February 17, 2020
Ordinance Book 62, Page 732

Petition No.: 2019-080
Petitioner: Seahawk Partner Holdings, LLC

ORDINANCE NO. 9743-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-8MF (multi-family residential) and R-5 (single-family residential) to UR-2 (CD) (urban residential, conditional) with 5-years 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:

[Signature]
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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 732-733.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-080 : Seahawk Partner Holdings, LLC

**Current Zoning** R-8MF (Multi-Family Residential) R-5 (Single Family Residential)

**Requested Zoning** UR-2(CD) (Urban Residential, Conditional) with 5 Year Vested Rights

Approximately 11.15 acres

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**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

- Requested UR-2(CD) 5 Year Vested from R-5
- Requested UR-2(CD) 5 Year Vested from R-8MF

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**Zoning Classification**

- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Light Industrial
- General Industrial

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Map Created 9/18/2019
Petition No.: 2019-105
Petitioner: The Greenstone Group, LLC

ORDINANCE NO. 9744-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 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:

[Signature]
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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 734-735.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-105: The Greenstone Group, LLC

Current Zoning  R-4 (Single Family Residential)
Requested Zoning  NS (Neighborhood Services)

Approximately 5.14 acres
February 17, 2020
Ordinance Book 62, Page 736

Petition No.: 2019-121
Petitioner: Jamario Rickenbacker

ORDINANCE NO. 9745-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 B-1 (CD) (neighborhood business, conditional) to UR-C (urban residential – commercial).

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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 736-737.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

Stephanie C. Kelly, City Clerk, MMC, NCSCMC
2019-121: Jamario Rickenbacker

Current Zoning: B-1(CD) (Neighborhood Business, Conditional)
Requested Zoning: UR-C (Urban Residential - Commercial)

Approximately 1.15 acres

Rezoning Map

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-C from B-1(CD)

Zoning Classification

- Multi-Family
- Institutional
- Office
- Business
- Commercial Center
- Business-Distribution
- Light Industrial
- Mixed Use

Map Created 1/3/2020
February 17, 2020
Ordinance Book 62, Page 738

Petition No.: 2019-123
Petitioner: Magnus Capital Partners

ORDINANCE NO. 9745-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 PED (light industrial, pedestrian overlay) to I-1 PED-O (light industrial, pedestrian overlay, 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:

[Signature]
City Attorney

CERTIFICATION

1. 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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 738-739.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NC GMC
2019-123: Magnus Capital Partners

Current Zoning  I-1(PED) (Light Industrial, Pedscapes Overlay)
Requested Zoning  I-1(PED-O) (Light Industrial, Pedscapes Overlay, Optional)

Approximately 1.99 acres

Rezoning Map

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

Office  Business  Light Industrial  General Industrial  Mixed Use

Map Created 9/30/2019
February 17, 2020
Ordinance Book 62, Page 740

Petition No.: 2019-138
Petitioner: Roma Homes

ORDINANCE NO. 9747-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 R-8 CD (single 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:

[Signature]
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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 740-741.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

[Signature]
Stephanie C. Kelly, City Clerk MMC NCCMC
2019-138: Roma Homes

Current Zoning R-5 (Single Family Residential)
Requested Zoning R-8(CD) (Single Family Residential, Conditional)

Approximately 0.55 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8(CD) from R-5

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Business
- Mixed Use

Map Created 10/11/2019
February 17, 2020
Ordinance Book 62, Page 742

Petition No.: 2019-139
Petitioner: JDSI, LLC

ORDINANCE NO. 9748-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-12 MF (multi-family residential) & R-3 (single-family residential) to R-8 (single-family development).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 742-743.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-139: JDSI, LLC

Current Zoning  R-3 (Single Family Residential), R-12MF(CD) (Multi-Family Residential, Conditional)
Requested Zoning  R-8 (Single Family Residential)

Approximately 5.3225 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8 from R-12MF(CD)
Requested R-8 from R-3

Zoning Classification
Single Family
Multi-Family

Map Created 11/26/2019
February 17, 2020  
Ordinance Book 62, Page 744

Petition No.: 2019-140  
Petitioner: C Investments 5, LLC

ORDINANCE NO. 9749-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 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:

[Signature]  
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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 744-745.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

[Signature]  
Stephanie C. Kelly, City Clerk, MMC, NCGMC
2019-140: C Investments 5, LLC

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

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

Approximately 2.22 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Requested UR-2(CD) from R-3**

**Zoning Classification**

- Single Family
- Multi-Family
- Mixed Residential
- Institutional
- Business

Map Created 10/11/2019
February 17, 2020 Ordinance
Book 62, Page 746

Petition No.: 2019-143
Petitioner: Tara Ellerbe-Elite

ORDINANCE NO. 9750-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 (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:

[Signature]
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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 746-747.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-143: Tara Ellerbe - Elite

Current Zoning: I-2 (General Industrial)
Requested Zoning: MUDD-O (Mixed Use Development, Optional)

Approximately 0.33 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O from I-2

Zoning Classification
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

Map Created 12/4/2019
February 17, 2020
Ordinance Book 62, Page 748

Petition No.: 2019-148
Petitioner: Branful, LLC

ORDINANCE NO. 9751-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) (neighborhood business, conditional) and NS (neighborhood services) to NS (neighborhood services) and NS SPA (neighborhood services, 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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 748-749.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

Stephanie C. Kelly, City Clerk, MMC, INCCMC
2019-148: Branful LLC

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

Requested Zoning  NS (Neighborhood Services),
NS SPA (Neighborhood Services, Site Plan Amendment)

Approximately 1.554 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Rezoning Map

Charlotte

Planning, Design & Development

City Council District

1-Larken Egleston

Requested NS SPA from NS
Requested NS from B-1(CD)

Zoning Classification

Single Family
Multi-Family
Urban Residential
Office
Business

Map Created 10/15/2019
February 17, 2020
Ordinance Book 62, Page 750

Petition No.: 2019-151
Petitioner: Longbranch Development

ORDINANCE NO. 9752-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 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:

[Signature]
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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 750-751.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCOMC
2019-151: Longbranch Development

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 11.63 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-3

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Business

Map Created 10/15/2019
February 17, 2020
Ordinance Book 62, Page 752

Petition No.: 2019-153
Petitioner: South Tryon Development

ORDINANCE NO. 9753-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 UMUD-O (uptown mixed use, optional) to UMUD-O SPA (uptown mixed use, 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 17th day of February 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 752-753.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of February 2020.

Stephanie C. Kelly, City Clerk, MMC NCCMC
2019-153: 650 South Tryon Development LLC

Current Zoning  U-MUD(O) (Uptown Mixed Use, Optional)
Requested Zoning  U-MUD(O) SPA (Uptown Mixed Use, Optional, Site Plan Amendment)

Approximately 0.644 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested U-MUD(O) SPA from U-MUD(O)

Zoning Classification
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

Map Created 1/7/2020