Petition No.: 2020-103  
Petitioner: Fielding Homes/DRB Group

ORDINANCE NO. 35-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel numbers 21337101 and 21307652, and further listed 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:

______________________________  
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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 616-617.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-103: Fielding Homes/DRB Group**

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

Approximately 5.92 acres  
**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Requested UR-2(CD) from R-3
Petition No.: 2020-134
Petitioner: Impact, LLC

ORDINANCE NO. 36-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel numbers 05548104, 05548105, and 05548107, and further listed on the attached map from CC, LWPA (commercial center, Lake Wylie Protected Area) to CC SPA, LWPA (commercial center, site plan amendment, 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 618-619.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-134: Impact, LLC**

**Current Zoning**  CC (Commercial Center)

**Requested Zoning**  CC LWPA (Community Center, Lake Wylie Protected Area)

Approximately 26.59 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- Requested CC LWPA from CC

**Zoning Classification**

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

---

Map Created 2/1/2021

April 19, 2021
Ordinance Book 63, Page 619
Ordinance No. 36-Z
Petition No.: 2020-141
Petitioner: Flagship Healthcare Properties, LLC

ORDINANCE NO. 37-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by the tax parcels listed below, and further listed on the attached map from O-2 (office) to MUDD (CD) (mixed-use development, conditional).

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

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

APPROVED AS TO FORM:

City Attorney

Parcels included in Rezoning Petition 2020-141

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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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 620-621.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-141: Flagship Healthcare Properties, LLC

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

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

Approximately 1.55 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

- MUDD-O
- **Requested MUDD-O from O-2**

**Zoning Classification**

- Single Classification
- Multi-Family
- Office
- Mixed Use

City Council District

- 1-Larken Egleston

Map Created 1/27/2021
AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 02508104, and further listed on the attached map from R-3 (single-family residential and BP (business park) to R-17 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, Stephanie 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 622-623.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-150: Evolve Acquisition, LLC**

**Current Zoning**  R-3 (Single Family Residential), BP (Business Park)

**Requested Zoning**  R-17MF(CD) (Multi-Family Residential, Conditional)

Approximately 20.267 acres

### Location of Requested Rezoning

#### Existing Zoning & Rezoning Request

**Requested R-17MF(CD) from BP**

**Requested R-17MF(CD) from R-3**

**Zoning Classification**
- Single Family
- Business Park

---

**Rezoning Map**

- 2020-150
- Outside City Limits
- Parcel
- Streams
- Mtn. Island lake - Critical Area

**ETJ - Closest to City Council District**

- 2-Malcolm Graham

---

**Map Created 3/10/2021**
Petition No.: 2020-159
Petitioner: Bainbridge Communities Acquisitions III, LLC

ORDINANCE NO.  39-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel numbers 02920109 and 02920110, and further listed on the attached map from R-3 (single-family residential) to R-22 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 624-625.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-159: Ray Smith, Bainbridge Communities Acquisitions III, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-22MF(CD) (Multi-Family Residential, Conditional)

Approximately 14.6 acres
Location of Requested Rezoning

Rezoning Map

City Council District

Existing Zoning & Rezoning Request

Zoning Classification

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

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

0 500 1,000 2,000 Feet

Map Created 1/26/2021

Approximately 14.6 acres

Location of Requested Rezoning

2020-159

Inside City Limits
Parcel
Streams
FEMA Flood Plain

2020-159

4-Renee Perkins-Johnson

Ray Smith, Bainbridge Communities Acquisitions III, LLC

April 19, 2021
Ordinance Book 63, Page 625
Ordinance No. 39-Z
Petition No.: 2020-168
Petitioner: The Building Agency, LLC

ORDINANCE NO. 40-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 10110157, and further listed on the attached map from R-4 (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:

______________________________
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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 626-627.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning  R-4 (Single Family Residential)
Requested Zoning  R-8(CD) (Single Family Residential, Conditional)

Approximately 1.572 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-8 from R-4

Zoning Classification
- Single Family
- Multi-Family
ORDINANCE NO. 41-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 08316702, and further listed on the attached map from R-5 (residential) to UR-1 (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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 628-629.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-172: Urban Design Partners PLLC

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  UR-1(CD) (Urban Residential, Conditional)

Approximately 0.312 acres

City Council District
1-Larken Egleston

Existing Zoning & Rezoning Request

Rezoning Map

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

City Council District

Map Created 11/23/2020
Ordinance No.: 2020-179
Petitioner: Agent 89 Properties, LLC

ORDINANCE NO. 42-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel numbers 11122103 and 11122105, and further listed on the attached map from R-3 (single-family residential) to R-4 (single-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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 630-631.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

____________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-179: Agent 89 Properties, LLC**

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

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

Approximately 0.749 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

**Requested R-4 from R-3**

**Zoning Classification**

- Single Family
Petition No.: 2020-184
Petitioner: Pinky’s, LLC

ORDINANCE NO. 43-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 06703101, and further listed on the attached map from B-1 PED-O (neighborhood business, pedestrian overlay, optional) to B-1 PED-O (SPA) (neighborhood business, pedestrian overlay, 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

April 19, 2021
Ordinance Book 63, Page 632

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 632-633.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-184: 1600 PINKYS LLC

Current Zoning  B-1 PED-Optional (Neighborhood Business, Pedestrian Overlay, Optional)

Requested Zoning  B-1 PED-Optional, SPA (Neighborhood Business, Pedestrian Overlay, Optional, Site Plan Amendment)

Approximately 0.225 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Urban Residential
- Business
- Light Industrial
- General Industrial
- General Industrial
- Mixed Use

Revision Map

City Council District
- 3-Victoria Watlington

Map Created 12/23/2020
ORDINANCE NO. 44-Z

ORDINANCE NO.  44-Z  ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 12104317, and further identified on the attached map from TOD-NC (transit-oriented development-neighborhood center) to TOD-UC (transit-oriented development-urban center).

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 634-635.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-185: Providence Group Capital, LLC**

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

**Requested Zoning**  TOD-UC (Transit Oriented Development-Urban Center)

Approximately 0.808 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Multi-Family
- Business
- Light Industrial

**City Council District**
- 3-Victoria Watlington

**Scale 1:1,100,000**

Map Created 12/23/2020
ORDINANCE NO. 45-Z
ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 13105102, and further identified on the attached map from B-1 (neighborhood business) to B-2 (general business).

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 636-637.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
### 2020-187: Sam's Mart

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

**Requested Zoning**  B-2 (General Business)

Approximately 1.098 acres

**Location of Requested Rezoning**

#### Existing Zoning & Rezoning Request

- **Requested B-2 from B-1**

**Zoning Classification**
- Single Family
- Multi-Family
- Mixed Residential
- Office
- Business
- Mixed Use

---

**City Council District**
- 5-Matt Newton

---

**Map Created 12/23/2020**

---

**Rezoning Map**

**Charlotte Planning, Design & Development**

---

**Map Created 12/23/2020**

---

**City Council District**
- 5-Matt Newton

---

**Map Created 12/23/2020**
ORDINANCE NO. 46-Z

ZONING REGULATIONS

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

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

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

Parcels Included in Rezoning Petition 2020-188

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CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-188: Shaun Gasparini, True Homes, LLC

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

Approximately 11.489 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- Multi-Family
- Commercial Center
- Business-Distribution

**2020-188**

**Outside City Limits**

**Parcel**

**Streams**

**ETJ - Closest to City Council District**

**4-Renee Johnson**

Map Created 3/10/2021
ORDINANCE NO. 47-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 20107111, and further identified on the attached map from R-3 (single-family residential) to I-2 (general industrial).

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 640-641.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-189: 5110 Gable Road LLC**

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

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

Approximately 2.66 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

[Map showing rezoning details]
Petition No.: 2020-190
Petitioner: Northwood Ravin

ORDINANCE NO. 48-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 12522705, and further listed 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 642-643.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-190: Northwood Ravin

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

**Requested Zoning**  MUD-O SPA (Mixed Use Development, Optional, Site Plan Amendment)

Approximately 1.3 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- Requested MUD-O SPA from MUD-O

**Zoning Classification**

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

---

**City Council District**

- 1-Larken Egleston

---

**2020-190**

- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts

**Scale 1:1,100,000**

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**Map Created 12/28/2020**

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April 19, 2021
Ordinance Book 63, Page 643
Ordinance No. 48-Z
Petition No.: 2020-191
Petitioner: Central Avenue Karyae, LLC

ORDINANCE NO. 49-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 08117646, and further listed on the attached map from B-2 PED (general business, pedestrian overlay) to B-2 PED (O) (general business, 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

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 644-645.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

[Seal]
[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-191: Central Avenue Karyae, LLC

**Current Zoning**  B-2 PED (General Business, Pedscape Overlay)

**Requested Zoning**  B-2 PED-O (General Business, Pedscape Overlay, Optional)

Approximately 0.075 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Business
- Mixed Use

**Requested B-2 PED-O from B-2 PED**

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**City Council District**

- 1-Larken Egleston

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**Scale 1:1,100,000**

**Map Created 1/5/2021**
ORDINANCE NO. 50-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 02758105, and further listed on the attached map from INST (CD) (institutional, conditional) to B-1 (CD) (neighborhood business, 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 646-647.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-193: Premier Athletic Management, LLC

Current Zoning  INST(CD) (Institutional, Conditional)
Requested Zoning  B-1(CD) (Neighborhood Business, Conditional)

Approximately 10.5 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested B-1(CD) from INST(CD)

Zoning Classification

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

City Council District

4-Renee Perkins-Johnson

Map Created 12/28/2020
Petition No.: 2020-195
Petitioner: Smith Southeast Development, Inc.

ORDINANCE NO. 51-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 21159315, and further listed on the attached map from B-1 (CD) (neighborhood business conditional) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie 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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 648-649.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-195: Smith Southeast Development, LLC**

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

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

Approximately 2.9 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**
Petition No.: 2020-200
Petitioner: Elmington Capital Group

ORDINANCE NO. 52-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 14510318 and a portion of tax parcel number 14510317, and further listed on the attached map from R-22 MF (multi-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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 650-651.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-200: Elmington Capital Group

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

Approximately 8.862 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Institutional
- Office
- Business

Map Created 2/23/2021
Petition No.: 2021-002  
Petitioner: City of Charlotte, Aviation Department

ORDINANCE NO. 53-Z  
ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel number 14105558, and further identified on the attached map from R-3 AIR (single-family residential, airport noise overlay to I-2 AIR (general industrial, airport noise overlay).

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 652-653.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning: R-3 AIR (Single Family Residential, Airport Noise Overlay)
Requested Zoning: I-2 AIR (General Industrial, Airport Noise Overlay)

Approximately 4.98 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2 AIR from R-3 AIR

Zoning Classification
- Single Family
- Light Industrial
- General Industrial

City Council District
- 3-Victoria Watlington

Map Created 1/25/2021
Ordinance No.: 54-Z

ZONING REGULATIONS

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified by tax parcel numbers 11333122, 11302106, and 11302110, and further identified on the attached map from R-4 LLWPA AIR (single-family residential, Lower Lake Wylie protected area, airport noise overlay), I-1 (CD) LLWPA AIR (light industrial, conditional, Lower Lake Wylie Protected area, airport noise overlay) and I-1 LLWPA AIR (light industrial, Lower Lake Wylie Protected area, airport noise overlay) to I-2 LLWPA AIR (general industrial, Lower Lake Wylie Protected area, airport noise overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

____________________________
City Attorney
April 19, 2021

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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 654-655.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Rezoning Map

City of Charlotte, Aviation Department

Current Zoning
- R-4 AIR LLWPA (Single Family Residential, Airport Noise Overlay, Lower Lake Wylie - Protected Area)
- I-1 AIR LLWPA (Light Industrial, Airport Noise Overlay, Lower Lake Wylie - Protected Area)
- I-1(CD) AIR LLWPA (Light Industrial, Conditional, Airport Noise Overlay, Lower Lake Wylie - Protected Area)

Requested Zoning
- I-2 AIR LLWPA (Heavy Industrial, Airport Noise Overlay, Lower Lake Wylie - Protected Area)

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2 AIR LLWPA
- from I-1 AIR LLWPA
- from I-1(CD) AIR LLWPA
- from R-4 AIR LLWPA

Zoning Classification
- Single Family
- Manufactured Home
- Business
- Light Industrial
- General Industrial

Map Created 1/29/2021
ORDINANCE NO. 55-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by tax parcel number 06912627 and 06912601 and a portion of tax parcel number 14510317, and further listed on the attached map from O-2 PED (office district, pedestrian overlay) to B-1 PED-O (neighborhood business, 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:

______________________________
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 19th day of April 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 656-657.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of April 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-032: E-Fix Development Co., LLC

Current Zoning  O-2 PED (Office, Pedscape Overlay)
Requested Zoning  B-1 PED-O (Neighborhood Business, Pedscape Overlay, Optional)

Approximately 0.298 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested B-1 PED-O from O-2 PED

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

Map Created 1/29/2021