ORDINANCE NO. 221-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers 11122103 and 11122105, and further identified on the attached map from NS, R-3 (neighborhood services, single-family residential) to NS (SPA), NS (neighborhood services, site plan amendment, neighborhood services) with 5-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

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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 546-547.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-181: Albemarle Property Investors, LLC

Current Zoning: NS (Neighborhood Services), R-3 (Single Family Residential)

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

Approximately 11.24 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested NS from R-3
Requested NS SPA from NS
MX-1(INNOV)
R-3
R-17MF(CD)
R-3
B-1(CD)
NS

Zoning Classification

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

Adjacent
City Council District

5-Matt Newton

Map Created 1/7/2021

Rezone Map

Charlotte

Scale 1:1,100,000

2020-181
Outside City Limits
Parcel
Railway
Streams

Requested NS from R-3
Requested NS SPA from NS

Rezoning Classification

- 2020-181
- Outside City Limits
- Parcel
- Railway
- Streams

Adjacent
City Council District

5-Matt Newton

Map Created 1/7/2021

1:1,100,000

0 0.13 0.25 Miles

January 18, 2022
Ordinance Book 64, Page 547
Ordinance No. 221-Z
Petition No.: 2021-019
Petitioner:  Fifth Third Bank

ORDINANCE NO. 222-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 14907304, and further identified on the attached map from TOD-CC (transit-oriented development-community center) to TOD-TR (CD) (transit-oriented development-transitional, 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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 548-549.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

[Seal]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-019: Fifth Third Bank

Current Zoning  TOD-CC (Transit Oriented Development - Community Center)
Requested Zoning  TOD-TR(CD) (Transit Oriented Development - Transition, Conditional)

Approximately 0.9763 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-TR(CD) from TOD-CC

Zoning Classification
- Single Family
- Business
- General Industrial
- Transit-Oriented
Petition No.: 2021-075
Petitioner: Kinger Homes, LLC

ORDINANCE NO. 223-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers 21909128, 21909129, 21909126, and 21909127, and further identified on the attached map from UR-1 (CD) (urban residential, 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:

[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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 550-551.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-075: Kinger Homes LLC

Current Zoning  UR-1(CD) (Urban Residential, Conditional)
Requested Zoning  UR-1(CD) SPA (Urban Residential, Conditional, Site Plan Amendment)

Approximately 7.691 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request
Petition No.: 2021-091
Petitioner: Chick-Fil-A, Inc.

ORDINANCE NO. 224-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 20707112, and further identified on the attached map from TOD-CC (transit-oriented development - community center) 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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 552-553.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2021-091: Chick-Fil-A, Inc.**

**Current Zoning**  TOD-CC (Transit Oriented Development - Community Center)

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

Approximately 1.210 acres

**Location of Requested Rezoning**

---

**Rezoning Map**

**Existing Zoning & Rezoning Request**

- **Requested MUDD-O from TOD-CC**

**Zoning Classification**

- Single Family
- Multi-Family
- Business
- Transit-Oriented

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**City Council District**

- 6-Tariq Bokhari

**Map Created 7/20/2021**
ORDINANCE NO. 225-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers 09110401 and 09110402, and further identified on the attached map from R-5 (single-family residential) 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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 554-555.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-096: Ascent Real Estate Capital, LLC

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  MUDD-O (Mixed-Use Development District, Optional)

Approximately 1.89 acres

Existing Zoning & Rezoning Request

Requested MUDD-O from R-5

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 7/20/2021
ORDINANCE NO.  226-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 19918117, and further identified on the attached map from I-1 (light industrial) to I-2 (CD) (general industrial, conditional).

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

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

APPROVED AS TO FORM:

[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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 556-557.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

[Seal]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-118: Integrated Properties, LLC

Current Zoning  I-1 LLWPA (Light Industrial, Lower Lake Wylie - Protected Area)
Requested Zoning  I-2(CD) LLWPA (General Industrial, Conditional, Lower Lake Wylie - Protected Area)

Approximately 9.125 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2(CD) LLWPA from I-1 LLWPA

Zoning Classification
- Single Family
- Light Industrial
- General Industrial

City Council District
- 3-Victoria Watlington

Rezoning Map

Charlotte

January 18, 2022
Ordinance Book 64, Page 557
Ordinance No. 226-Z
ORDINANCE NO.  227-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers 20123109, 20123105, and 20123104, and further identified on the attached map from R-3 (single-family residential) to O-1 (CD) (office, 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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 558-559.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-127: Flagship Healthcare Properties

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

**Requested Zoning**  O-1(CD) (Office, Conditional)

**Location of Requested Rezoning**

- Approximately 5.2 acres

**Existing Zoning & Rezoning Request**

- R-3 (Single Family Residential)
- R-4(CD)
- R-17MF(CD)
- R-3(CD)
- MX-3

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office

**City Council District**

- 3-Victoria Watlington

**Rezoning Map**

- 2021-127
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

**Map Created** 8/25/2021
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 property identified by tax parcel number 08302307, and further identified on the attached map from I-2 (general industrial) 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:

[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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 560-561.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
### 2021-135: Alliance Residential

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

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

Approximately 3.5 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

Requested MUDD(CD) from I-2

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Office
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

**City Council District**

- 1-Larken Egleston

**Map Created 10/1/2021**
Petition No.: 2021-136
Petitioner: Habitat for Humanity of the Charlotte Region, Inc.

ORDINANCE NO. 229-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 16512119, and further identified on the attached map from R-4 (single-family residential) to R-8 MF (CD) (multi-family residential, conditional).

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

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

APPROVED AS TO FORM:

______________________________
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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 562-563.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-136: Habitat for Humanity for Charlotte

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

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

Approximately 2.38 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

Requested R-8MF(CD) from R-4

**Zoning Classification**

- Single Family
- Multi-Family

**City Council District**

- 5-Matt Newton

**FEMA Flood Plain**

**Greenway**

**Streams**

**Inside City Limits**

**Parcel**

**Habitat for Humanity for Charlotte**

Approximately 2.38 acres

**January 18, 2022**

**Ordinance Book 64, Page 563**

**Ordinance No. 229-Z**
Petition No.: 2021-140
Petitioner: Hutton

ORDINANCE NO. 230-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel number 0514112, and further identified on the attached map from NS (neighborhood services) to B-2 (CD) (general 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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 564-565.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Petition No.: 2021-144
Petitioner: LEH NC Statesville, LLC

ORDINANCE NO. 231-Z

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the property identified by tax parcel numbers 07707722, 07707723, 07707724, and 07707725, and further identified on the attached map from R-8 (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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 566-567.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-144: LEH NC Statesville LLC

Current Zoning  R-8 (Single Family Residential)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 0.91 acres

Location of Requested Rezoning

City Council District

1-Larken Egleston

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-8

Zoning Classification

Single Family
Multi-Family
Urban Residential
Institutional
Office
Business

Map Created 10/1/2021
ORDINANCE NO. 232-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 14906123, 14906122, and 14906121, and further identified on the attached map from TOD-TR (transit-oriented development – transition) to TOD-CC (transit-oriented development – community center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie 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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 568-569.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning  TOD-TR (Transit Oriented Development - Transition)
Requested Zoning  TOD-CC (Transit Oriented Development - Community Center)

Approximately 3.24 acres
Location of Requested Rezoning

Requested TOD-CC from TOD-TR

Zoning Classification
- Single Family
- Multi-Family
- General Industrial
- Mixed Use
- Transit-Oriented

City Council District
- 1-Larken Egleston
ORDINANCE NO. 233-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 14702148, and further identified on the attached map from TOD-CC (transit-oriented development – community 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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 570-571.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

__________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-147: Providence Group Capital, LLC

**Current Zoning**  TOD-CC (Transit Oriented Development - Community Center)

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

Approximately 3.105 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- **Single Family**
- **Multi-Family**
- **Office**
- **Business**
- **Business-Distribution**
- **Light Industrial**
- **General Industrial**
- **Mixed Use**
- **Transit-Oriented**

**Map Created 10/1/2021**
ORDINANCE NO. 234-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 listed below, and further identified on the attached map from R-3 (single-family residential) to R-4 (single-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

Parcels included in Rezoning Petition 2021-148

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</table>

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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 572-573.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning: R-3 (Single Family Residential)
Requested Zoning: R-4 (Single Family Residential)

Approximately 114.457 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-4 from R-3

Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Business
- Commercial Center
- Light Industrial
ORDINANCE NO. 235-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 16910107, and further identified on the attached map from I-2 (general industrial) to TOD-NC (transit-oriented development – neighborhood center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Stephanie 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 18th day of January 2022, the reference having been made in Minute Book 155, and recorded in full in Ordinance Book 64, Page(s) 574-575.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-153: Galaga Investors LLC

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

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

Approximately 7.17 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

**Zoning Classification**

<table>
<thead>
<tr>
<th>Classification</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>Light Brown</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>Dark Brown</td>
</tr>
<tr>
<td>Institutional</td>
<td>Beige</td>
</tr>
<tr>
<td>Office</td>
<td>Purple</td>
</tr>
<tr>
<td>Business</td>
<td>Coral</td>
</tr>
<tr>
<td>Commercial Center</td>
<td>Brown</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>Pale Purple</td>
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<tr>
<td>General Industrial</td>
<td>Pink</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>Maroon</td>
</tr>
<tr>
<td>Transit-Oriented</td>
<td>Red</td>
</tr>
</tbody>
</table>

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**City Council District**

<table>
<thead>
<tr>
<th>District</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3-Victoria Watlington</td>
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</tbody>
</table>

**Map Created 10/1/2021**
ORDINANCE NO. 236-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 10117211, and further identified on the attached map from O-6 (CD) (office, conditional) to R-22 MF (multi-family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of January 2022.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2021-155: Habitat for Humanity of Charlotte Region, Inc.

Current Zoning  O-6(CD) (Office, Conditional)
Requested Zoning  R-22MF (Multi-Family Residential)

Approximately 0.27 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-22MF from O-6(CD)

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

City Council District

Map Created 12/13/2021