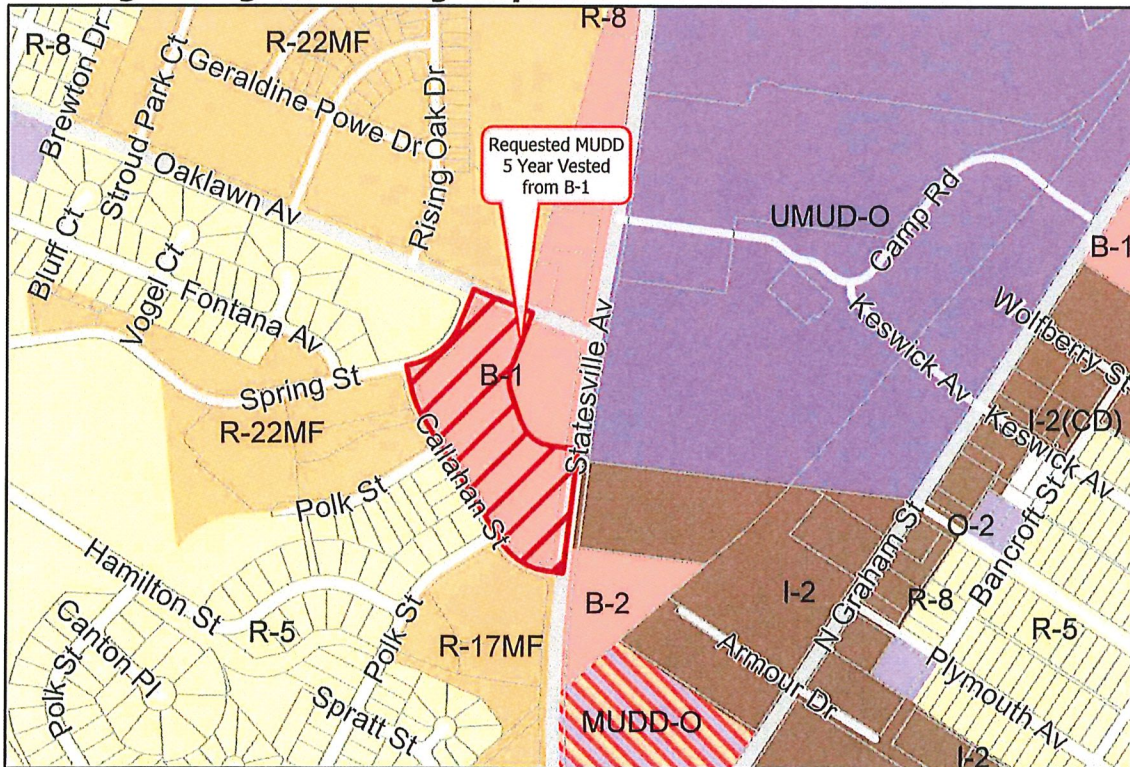


**CHARLOTTE.**  
 PLANNING, DESIGN  
 & DEVELOPMENT

- 2018-150
- Inside City Limits
- Parcel
- Railway
- City Council District**
- 2-Justin Harlow



### Existing Zoning & Rezoning Request



- Requested MUDD 5 Year Vested from B-1
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Business-Distribution
- General Industrial
- Mixed Use



Map Created 11/6/2019



Petition No.: 2019-028  
Petitioner: HHHunt

**ORDINANCE NO. 9703-Z**

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

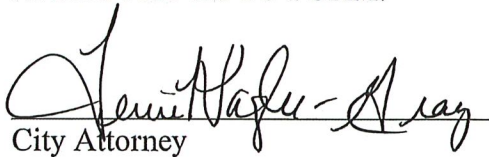
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (single family residential) and O-15 (CD) (office, conditional) to R-12MF (CD) (multi-family residential conditional) and R-12MF (multi-family 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.

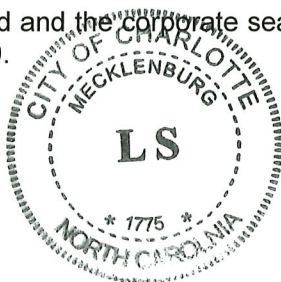
APPROVED AS TO FORM:

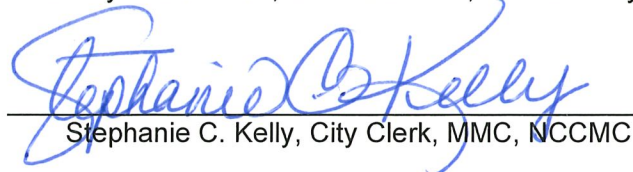
  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 659-660.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2019-028 : HHHunt**

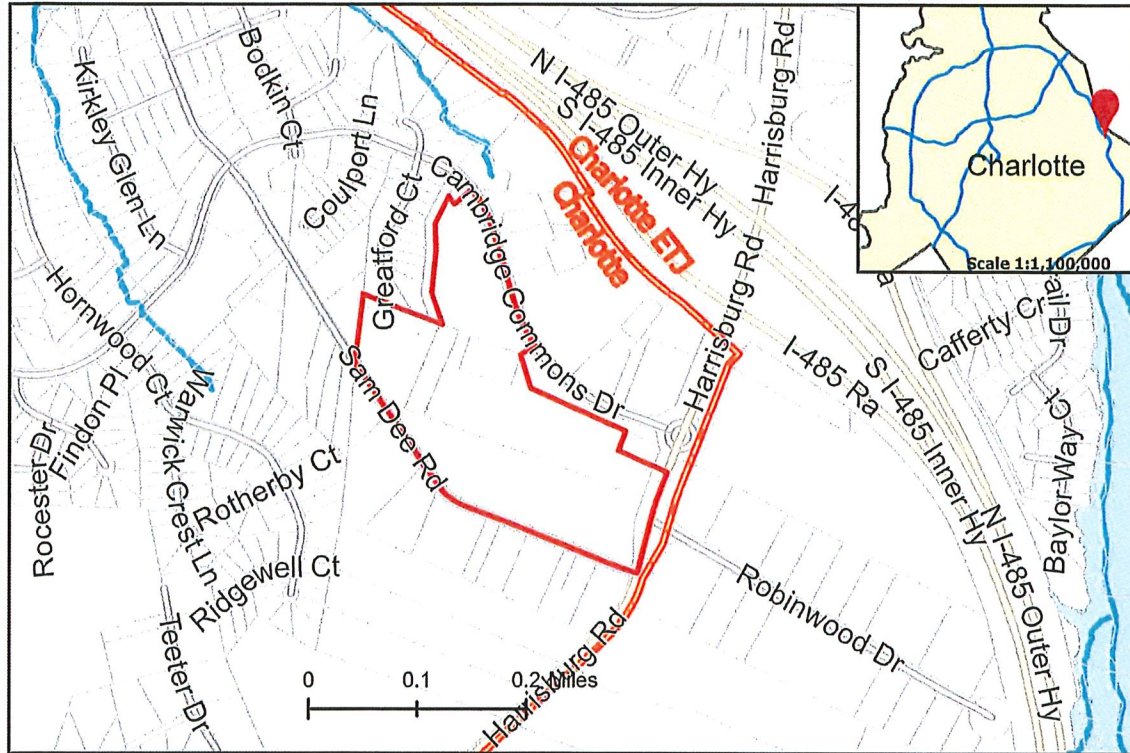
**Current Zoning** R-3 (Single Family Residential) O-15 (CD) (Office, Conditional)  
**Requested Zoning** R-12MF(CD) (Multi Family Residential, Conditional) R-12MF (Multi Family Residential)

Approximately 26.71 acres  
**Location of Requested Rezoning**

**Rezoning Map**



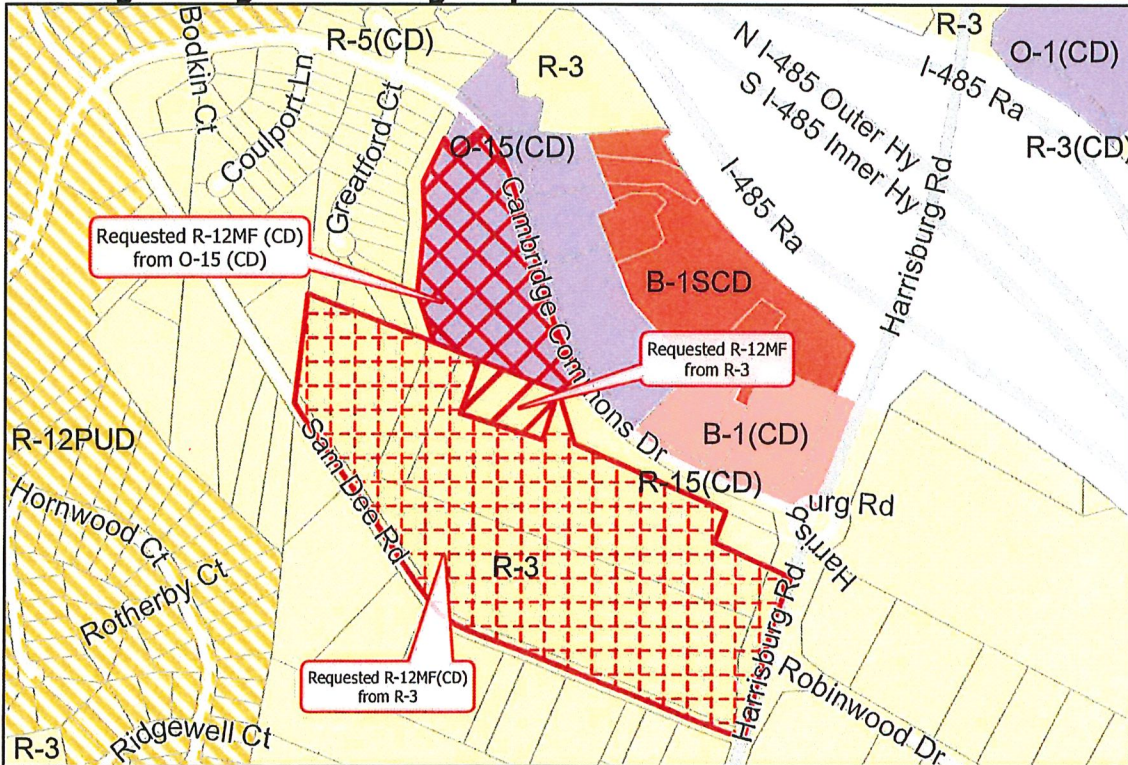
**CHARLOTTE.**  
 PLANNING, DESIGN  
 & DEVELOPMENT



- 2019-028
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 5-Matt Newton



**Existing Zoning & Rezoning Request**



- Requested R-12MF from R-3
- Requested R-12MF(CD) from O-15(CD)
- Requested R-12MF(CD) from R-3

**Zoning Classification**

- Single Family
- Mixed Residential
- Office
- Business
- Commercial Center



Map Created 2/18/2019



Petition No.: 2019-036  
Petitioner: BSL Galbreath, Inc.

**ORDINANCE NO. 9704-Z**

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

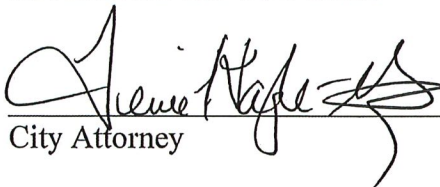
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 LWPA (single family residential, Lake Wylie protected area) to I-2 (CD) LWPA (general industrial, conditional, 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:

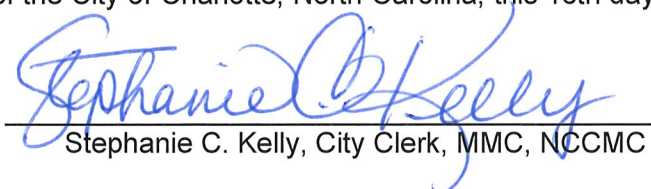
  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 661-662.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



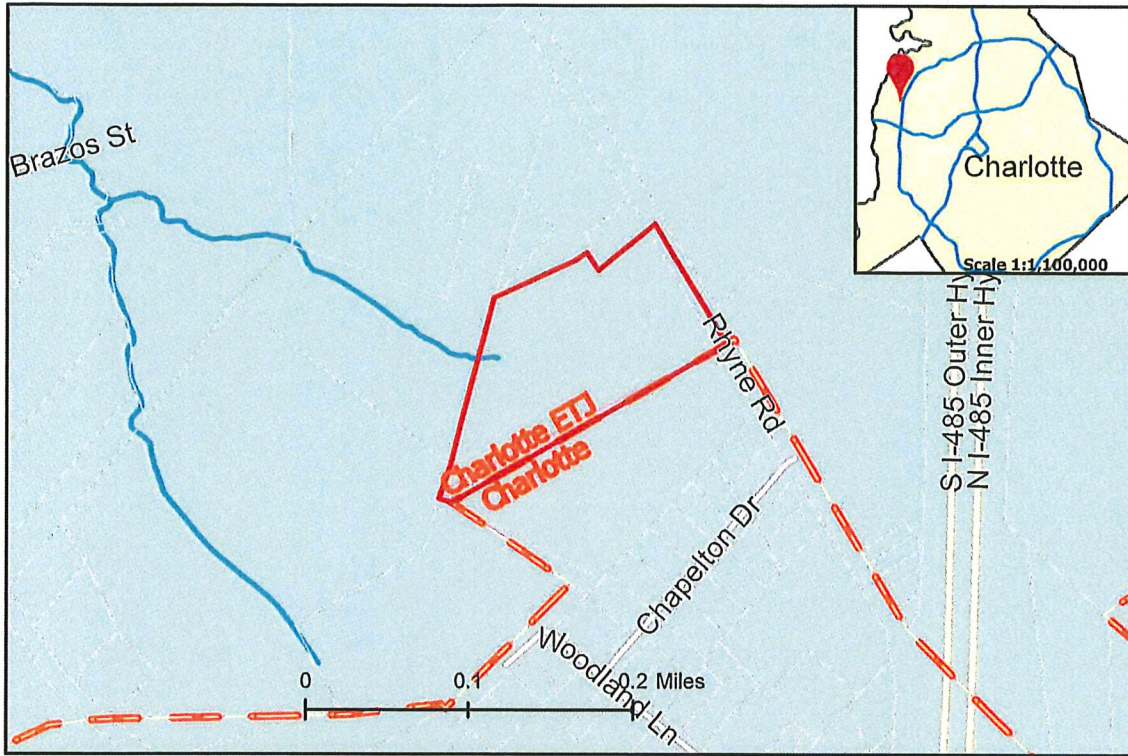
**2019-036 : BSL Galbreath Inc**

**Rezoning Map**

**Current Zoning** R-3 LWPA (Single Family Residential, Lake Wylie Protected Area)  
**Requested Zoning** I-2 (CD) LWPA (General Industrial, Conditional, Lake Wylie Protected Area)



Approximately 8.7 acres  
**Location of Requested Rezoning**

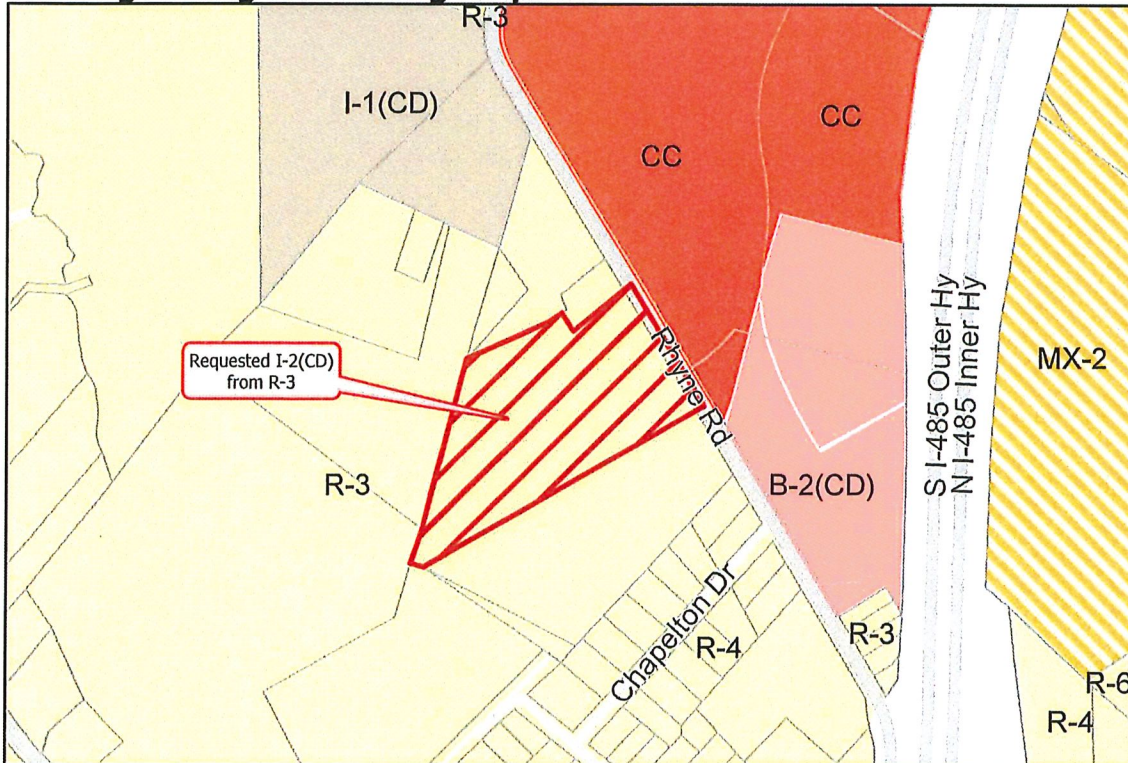


- 2019-036
- Outside City Limits
- Parcel
- Railway
- Buildings
- Streams

**Watershed Overlay**  
 Lake Wylie - Protected Area



**Existing Zoning & Rezoning Request**



- Requested I-2(CD) from R-3
- Zoning Classification**
- Single Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial





Petition No.: 2019-047  
Petitioner: NR Pinehurst Property Owner, LLC

**ORDINANCE NO. 9705-Z**

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

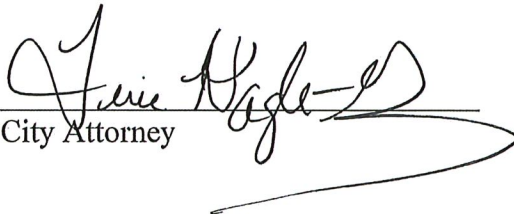
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 MUDD-O (mixed use development, optional) to MUDD-O SPA (mixed use development, optional, 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, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 663-664.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2019-047 : NR Pinhurst Property Owner LLC**

**Current Zoning** MUDD-O (Mixed Use Development District, Optional)

**Requested Zoning** MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment) with 5 Year Vested Rights

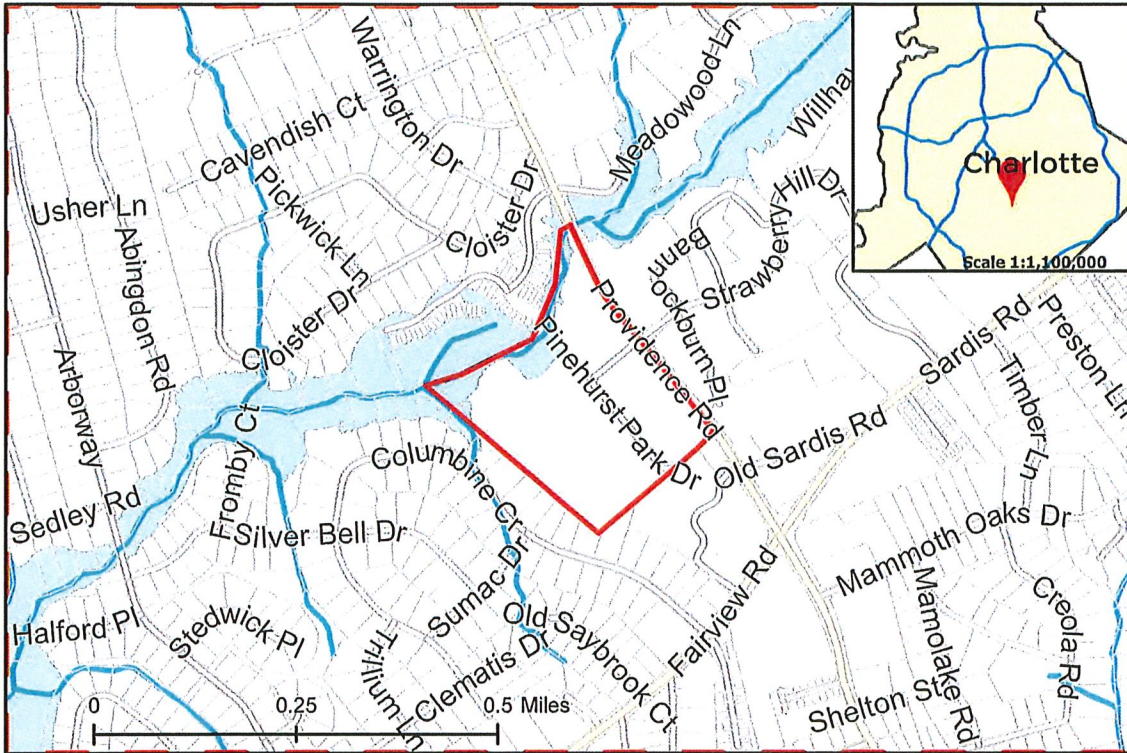
Approximately 36.058 acres

**Rezoning Map**



**CHARLOTTE.**  
 PLANNING, DESIGN  
 & DEVELOPMENT

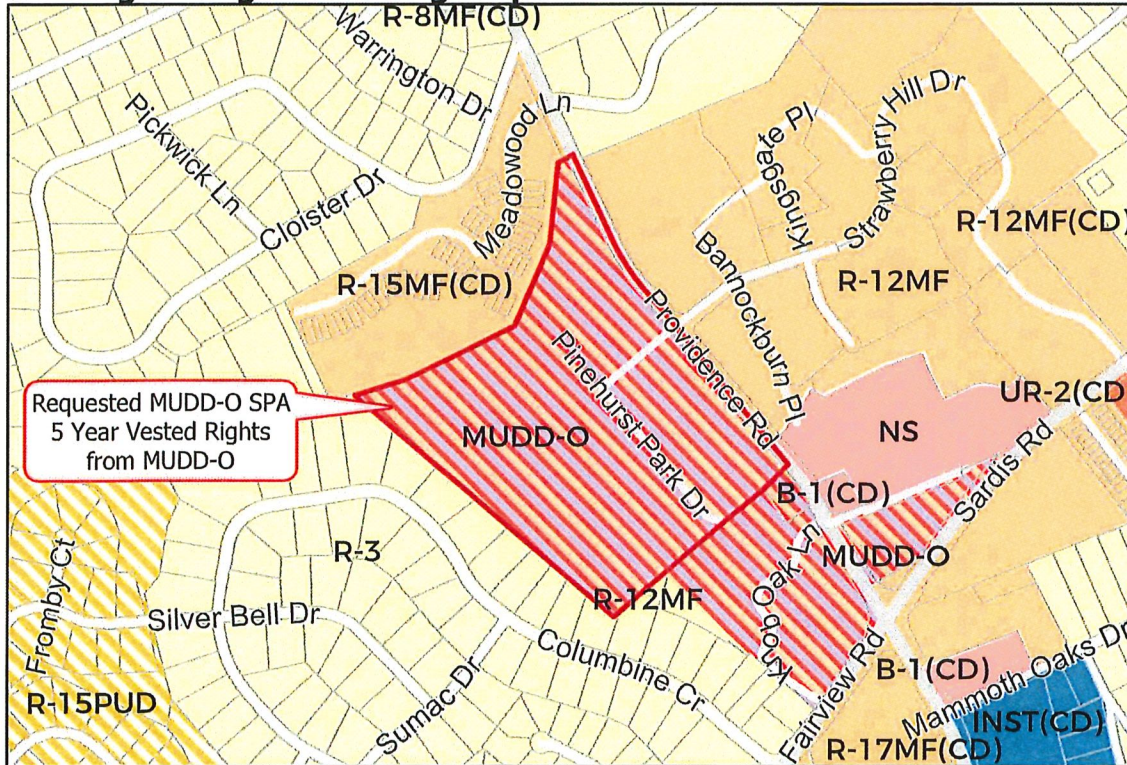
**Location of Requested Rezoning**



- 2019-047
- Inside City Limits
- Parcel
- Buildings
- Streams
- FEMA Flood Plain
- City Council District
- 6-Tariq Bokhari



**Existing Zoning & Rezoning Request**



- Requested MUDD-O SPA
- 5 Year Vested Rights from MUDD-O
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Business
- Mixed Use



Map Created 3/18/2019



Petition No.: 2019-071  
Petitioner: FH 1524 Sunset Road, LLC

**ORDINANCE NO. 9706-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 LWPA (single family residential, Lake Wylie watershed – overlay, protected area) to MX-2 LWPA (mixed use, Lake Wylie watershed – overlay, 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:

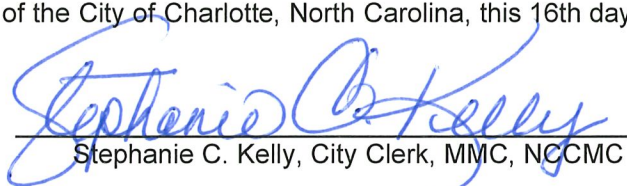
  
City Attorney



**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 665-666.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



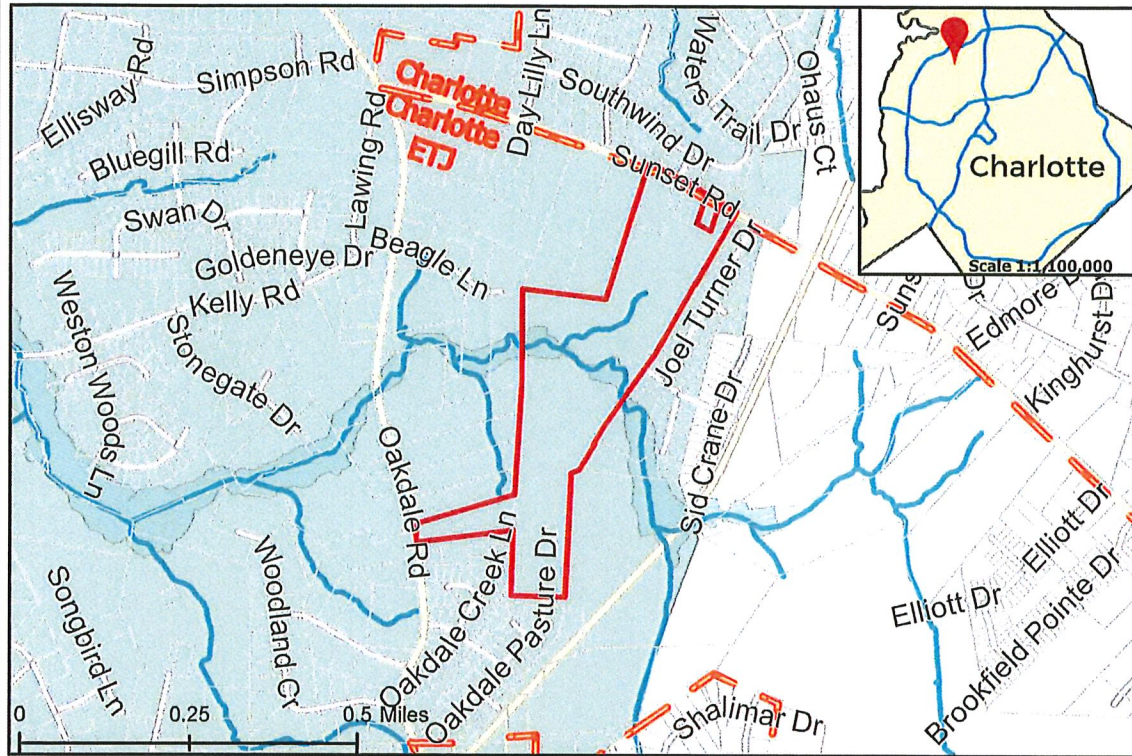
**2019-071 : FH 1524 Sunset Rd, LLC**

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

**Requested Zoning** MX-2 LWPA (Mixed Use, Lake Wylie Protected Area)

Approximately 54.99 acres

**Location of Requested Rezoning**



**Rezoning Map**

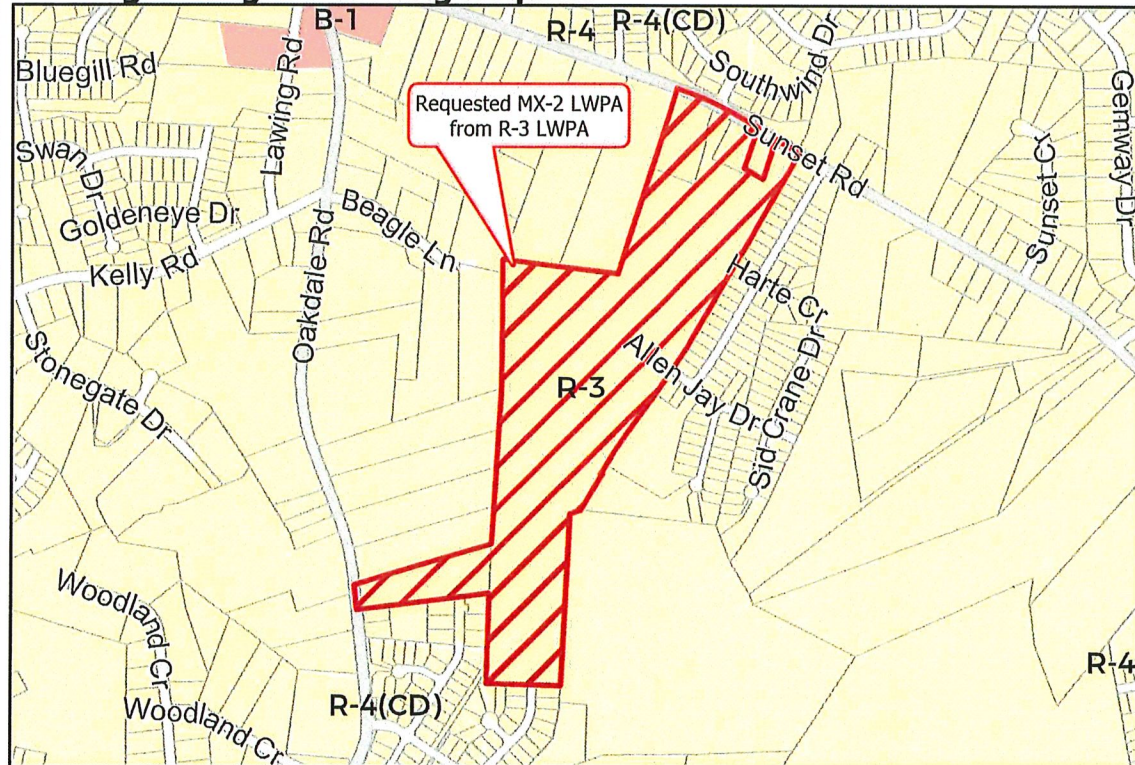


**CHARLOTTE.**  
 PLANNING, DESIGN  
 & DEVELOPMENT

- 2019-071
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Watershed Overlay**
- Lake Wylie - Protected Area



**Existing Zoning & Rezoning Request**



- Requested MX-2 LWPA from R-3 LWPA
- Zoning Classification**
- Single Family
- Business





December 16, 2019  
Ordinance Book 62, Page 667

Petition No.: 2019-072  
Petitioner: Ardent Acquisitions, LLC

**ORDINANCE NO. 9707-Z**

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

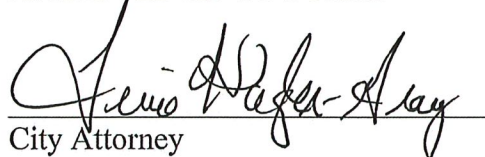
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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:

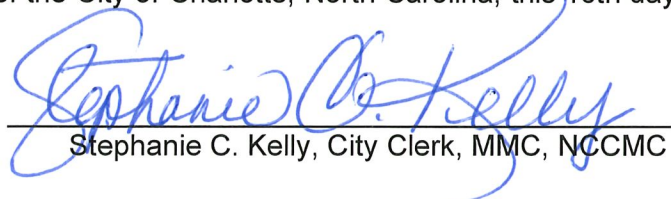
  
City Attorney



**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

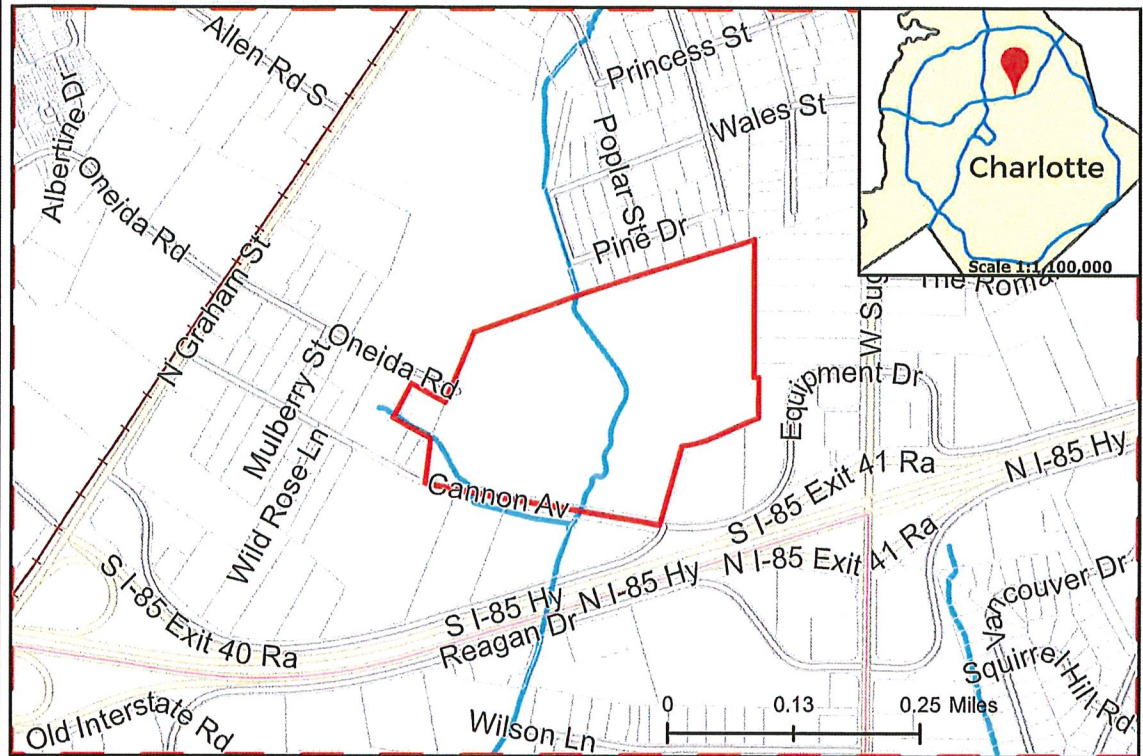


**2019-072 : Ardent Acquisitions LLC**

**Current Zoning** R-4 (Single Family Residential)  
**Requested Zoning** UR-2(CD) ( Urban Residential, Conditional)

Approximately 38.83 acres

**Location of Requested Rezoning**



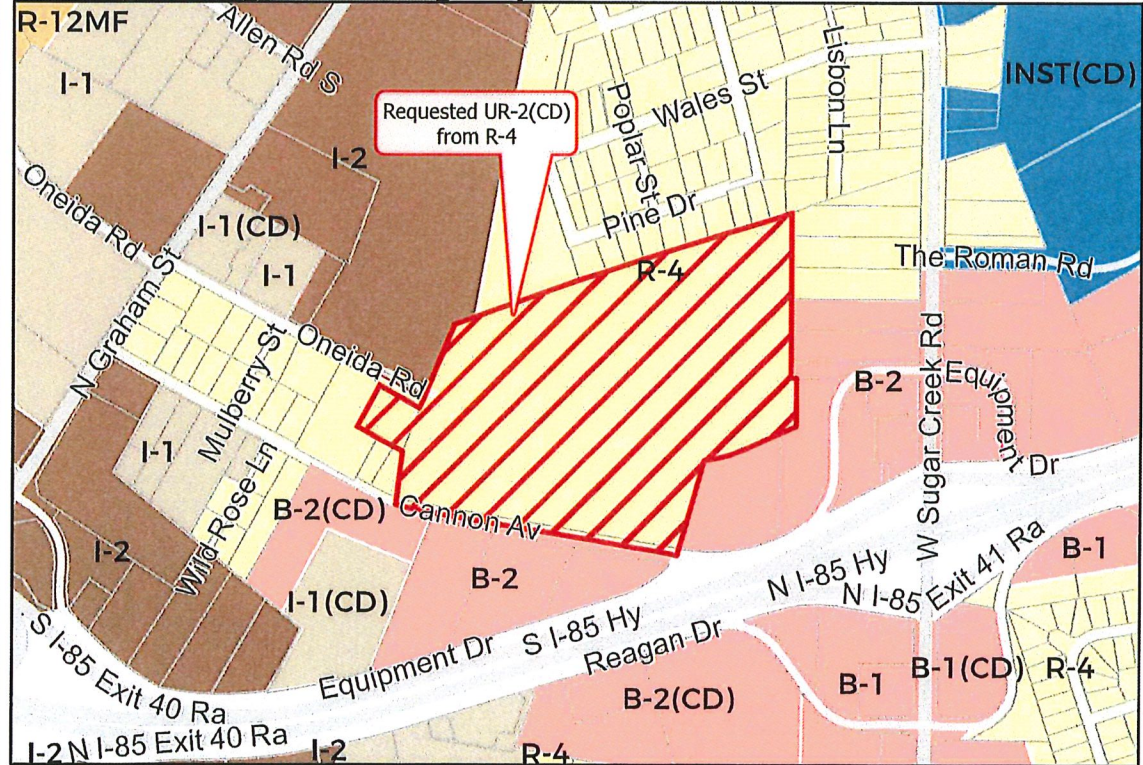
**Rezoning Map**



- 2019-072
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 4-Gregory A. Phipps



**Existing Zoning & Rezoning Request**



- Requested UR-2(CD) from R-4

**Zoning Classification**

- Single Family
- Multi-Family
- Institutional
- Office
- Business
- Light Industrial
- General Industrial



Map Created 6/26/2019



Petition No.: 2019-088  
Petitioner: JDSI, LLC

**ORDINANCE NO. 9708-Z**

**ZONING REGULATIONS**

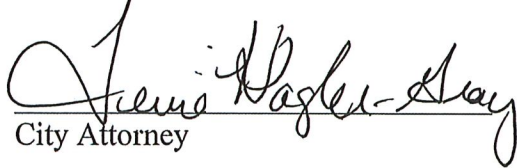
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 669-670.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2019-088 : JDSI, LLC**

**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** R-8 (Single Family Residential)

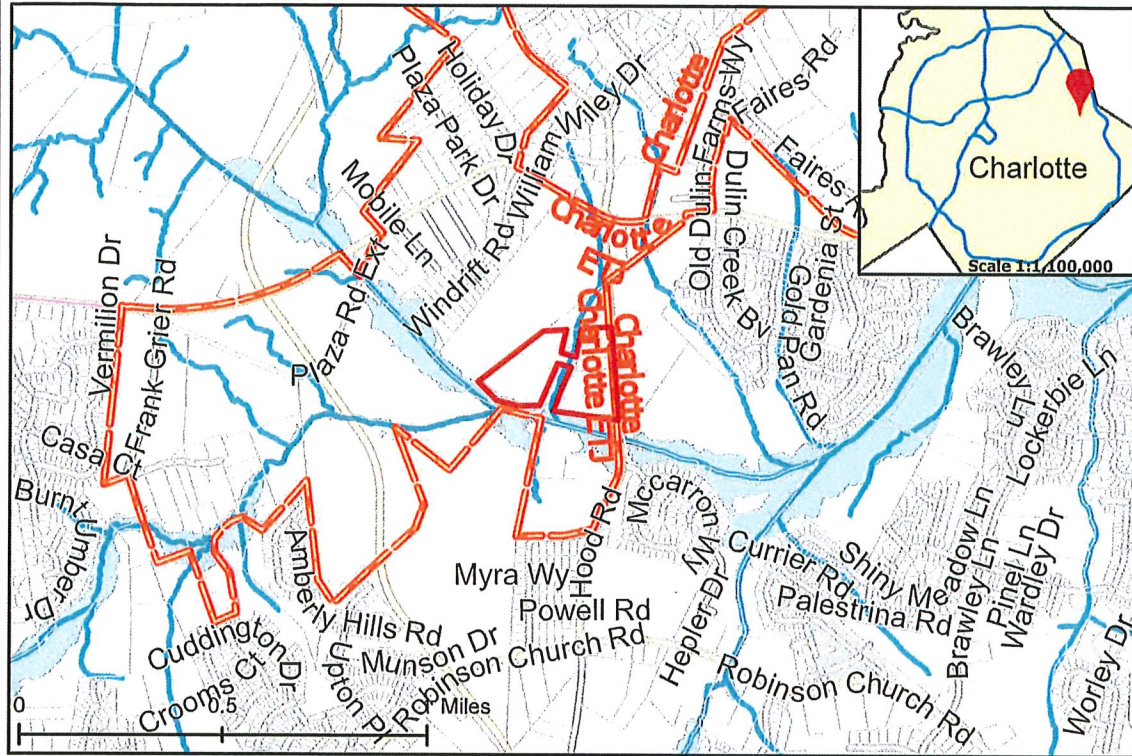
Approximately 29.75 acres

**Rezoning Map**



**CHARLOTTE.**  
 PLANNING, DESIGN  
 & DEVELOPMENT

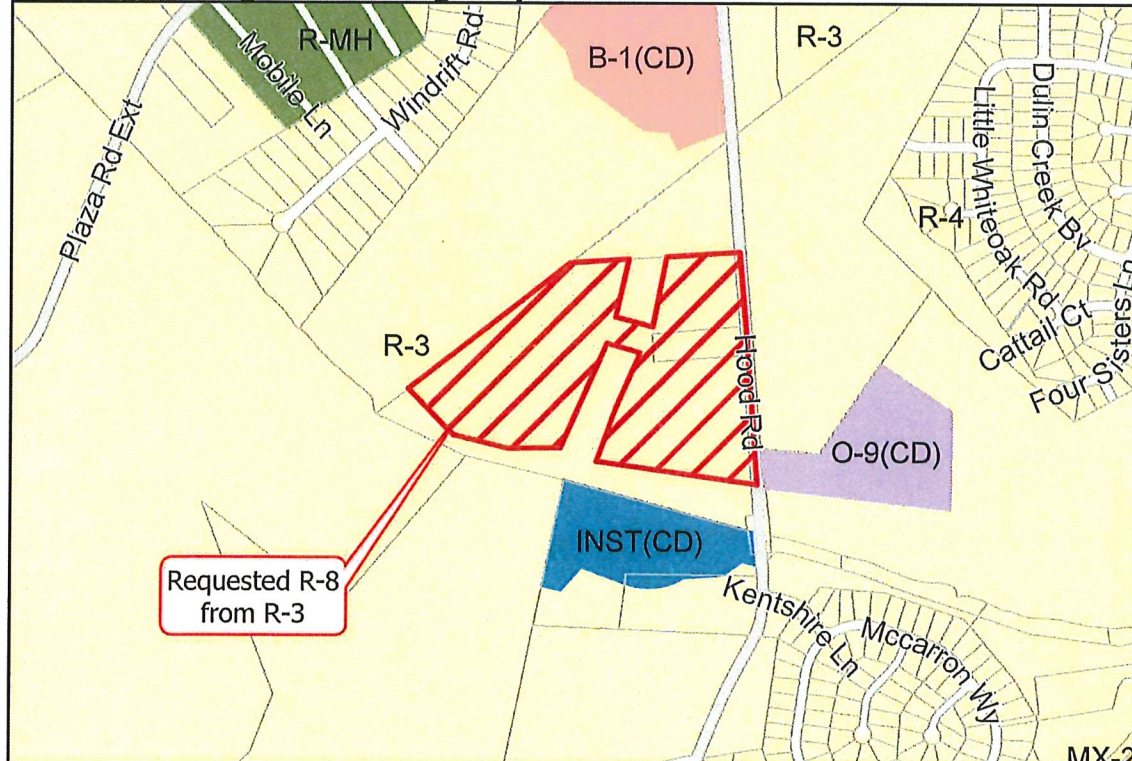
**Location of Requested Rezoning**



- 2019-088
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain



**Existing Zoning & Rezoning Request**



- Requested R-8 from R-3
- Zoning Classification**
- Single Family
  - Manufactured Home
  - Mixed Residential
  - Institutional
  - Office
  - Business

Requested R-8 from R-3

0 500 1,000 2,000 Feet



Map Created 10/8/2019



Petition No.: 2019-090  
Petitioner: Culp Road Materials, LLC

**ORDINANCE NO. 9709-Z**

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

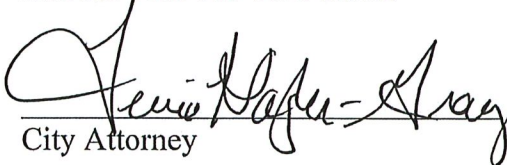
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 and R-MH LLWCA (single family residential, residential manufactured housing, Lower Lake Wylie watershed – overlay, critical area) to I-2 (CD) LLWCA with five-year vested rights (general industrial, conditional, Lower Lake Wylie watershed – overlay, critical 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:

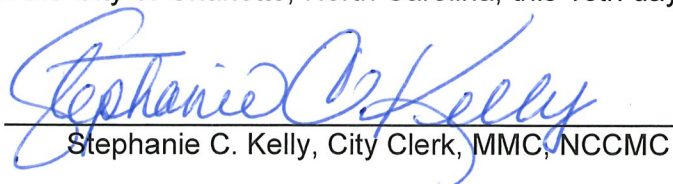
  
City Attorney



**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 671-672.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



# Rezoning Map



**CHARLOTTE.**  
 PLANNING, DESIGN  
 & DEVELOPMENT

## 2019-090: Culp Road Materials, LLC

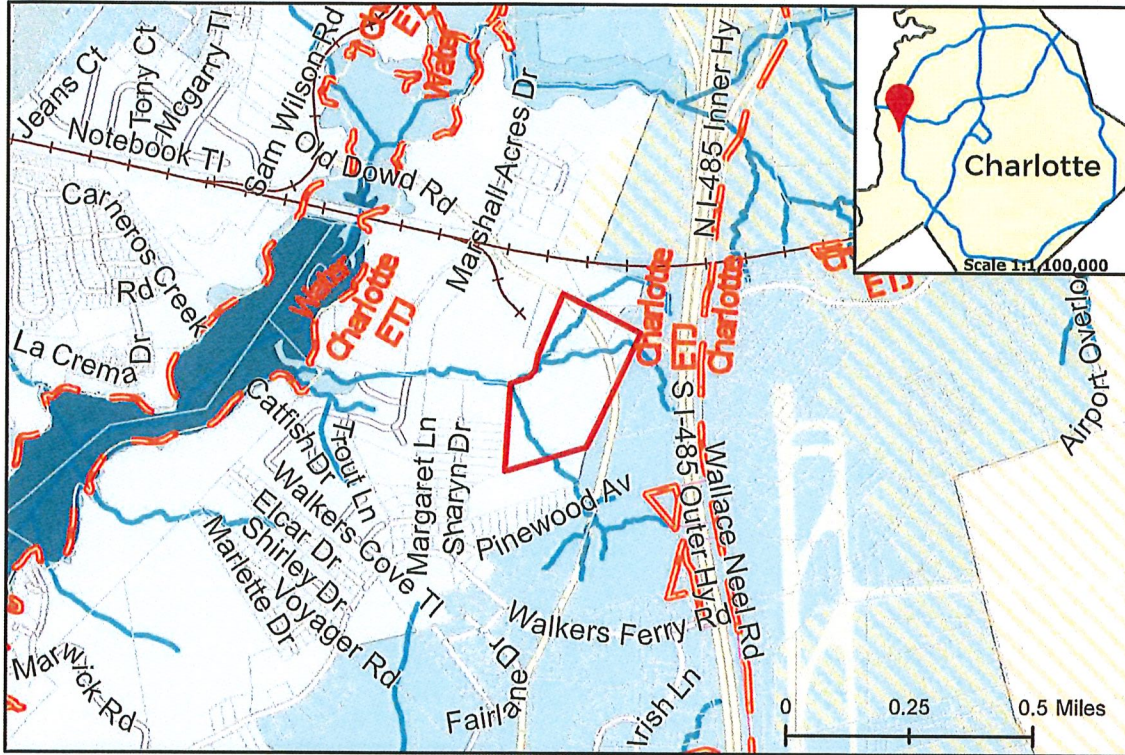
**Current Zoning** R-3 LLWCA (Single Family Residential, Lower Lake Wylie Critical Area)

R-MH LLWCA (Residential Manufactured Housing, Lower Lake Wylie Critical Area)

**Requested Zoning** I-2(CD) LLWCA (General Industrial, Conditional, Lower Lake Wylie Critical Area)  
 with 5-year vested rights

Approximately 34.6 acres

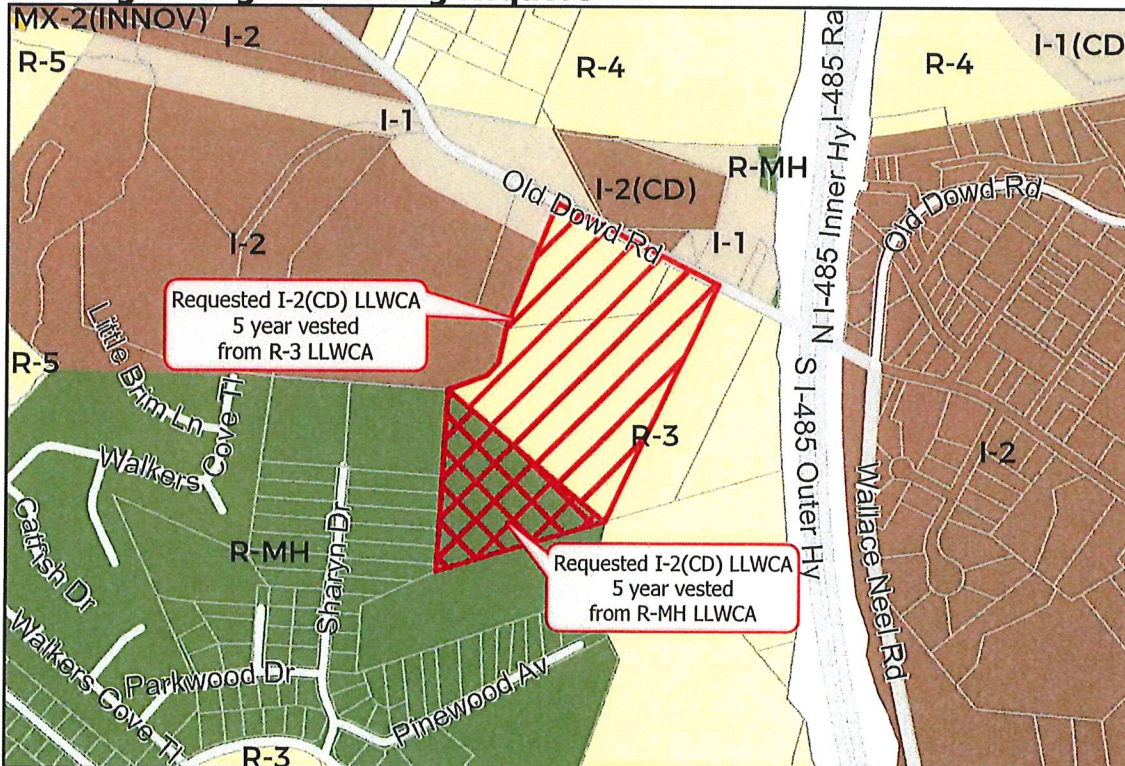
### Location of Requested Rezoning



- 2019-090
  - Outside City Limits
  - Parcel
  - Railway
  - Streams
  - Airport
  - FEMA Flood Plain
  - Airport Noise Overlay
- Watershed Overlay**
- Lake Wylie - Critical Area
  - Lake Wylie - Protected Area
  - Lower Lake Wylie - Critical Area
  - Lower Lake Wylie - Protected Area



### Existing Zoning & Rezoning Request



- Requested I-2(CD) LLWCA  
5 year vested from R-3 LLWCA
  - Requested I-2(CD) LLWCA  
5 year vested from R-MH LLWCA
- Zoning Classification**
- Single Family
  - Manufactured Home
  - Mixed Residential
  - Business
  - Light Industrial
  - General Industrial



Map Created 7/8/2019



December 16, 2019  
Ordinance book 62, Page 673

Petition No.: 2019-093  
Petitioner: 406 W. 32<sup>nd</sup>, LLC

**ORDINANCE NO. 9710-Z**

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

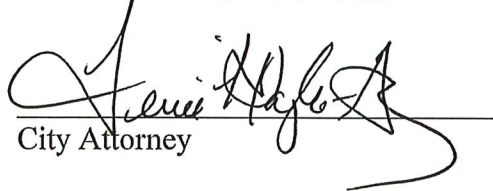
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-2 (general 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:

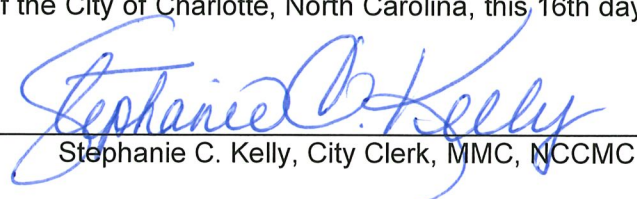
  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 673-674.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2019-093: 406 W 32nd, LLC**

**Current Zoning** I-2 (General Industrial)

**Requested Zoning** MUDD-O (Mixed Use Development District, Optional)

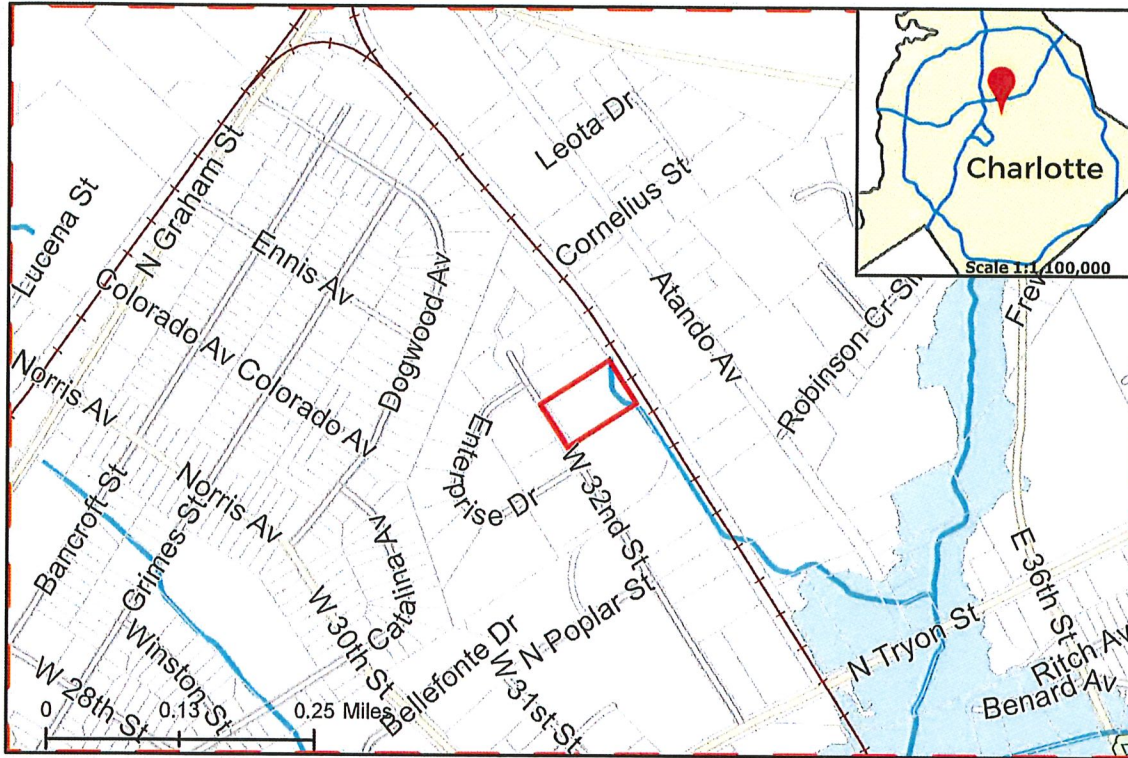
Approximately 2.12 acres

**Rezoning Map**



**CHARLOTTE.**  
 PLANNING, DESIGN  
 & DEVELOPMENT

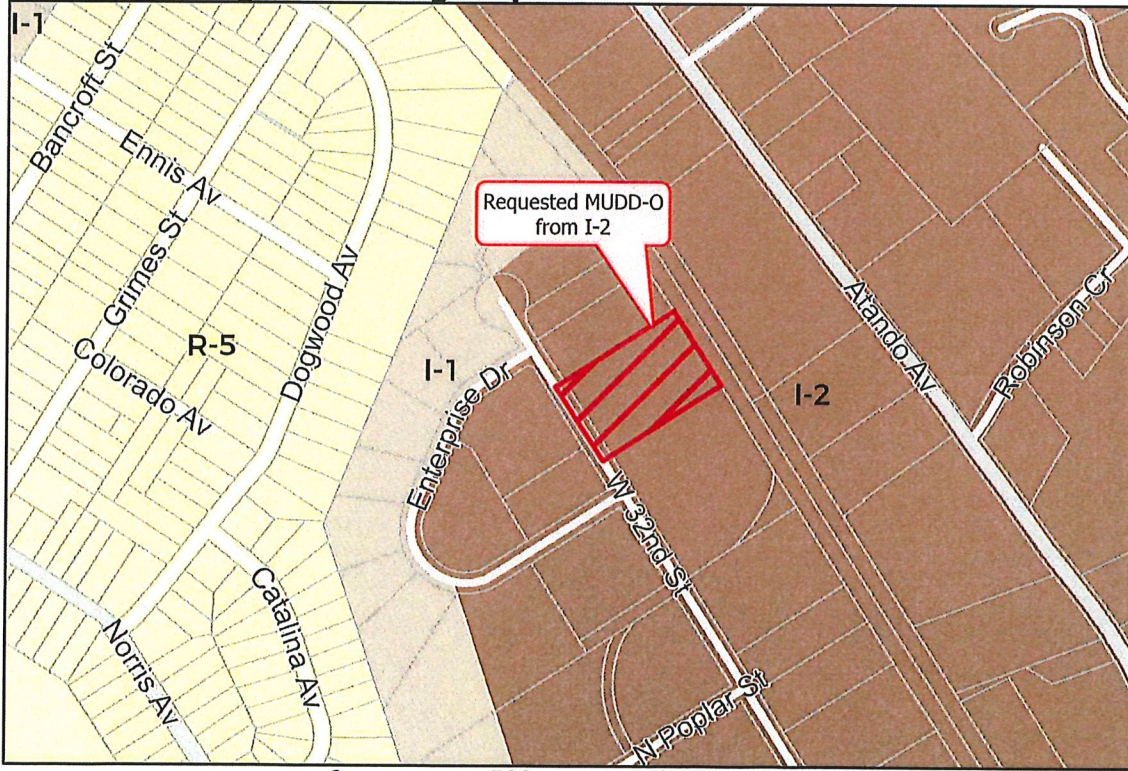
**Location of Requested Rezoning**



- 2019-093
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



**Existing Zoning & Rezoning Request**



- Requested MUDD-O from I-2
- Zoning Classification**
- Single Family
- Multi-Family
- Light Industrial
- General Industrial





Petition No.: 2019-098  
Petitioner: Flagship Healthcare

**ORDINANCE NO. 9711-Z**

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

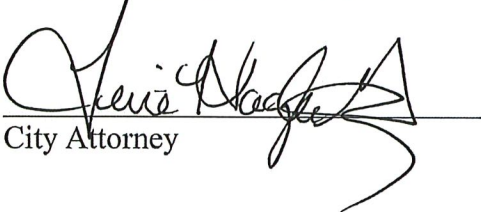
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-5 (single family residential) to NS (neighborhood service).

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:

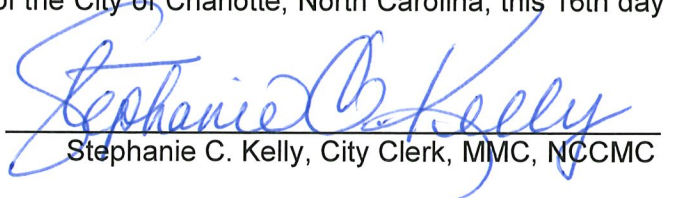
  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 675-676.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

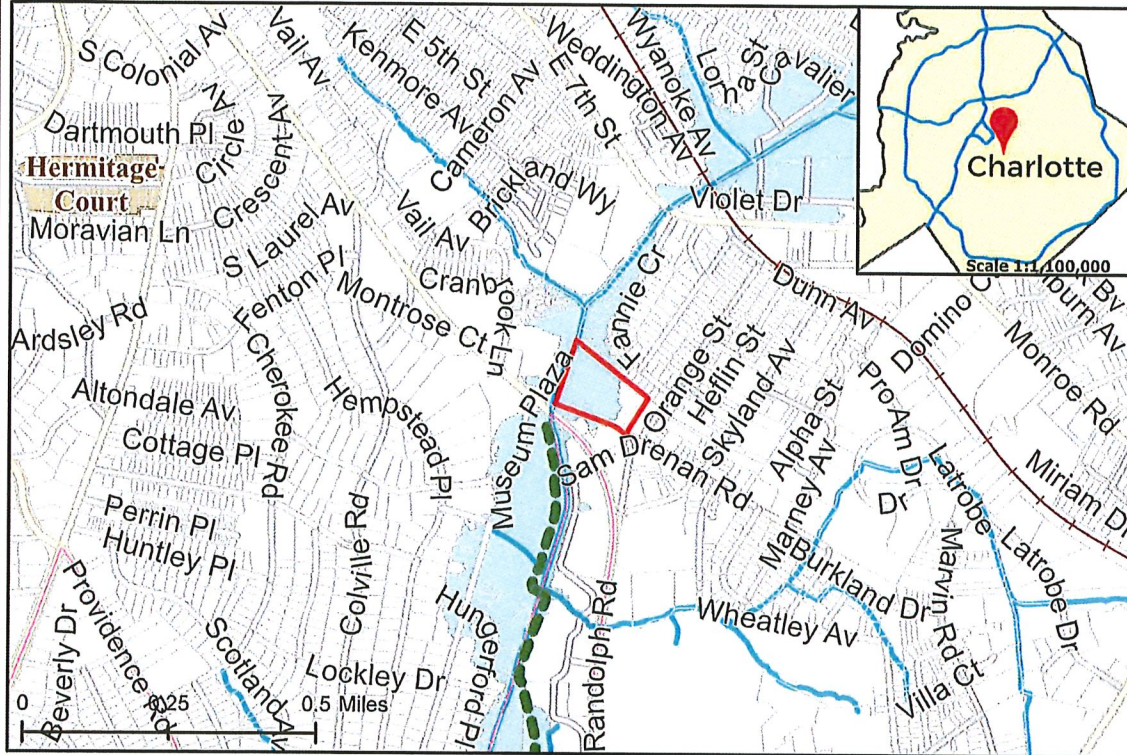


### 2019-098: Flagship Healthcare Properties, LLC

**Current Zoning** R-5 (Single Family Residential)  
**Requested Zoning** NS (Neighborhood Services)

Approximately 8.12 acres

#### Location of Requested Rezoning



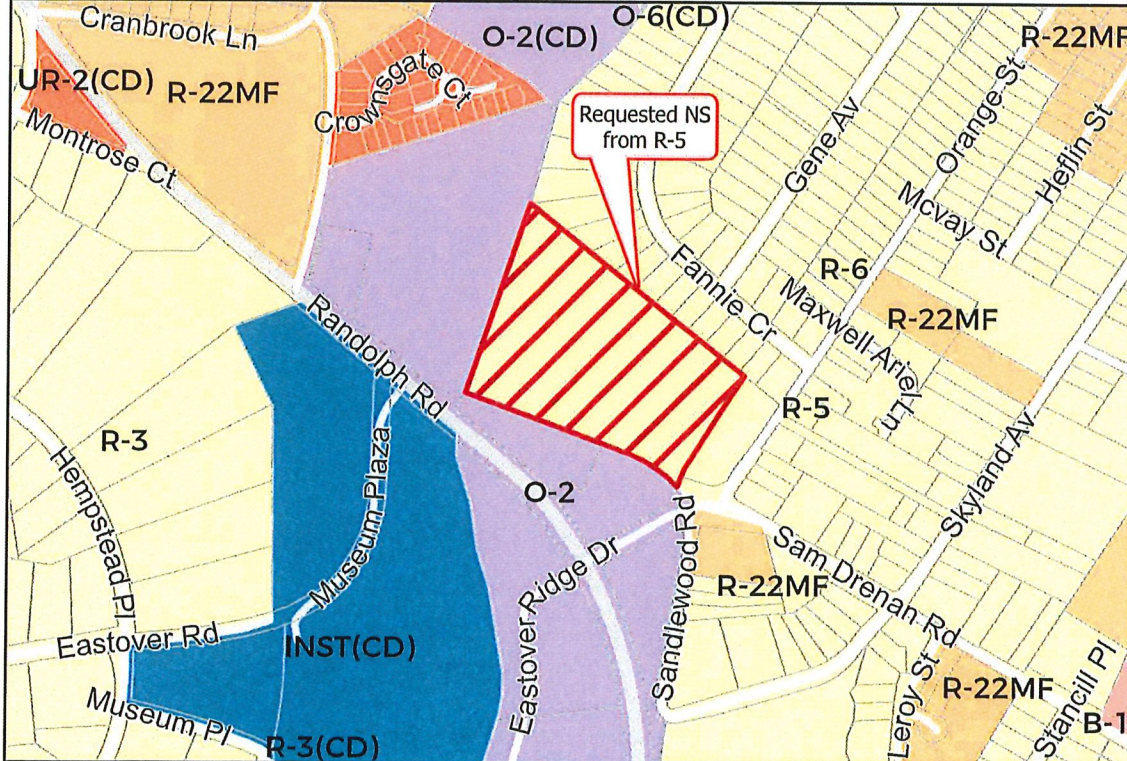
### Rezoning Map



- 2019-098
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District**
- 1-Larken Egleston



#### Existing Zoning & Rezoning Request



- Requested NS from R-5
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Office
- Business

0 250 500 1,000 Feet



Map Created 7/12/2019



Petition No.: 2019-100  
Petitioner: Matt Connolly-Pike Properties, LLC

**ORDINANCE NO. 9712-Z**

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

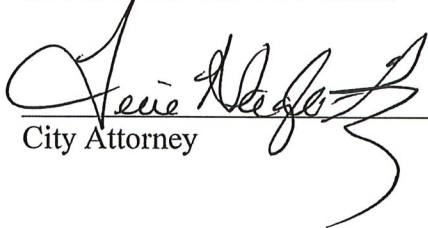
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-2 (general industrial) to MUDD-O (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:

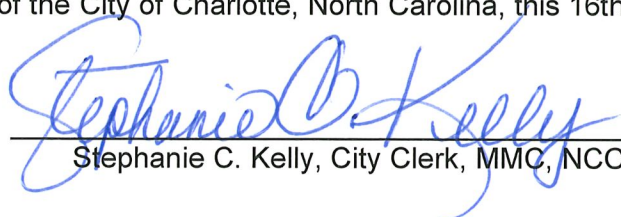
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 677-678.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

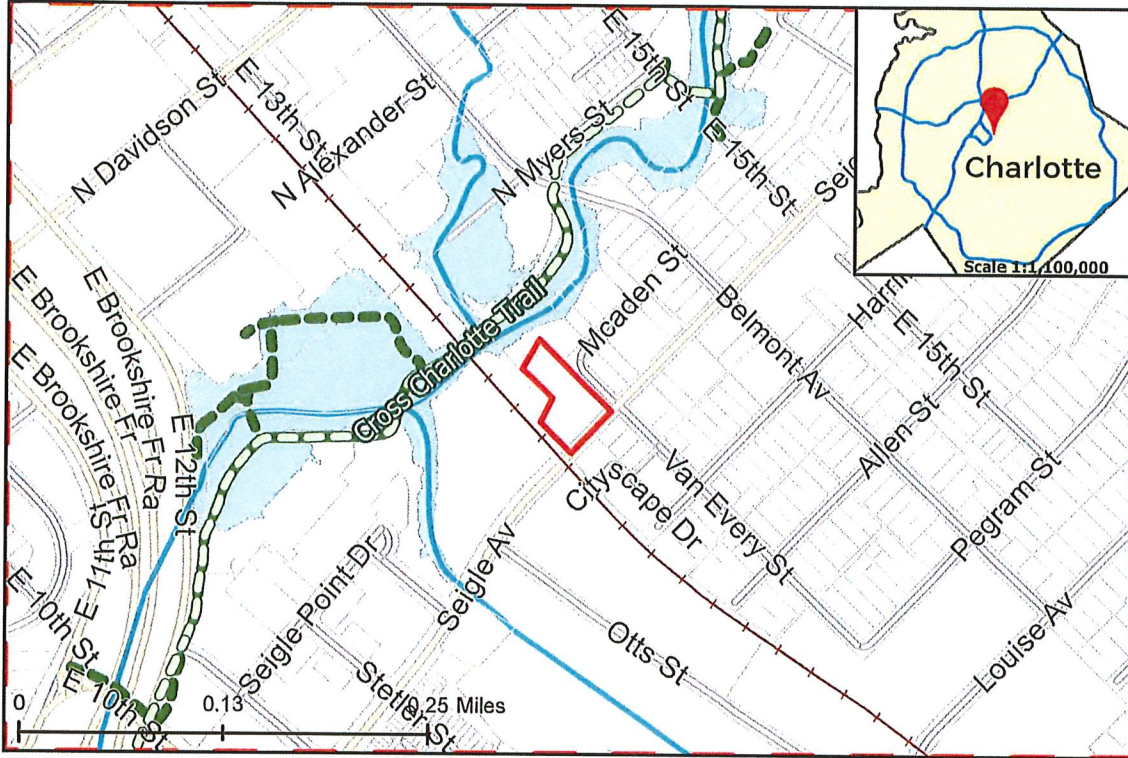


**2019-100: Matt Connolly - Pike Properties, LLC**

**Current Zoning** I-2 (Light Industrial)  
**Requested Zoning** MUDD-O (Mixed Use Development District, Optional)

Approximately 1.01 acres

**Location of Requested Rezoning**



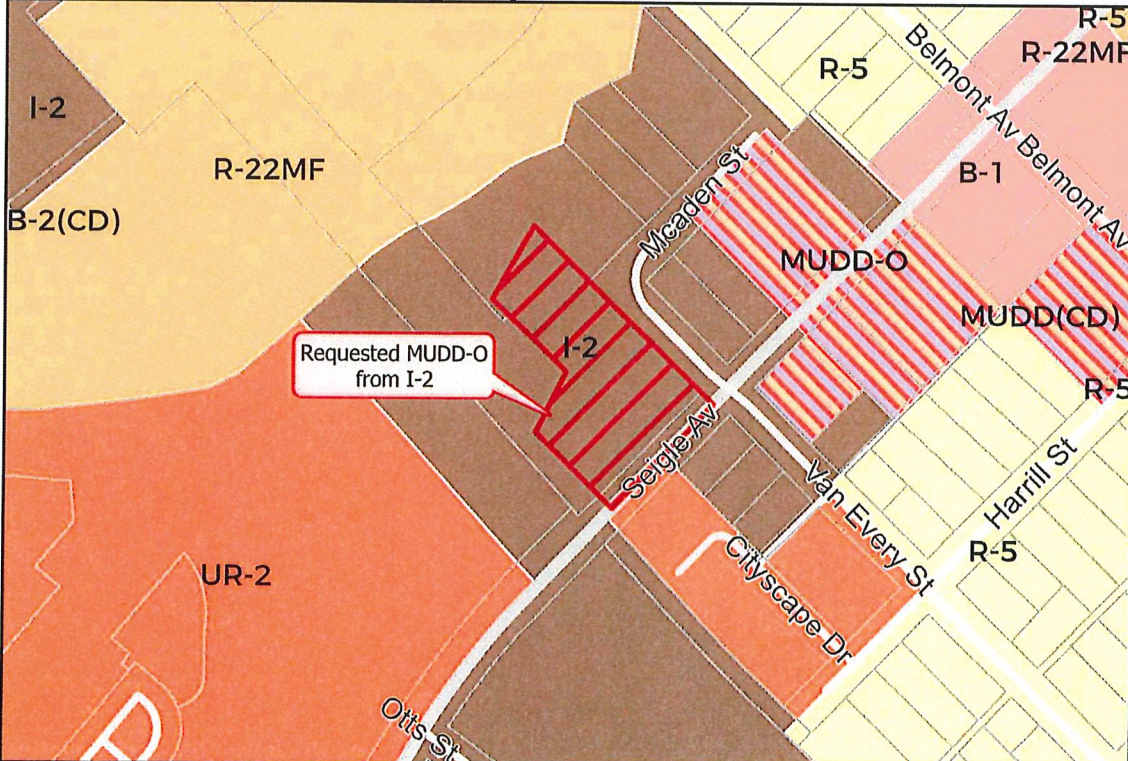
**Rezoning Map**



- 2019-100
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Larken Egleston



**Existing Zoning & Rezoning Request**



- Requested MUDD-O from I-2
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Business
- General Industrial
- Mixed Use



Map Created 7/16/2019



Petition No.: 2019-107  
Petitioner: Albemarle Road Partners

**ORDINANCE NO. 9713-Z**

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

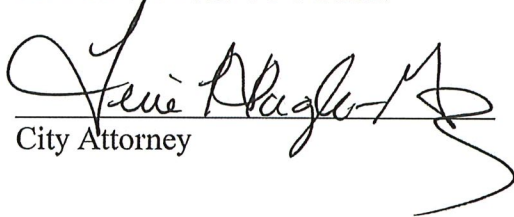
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (CD) (general business, conditional) 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:

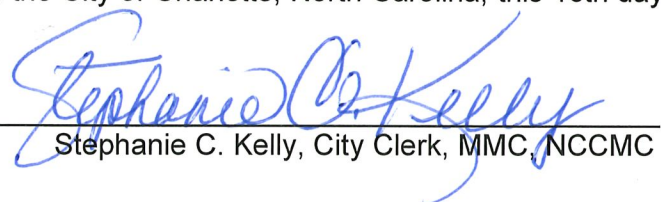
  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 679-680.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2019-107: Albemarle Road Partners, LLC**

**Current Zoning** B-1(CD) (Neighborhood Business, Conditional)

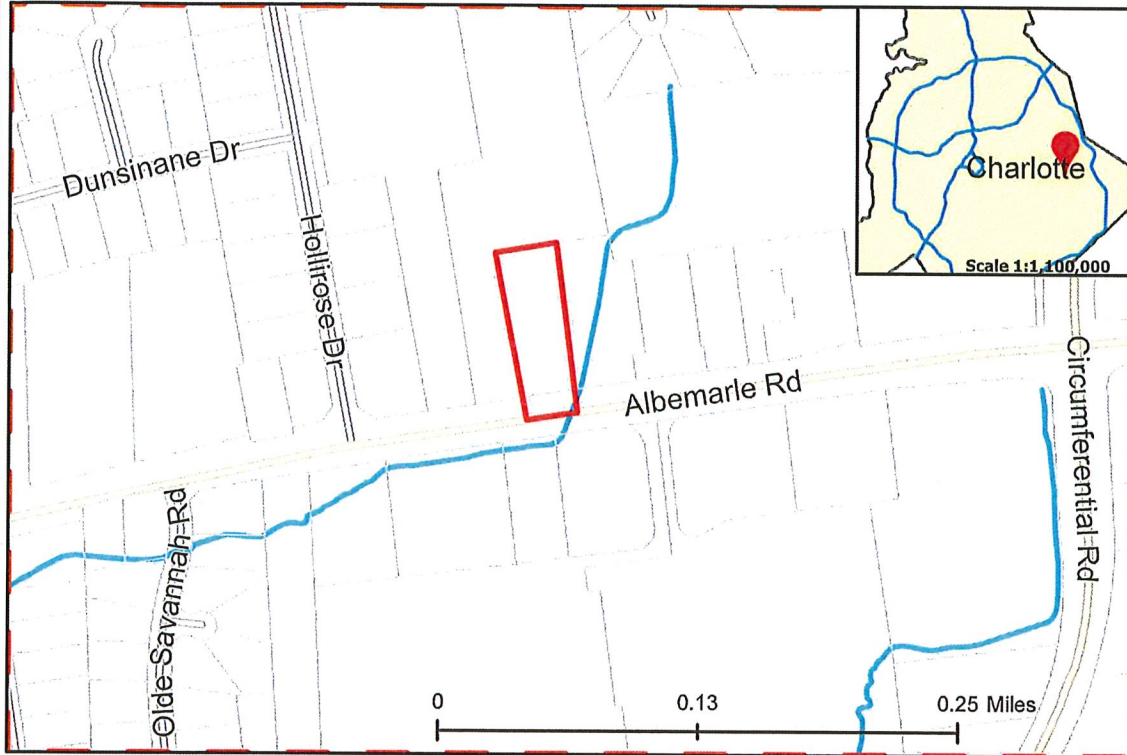
**Requested Zoning** NS (Neighborhood Services)

Approximately 1.217 acres

**Rezoning Map**



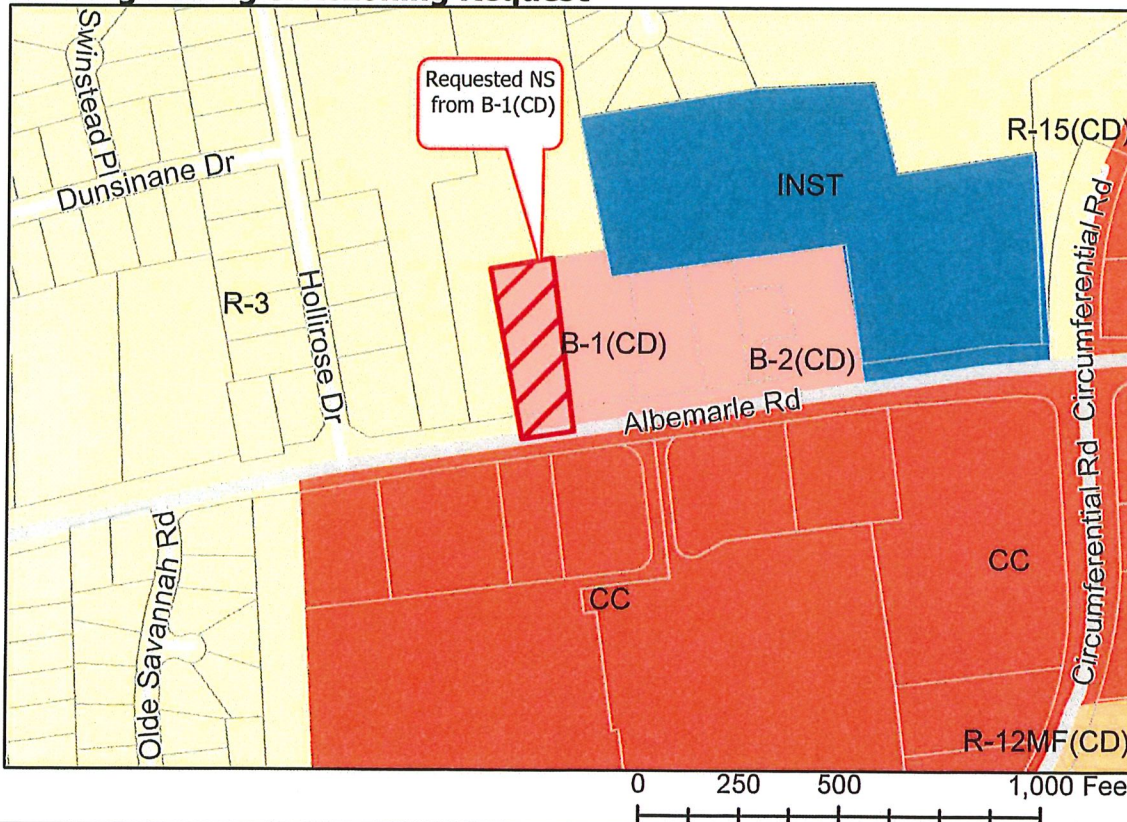
**Location of Requested Rezoning**



- 2019-107
- Inside City Limits
- Parcel
- Streams
- City Council District**
- 5-Matt Newton



**Existing Zoning & Rezoning Request**



- Requested NS from B-1(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Institutional
- Business
- Commercial Center



Map Created 8/14/2019



Petition No.: 2019-108  
Petitioner: J.S. & Associates

**ORDINANCE NO. 9714-Z**

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

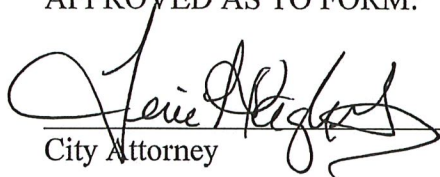
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 (single family residential) to R-8MF (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:

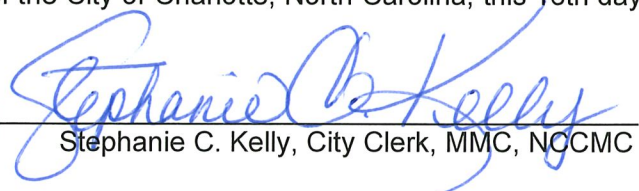
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 681-682.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2019-108: J.S. & Associates, Inc.**

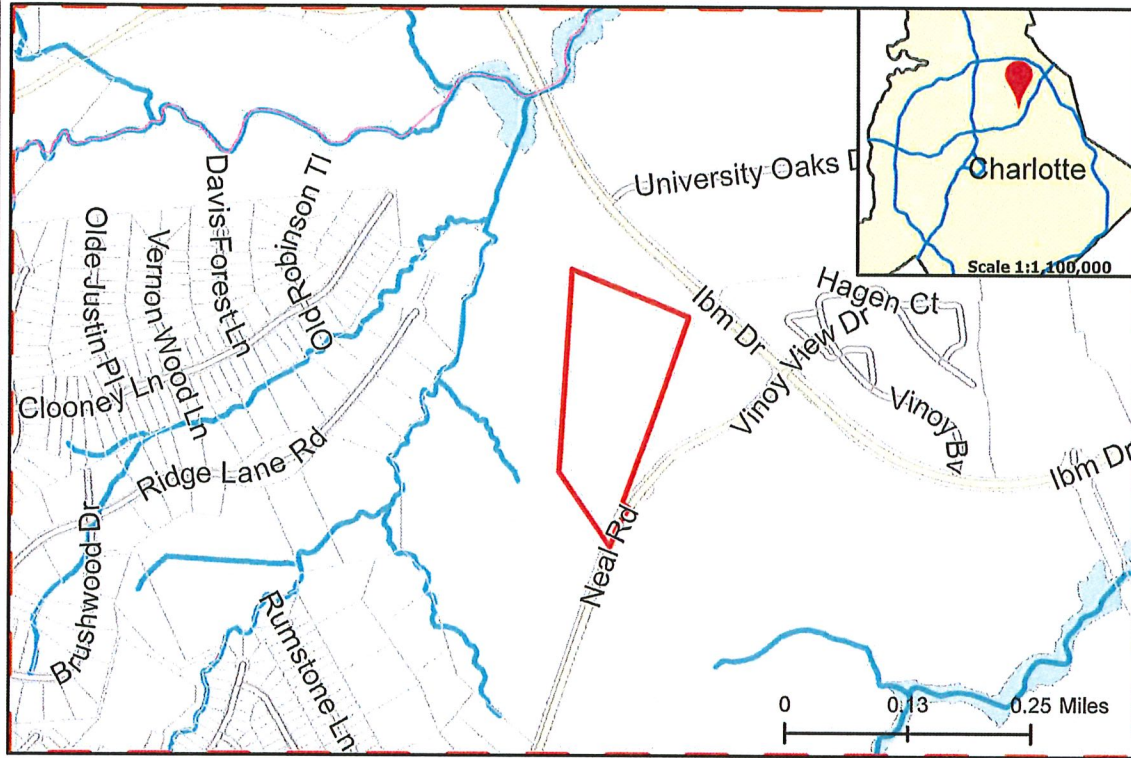
**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 13.21 acres

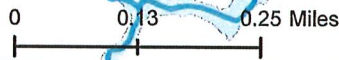
**Rezoning Map**



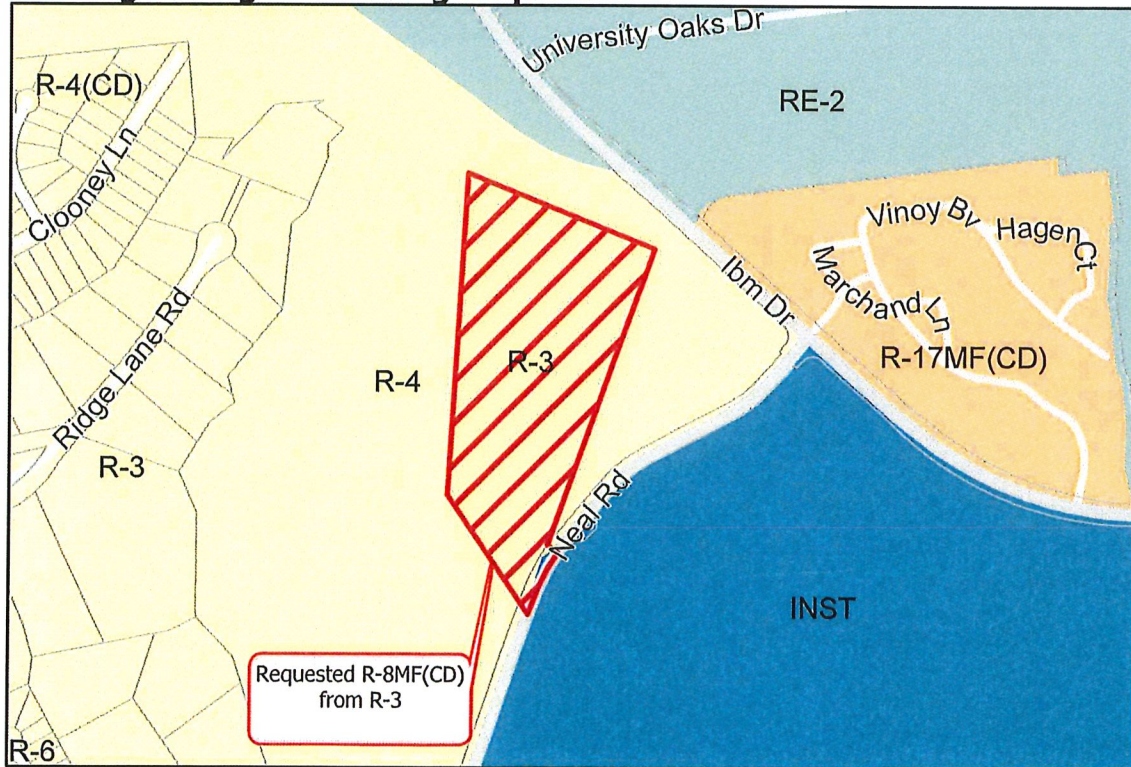
**Location of Requested Rezoning**



- 2019-108
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps

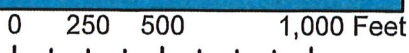


**Existing Zoning & Rezoning Request**



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

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



Map Created 8/14/2019



Petition No.: 2019-112  
Petitioner: Mark Heisig

**ORDINANCE NO. 9715-Z**

**ZONING REGULATIONS**

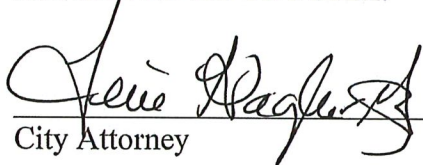
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

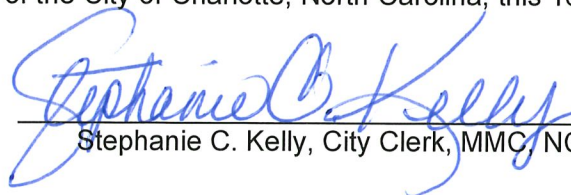
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 683-684.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2019-112: Mark Heisig**

**Current Zoning** O-2 (Office)

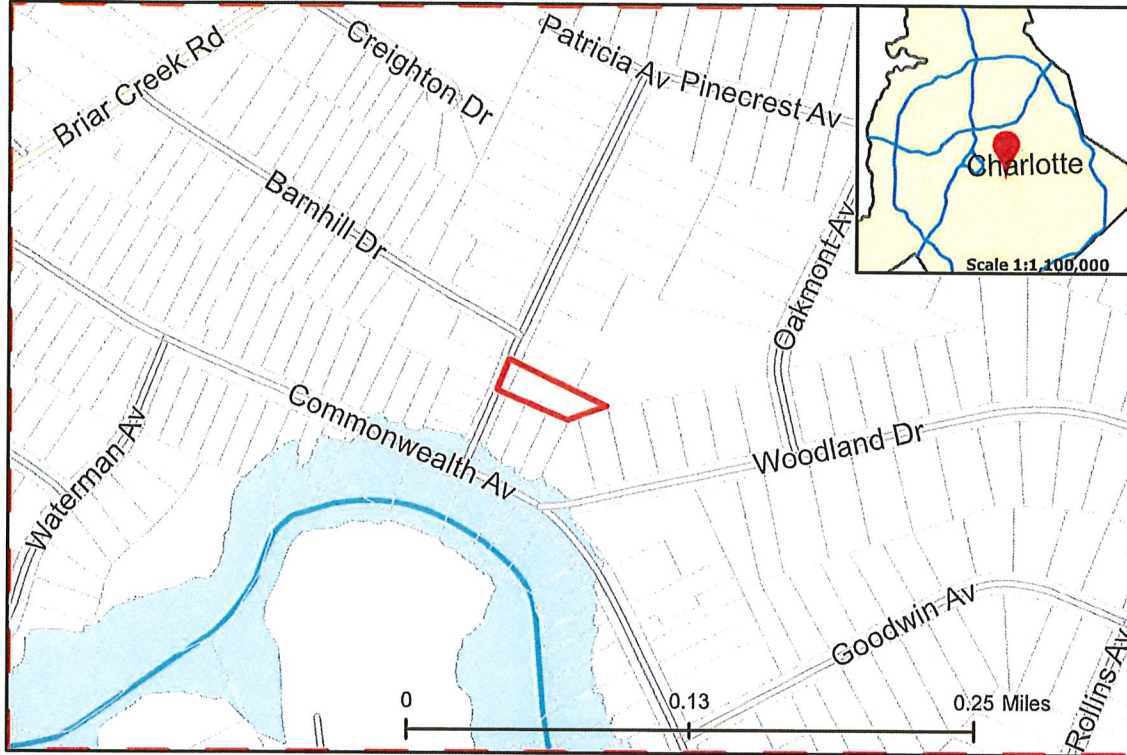
**Requested Zoning** R-4 (Single Family Residential)

Approximately 0.33 acres

**Rezoning Map**



**Location of Requested Rezoning**

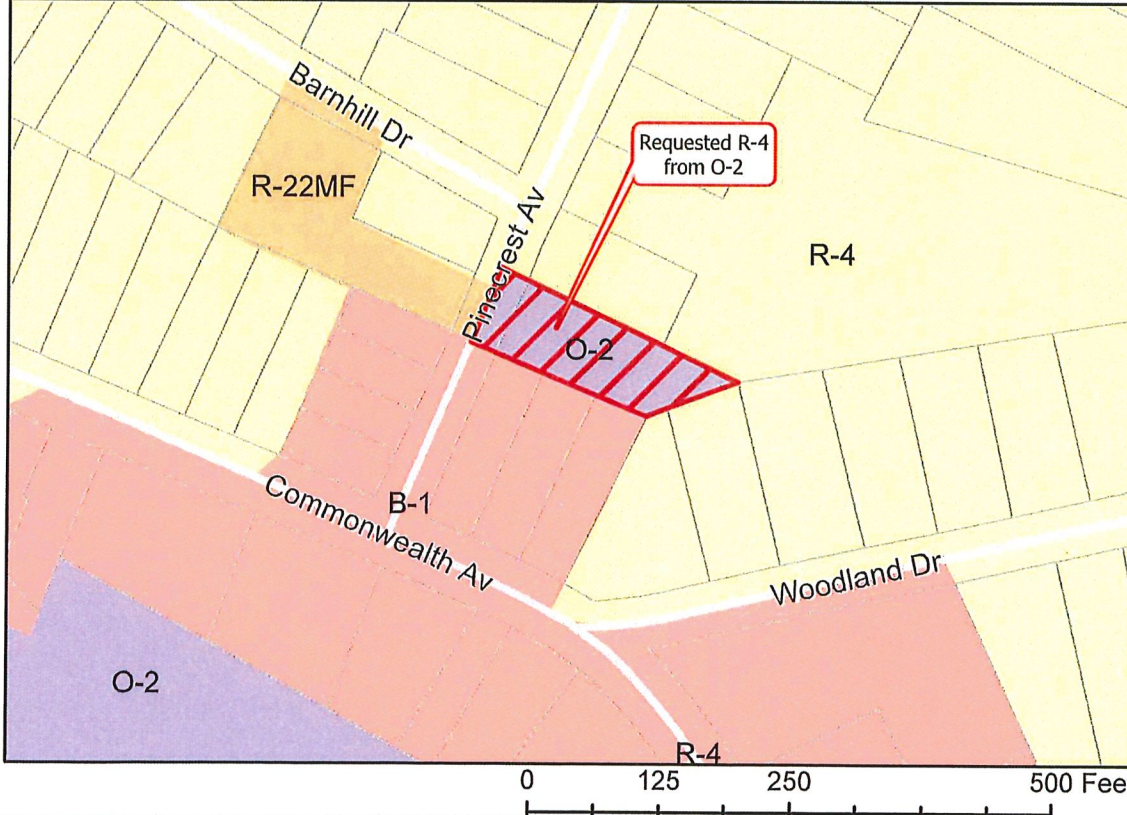


- 2019-112
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District  
 1-Larken Egleston



**Existing Zoning & Rezoning Request**



- Requested R-4 from O-2
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business



Map Created 8/15/2019



Petition No.: 2019-116  
Petitioner: Billy Graham Evangelistic Association

**ORDINANCE NO. 9716-Z**

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

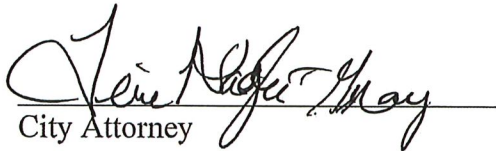
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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-17MF (multi-family residential) to I-1 (CD) (light 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**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 685-686.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



**2019-116: Billy Graham Evangelistic Association**

**Current Zoning** R-17MF (Multi-Family Residential)

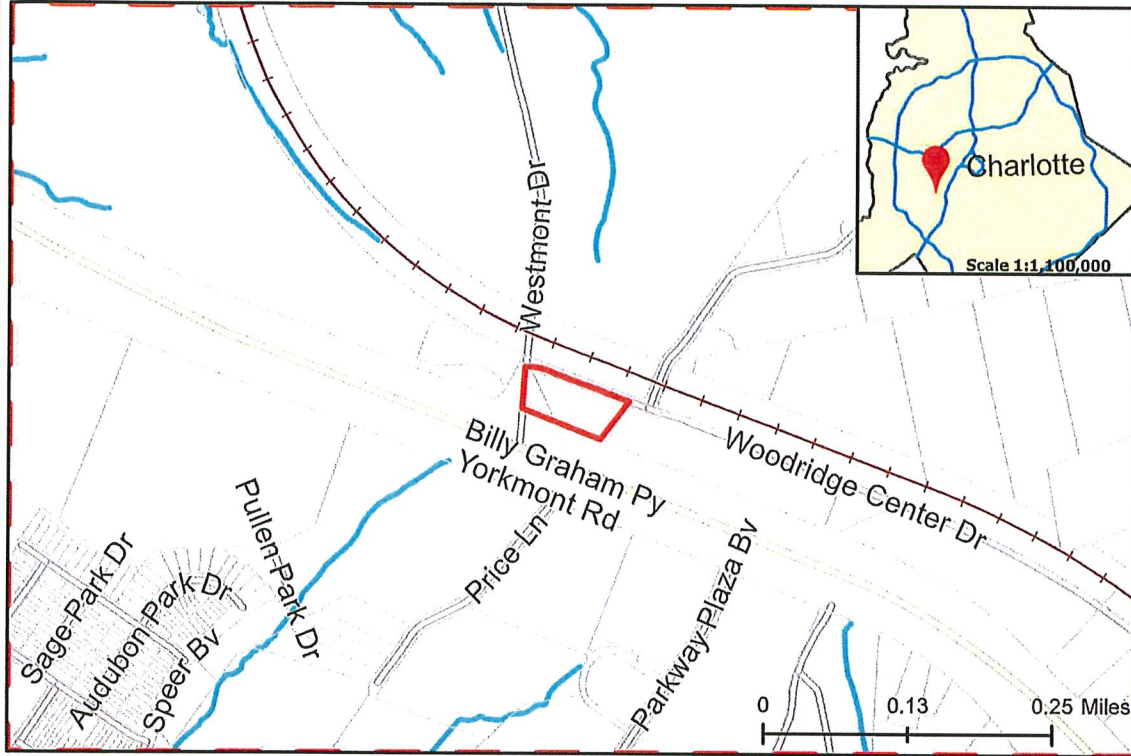
**Requested Zoning** I-1(CD) (Light Industrial, Conditional)

Approximately 1.466 acres

**Rezoning Map**



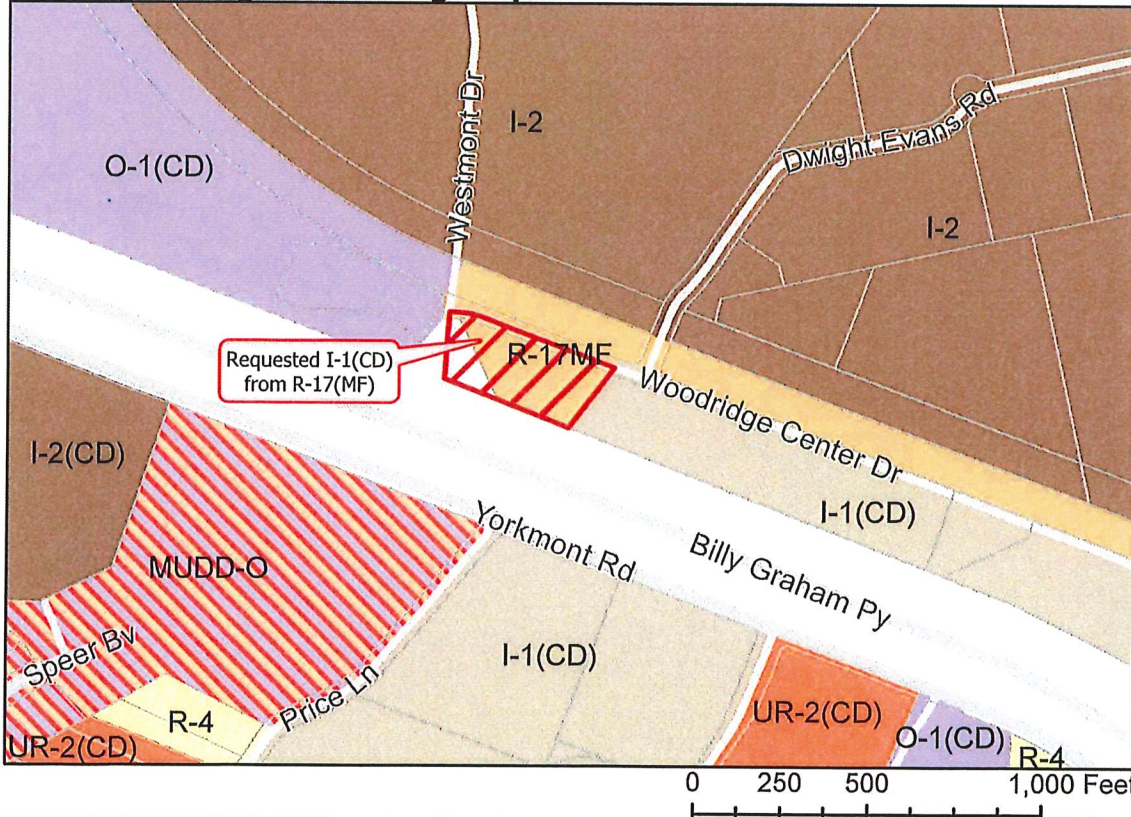
**Location of Requested Rezoning**



- 2019-116
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District 3-Victoria Watlington



**Existing Zoning & Rezoning Request**



- Requested I-1(CD) from R-17(MF)
- Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- Light Industrial
- General Industrial
- Mixed Use



Map Created 12/9/2019



Petition No.: 2019-120  
Petitioner: Titan Partners, LLC

**ORDINANCE NO. 9717-Z**

**ZONING REGULATIONS**

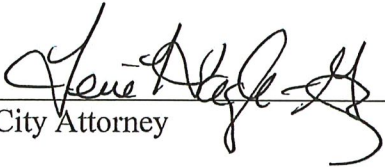
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 16<sup>th</sup> day of December 2019, the reference having been made in Minute Book 149 and recorded in full in Ordinance Book 62, Page(s) 687-688.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of December 2019.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



