

Petition No.: 2021-244  
Petitioner: Emilio Juarez Silva

**ORDINANCE NO. 417-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 04110106, and further identified on the attached map from R-4 (single family residential) to I-1 (CD) (light industrial, conditional).

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

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

APPROVED AS TO FORM:



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

**CERTIFICATION**

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 302-303.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



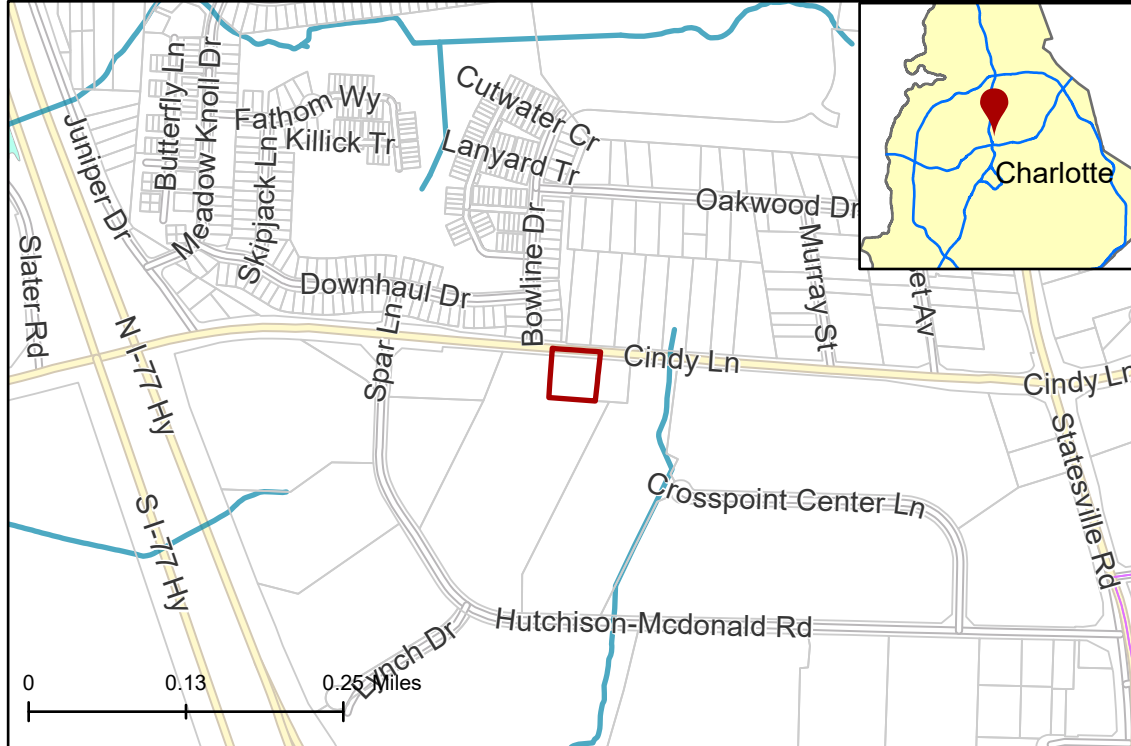
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2021-244: Emilio Juarez Silva

**Current Zoning** R-4 (Single Family Residential)  
**Requested Zoning** I-1(CD) (Light Industrial, Conditional)

Approximately 1 acres

### Location of Requested Rezoning



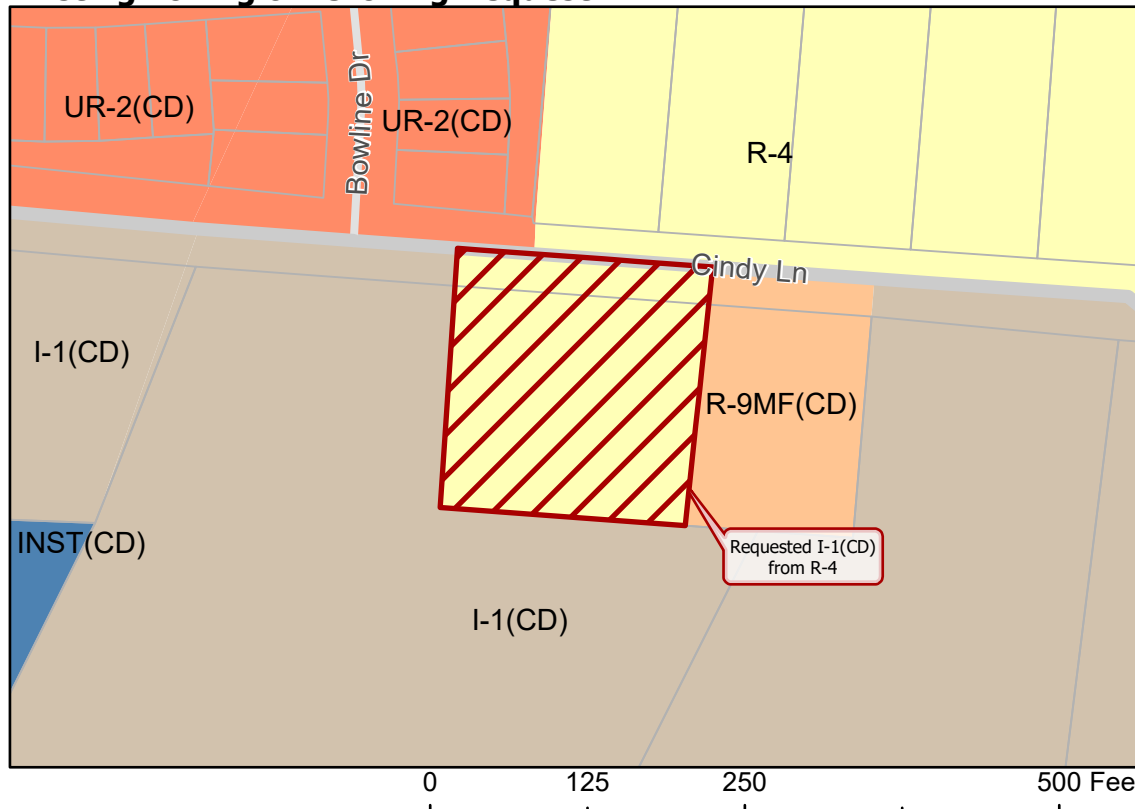
## Rezoning Map



- 2021-244
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District 2-Malcolm Graham



### Existing Zoning & Rezoning Request



- Requested I-1(CD) from R-4

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Light Industrial



Map Created 7/29/2022

Petition No.: 2021-275  
Petitioner: Abacus Acquisitions, LLC

**ORDINANCE NO. 418-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 07907908, 07907909, 07907910, 07907911, and further identified on the attached map from I-2 (general industrial) and R-5 (single family residential) to MUDD (CD) (mixed-use development district, 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.

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City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

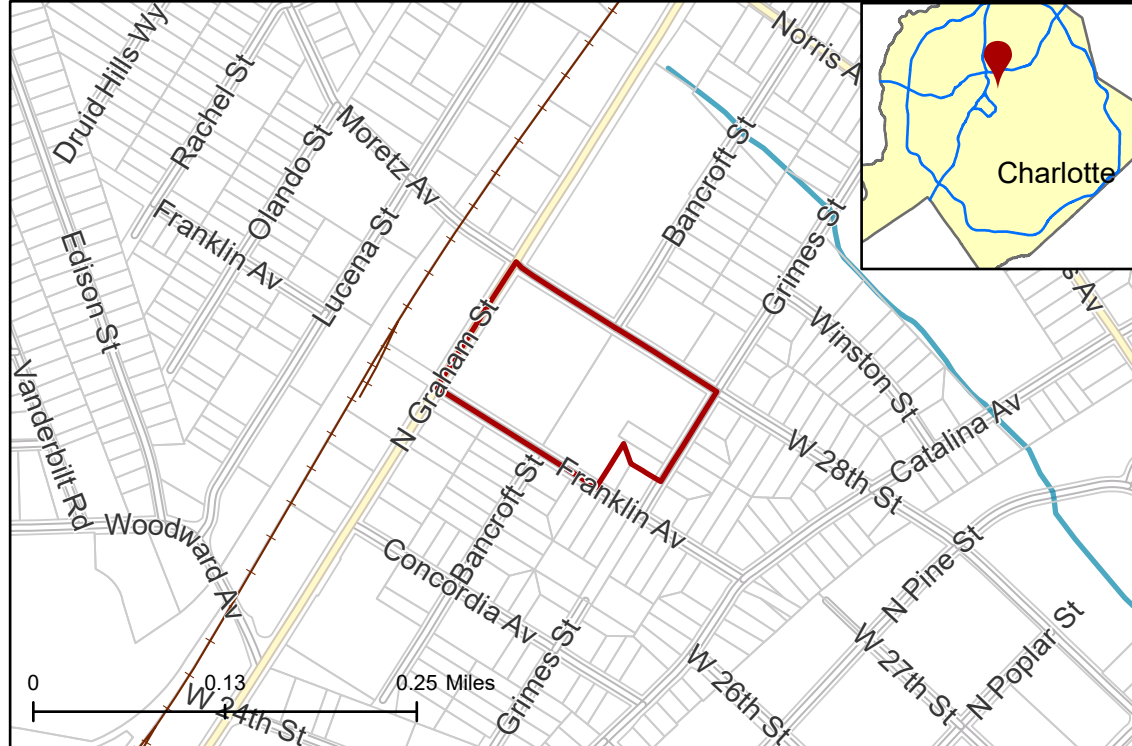
## 2021-275: Abacus Acquisitions, LLC

**Current Zoning** I-2 (General Industrial), R-5 (Single Family Residential)

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

Approximately 7.54 acres

### Location of Requested Rezoning



## Rezoning Map



- 2021-275
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District**
- 1-Larken Egleston



### Existing Zoning & Rezoning Request



- Requested MUDD(CD) from I-2
- Requested MUDD(CD) from R-5

### Zoning Classification

- Single Family
- Light Industrial
- General Industrial
- Mixed Use



Map Created 4/22/2022



Petition No.: 2021-279  
Petitioner: Crescent Communities

**ORDINANCE NO. 419-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 11320102 and 11320103, and further identified on the attached map from R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area) to MX-2 (INNOV) LLWPA (mixed-use, innovative, Lower 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:

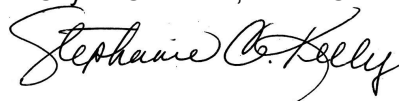


City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



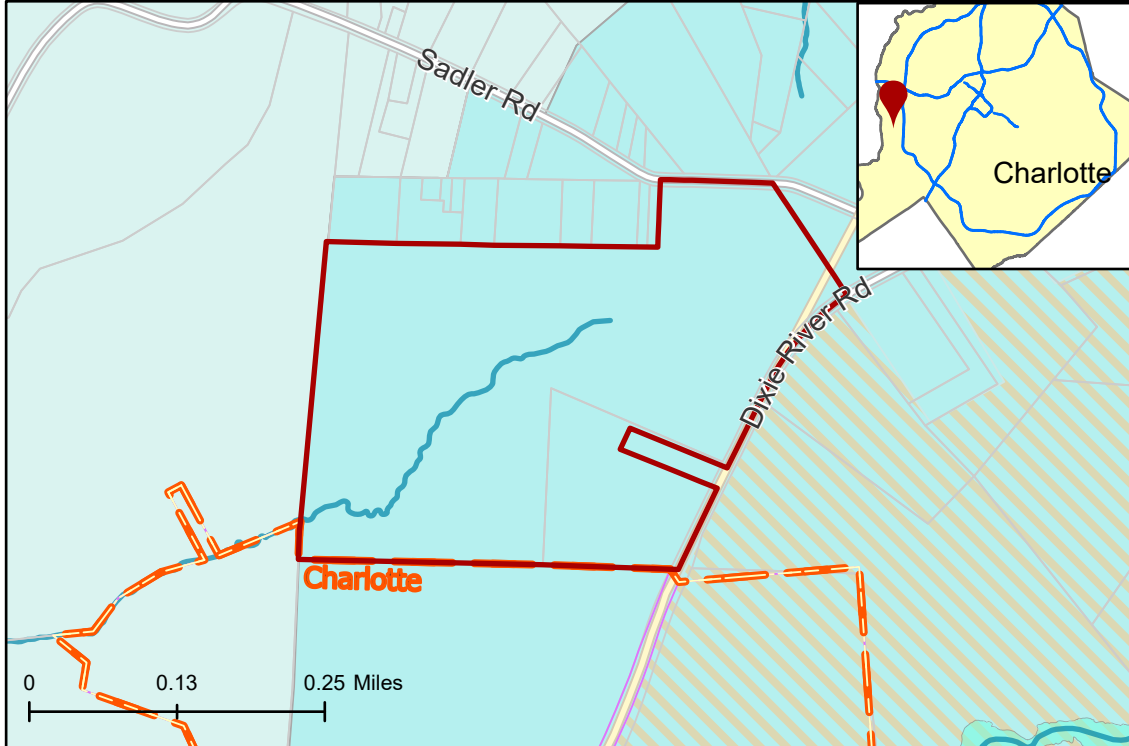
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2021-279: Crescent Communities

**Current Zoning** R-3 LLWPA (Single Family Residential, Lower Lake Wylie - Protected Area)  
**Requested Zoning** MX-2 (INNOV) LLWPA (Mixed Use District, Innovative, Lower Lake Wylie - Protected Area)

Approximately 61.010 acres

### Location of Requested Rezoning



## Rezoning Map



- 2021-279
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area

### Adjacent to City Council District

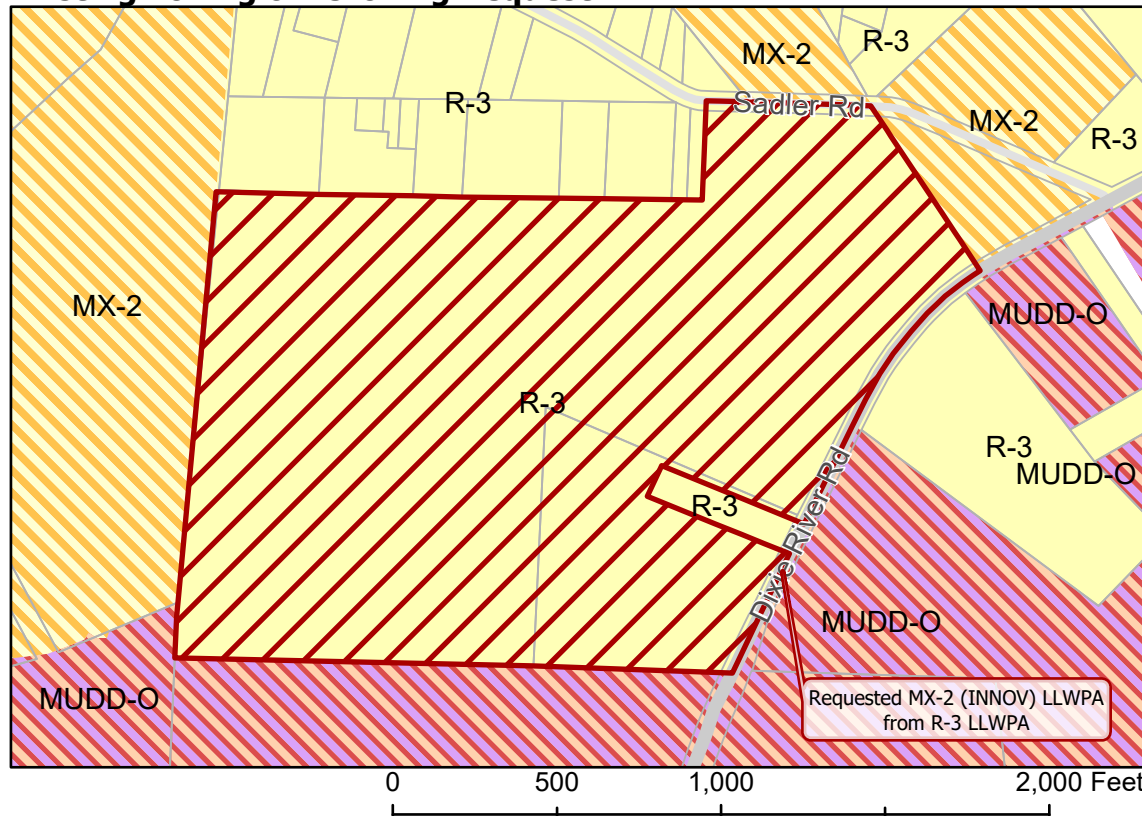
  3-Victoria Watlington

### County Commissioner

  2-Vilma D. Leake



### Existing Zoning & Rezoning Request



  Requested MX-2 (INNOV) LLWPA from R-3 LLWPA

### Zoning Classification

- Single Family
- Mixed Residential
- Mixed Use



Map Created 12/12/2022

Petition No.: 2022-013  
Petitioner: Charles T. Carpenter

**ORDINANCE NO. 420-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 09910415 and 09910423, and further identified on the attached map from R-4 (single family residential) and B-1 (neighborhood business) 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.

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



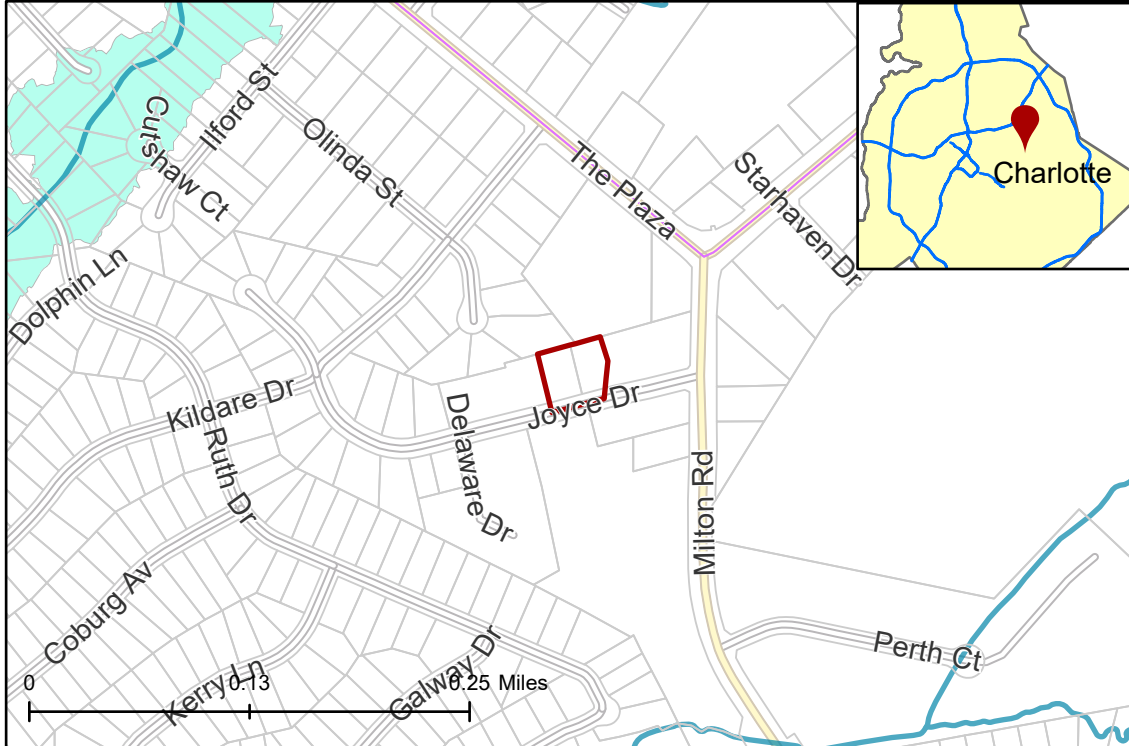
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2022-013: Charles T. Carpenter

**Current Zoning** R-4 (Single Family Residential), B-1 (Neighborhood Business)  
**Requested Zoning** B-2(CD) (General Business, Conditional)

Approximately 0.664 acres

### Location of Requested Rezoning



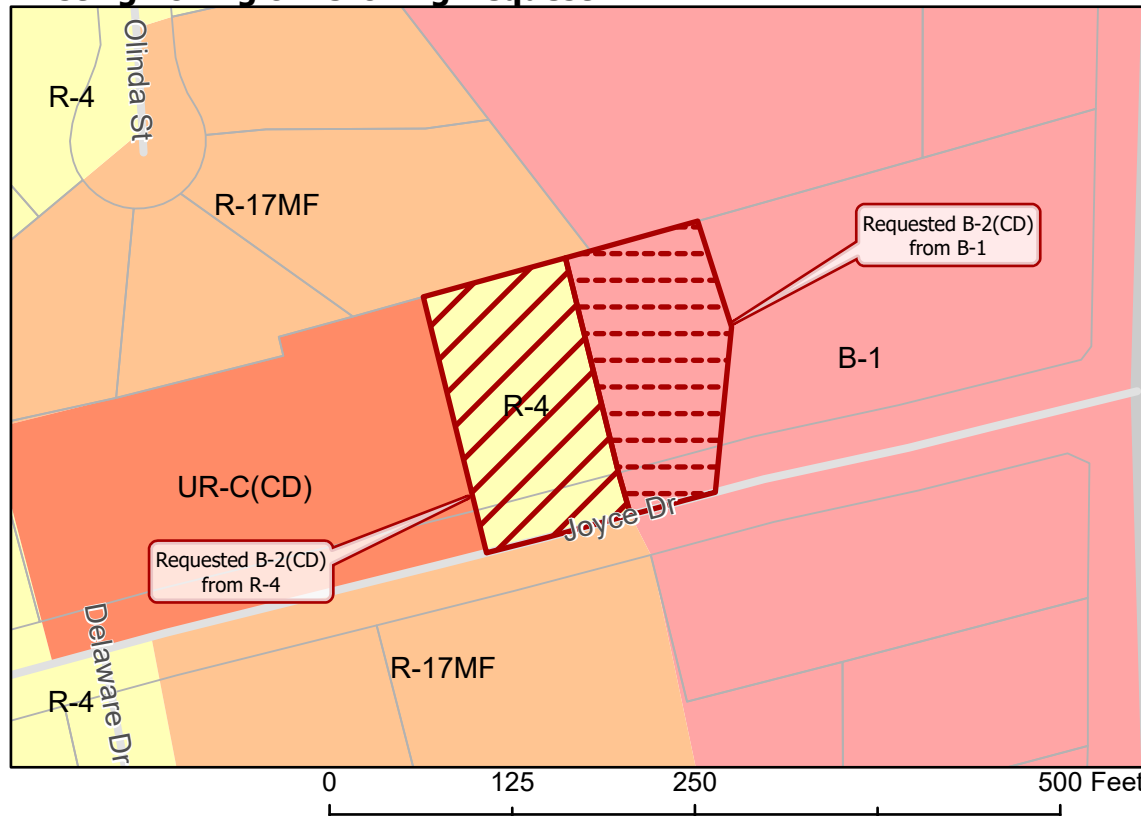
## Rezoning Map



- 2022-013
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 1-Dante Anderson



### Existing Zoning & Rezoning Request



- Requested B-2(CD) from B-1
- Requested B-2(CD) from R-4

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business



Map Created 9/30/2022

Petition No.: 2022-018  
Petitioner: MCRT SFR Investments, LLC

**ORDINANCE NO. 421-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 02933106, 02933115, 02933113, and 02933116, and further identified on the attached map from R-3 (single family residential) to MX-2 (mixed use).

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.

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



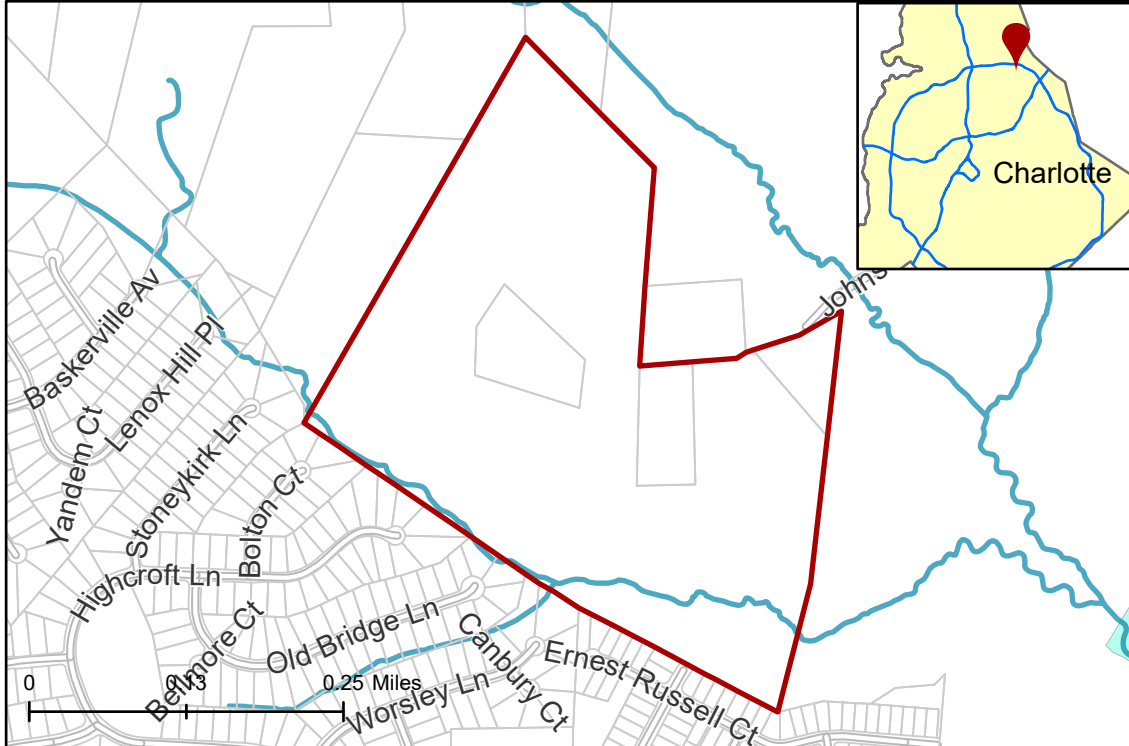
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2022-018: MCRT SFR Investments, LLC

**Current Zoning** R-3 (Single Family Residential)  
**Requested Zoning** MX-2 (Mixed Use District)

Approximately 72.2 acres

### Location of Requested Rezoning



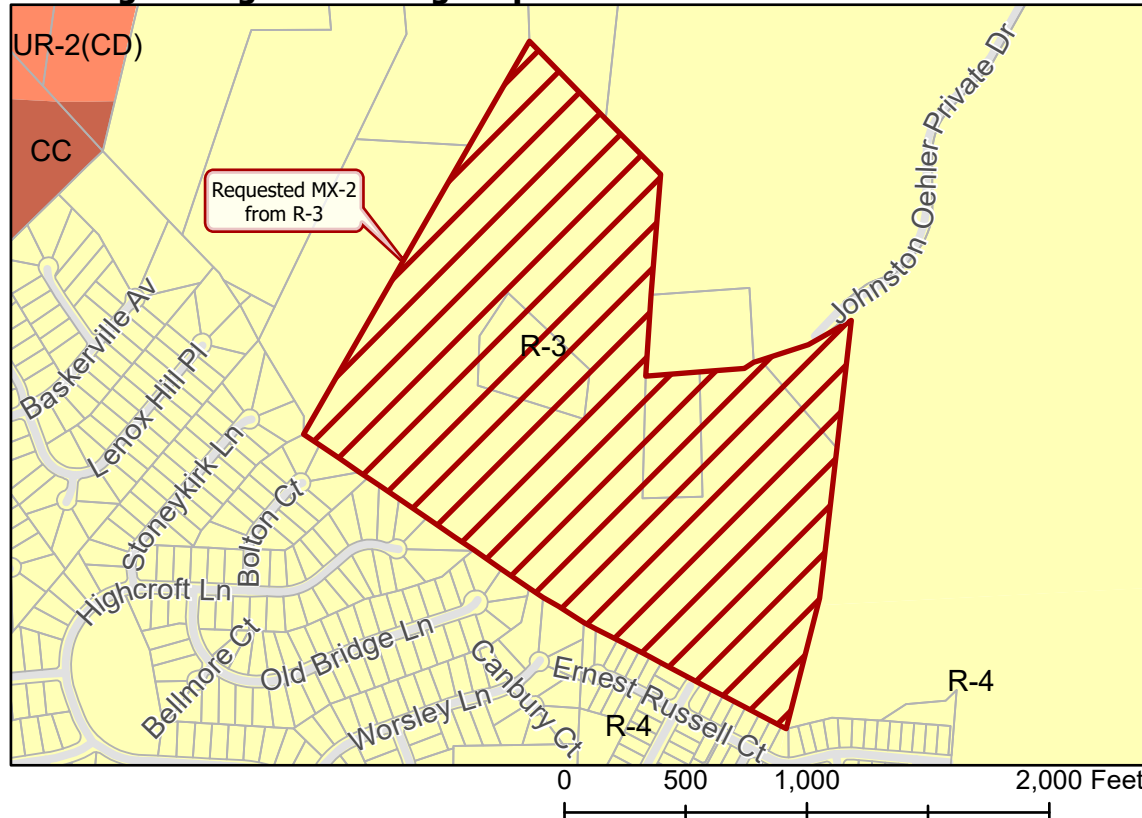
## Rezoning Map



- 2022-018
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District  
4-Renee Johnson



### Existing Zoning & Rezoning Request



- Requested MX-2 from R-3
- Zoning Classification
  - Single Family
  - Urban Residential
  - Commercial Center



Map Created 5/26/2022

Petition No.: 2022-026  
Petitioner: Cross Commercial Real Estate Group

**ORDINANCE NO. 422-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 19919316, 19919312, 19919391, and 19919390, and further identified on the attached map from R-3 LLWPA (single family residential, Lower Lake Wylie Protected Area) to NS LLWPA (neighborhood services, Lower 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.

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City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

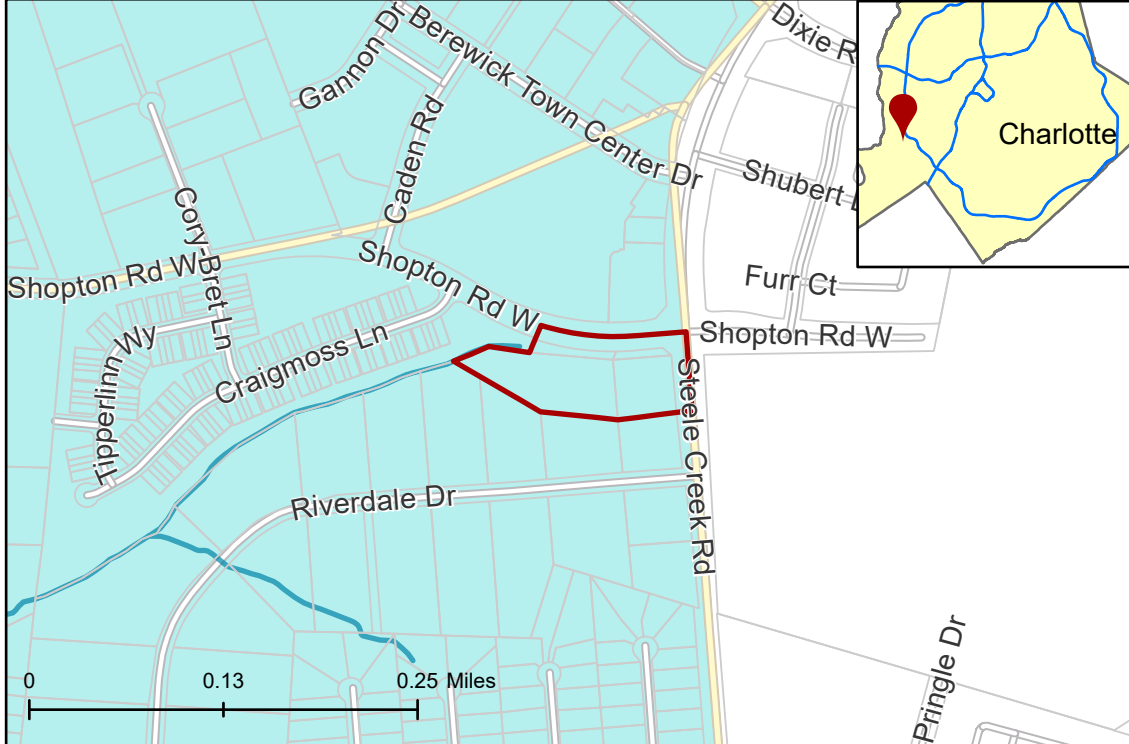


## 2022-026: Cross Commercial Real Estate Group

**Current Zoning** R-3 LLWPA (Single Family Residential, Lower Lake Wylie - Protected Area)  
**Requested Zoning** NS LLWPA (Neighborhood Services, Lower Lake Wylie - Protected Area)

Approximately 3.15 acres

### Location of Requested Rezoning



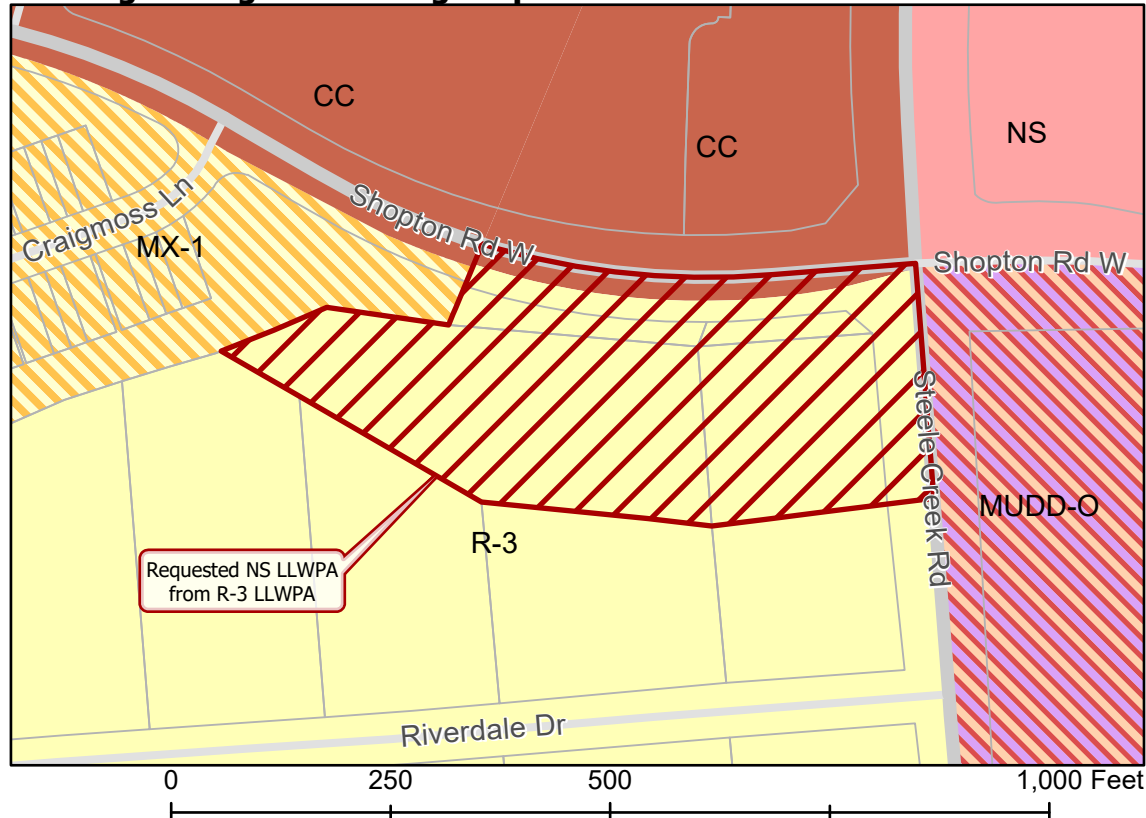
## Rezoning Map



- 2022-026
- Inside City Limits
- Parcel
- Streams
- Lower Lake Wylie - Protected Area
- City Council District**
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested NS LLWPA from R-3 LLWPA
- Zoning Classification**
- Single Family
- Mixed Residential
- Business
- Commercial Center
- Mixed Use



Map Created 6/23/2022

Petition No.: 2022-030  
Petitioner: Vlastimil Didik

**ORDINANCE NO. 423-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 08311127, and further identified on the attached map from R-5 (single family 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:

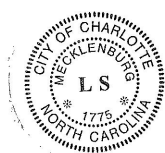


City Attorney

**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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 314-315.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



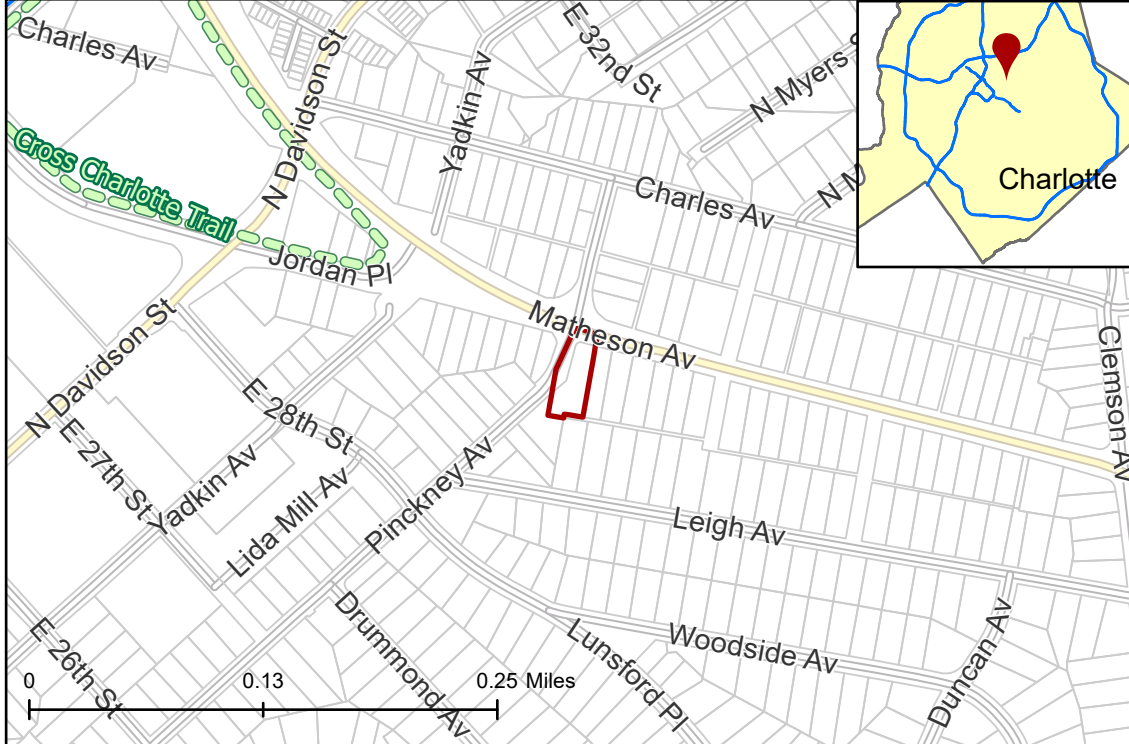
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2022-030: Vlastimil Didik

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

Approximately 0.358 acres

### Location of Requested Rezoning



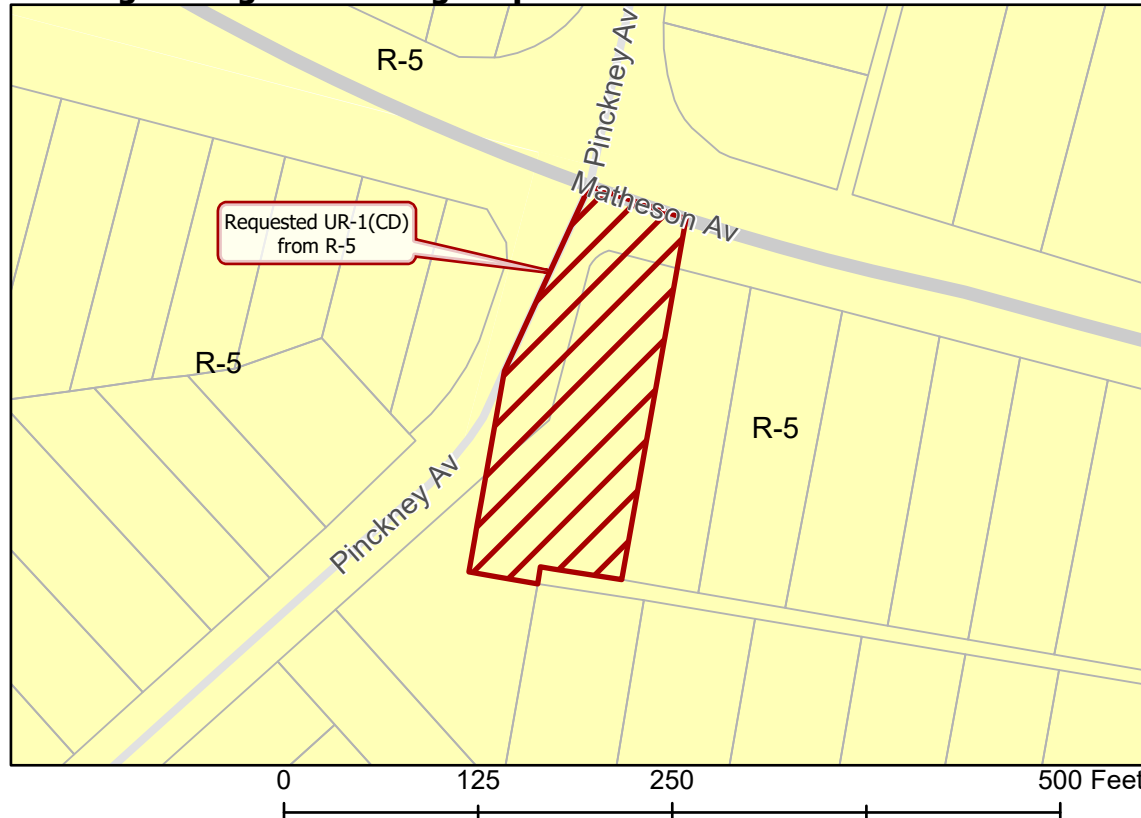
## Rezoning Map



- 2022-030
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- LYNX Blue Line
- City Council District**
  - 1-Dante Anderson



### Existing Zoning & Rezoning Request



- Requested UR-1(CD) from R-5

### Zoning Classification

- Single Family



Map Created 9/30/2022

Petition No.: 2022-035  
Petitioner: Eid Refaey – A and E Rental Homes, LLC

**ORDINANCE NO. 424-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 08114105, and further identified on the attached map from R-5 (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.

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



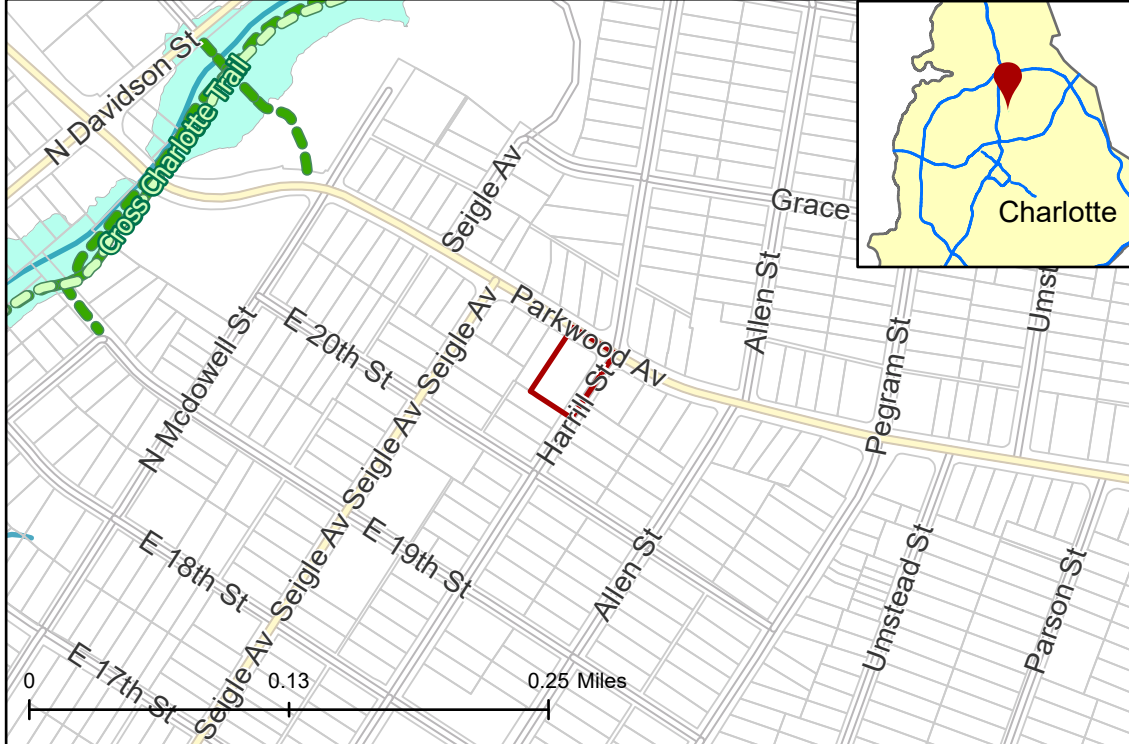
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2022-035: Eid Refaey - A and E Rental Homes, LLC

**Current Zoning** R-5 (Single Family Residential)  
**Requested Zoning** UR-2(CD) (Urban Residential, Conditional)

Approximately 0.371 acres

### Location of Requested Rezoning



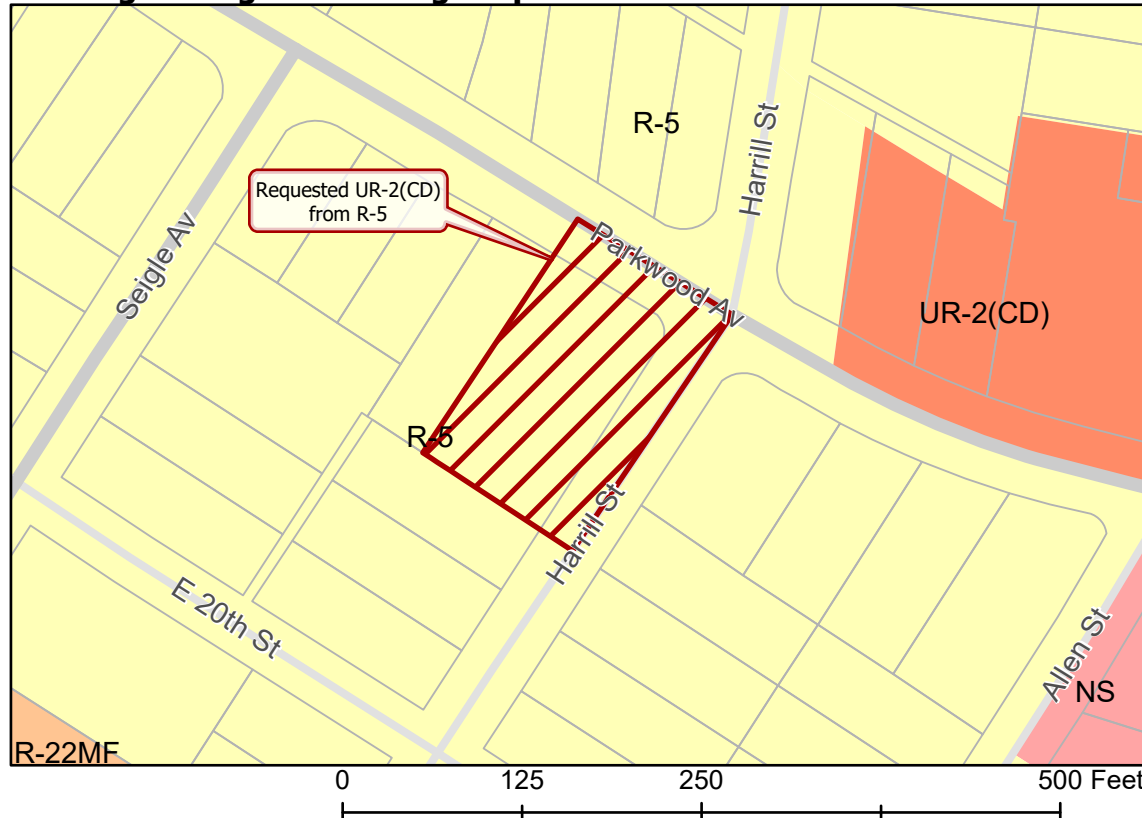
## Rezoning Map



- 2022-035
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District
- 1-Dante Anderson



### Existing Zoning & Rezoning Request



- Requested UR-2(CD) from R-5

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Business



Map Created 9/9/2022

Petition No.: 2022-040  
Petitioner: FRH Realty, LLC

**ORDINANCE NO. 425-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 08301110, and further identified on the attached map from I-2 (general industrial) to MUDD (CD) (mixed-use development district, 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.

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

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



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



## Map Created 9/30/2022



Petition No.: 2022-044  
Petitioner: 2130 North Tryon Street, LLC

**ORDINANCE NO. 426-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 08301111, and further identified on the attached map from I-2 (general industrial) to MUDD (CD) (mixed-use development district, 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.

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

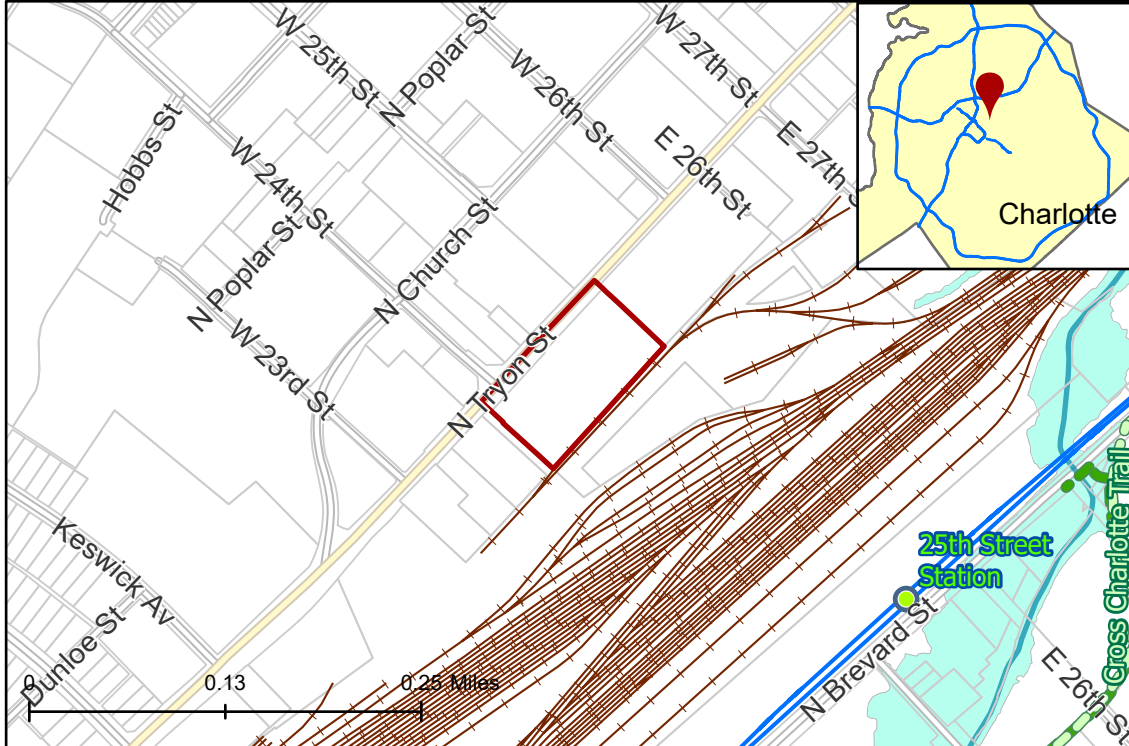
## 2022-044: 2130 North Tryon Street, LLC

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

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

Approximately 3.673 acres

### Location of Requested Rezoning



## Rezoning Map



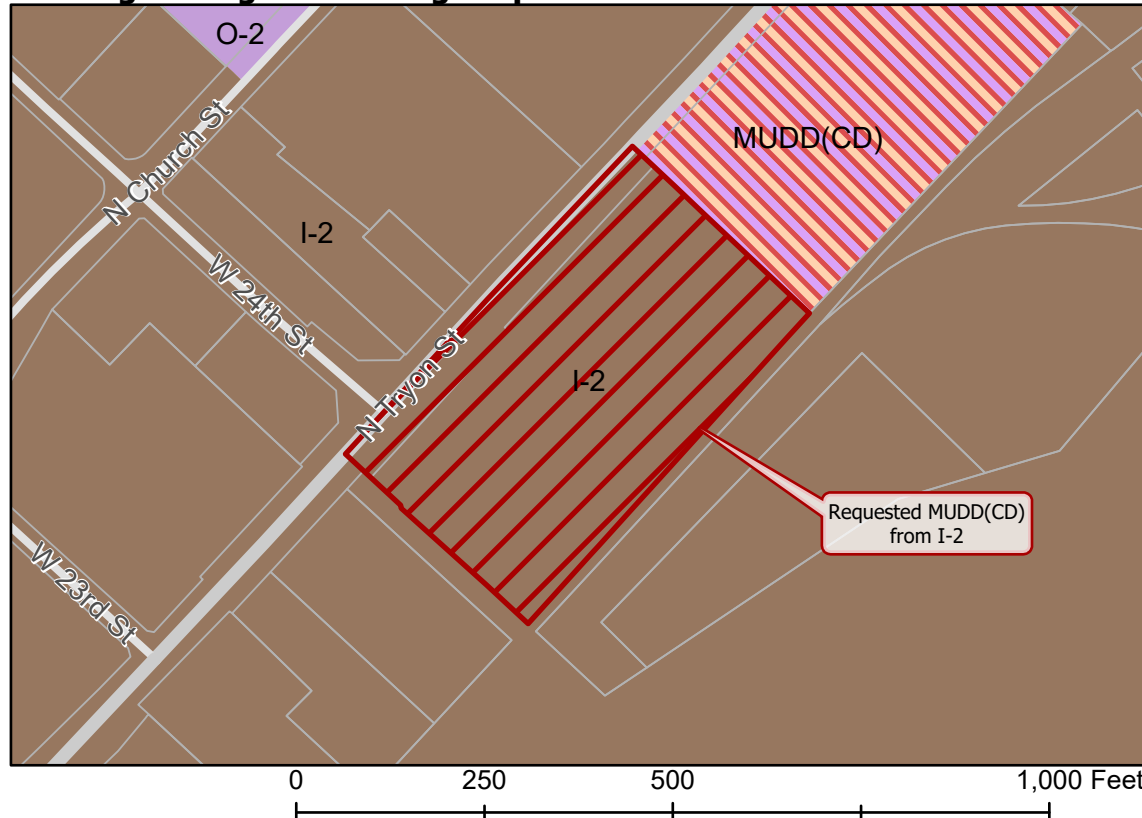
- 2022-044
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain

### City Council District

- 1-Dante Anderson



### Existing Zoning & Rezoning Request



- Requested MUDD(CD) from I-2

### Zoning Classification

- Office
- General Industrial
- Mixed Use



Map Created 12/12/2022

Petition No.: 2022-045  
Petitioner: DreamKey Partners

**ORDINANCE NO. 427-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 15703417, 15704126, and a portion of 15704104 and 15704127 and further identified on the attached map from O-1 (office), O-1 (CD) (office, conditional), and R-5 (single family residential) to UR-2 (CD) and 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:

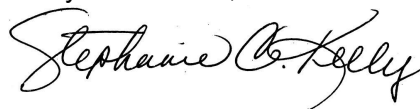


City Attorney

**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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 322-323.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

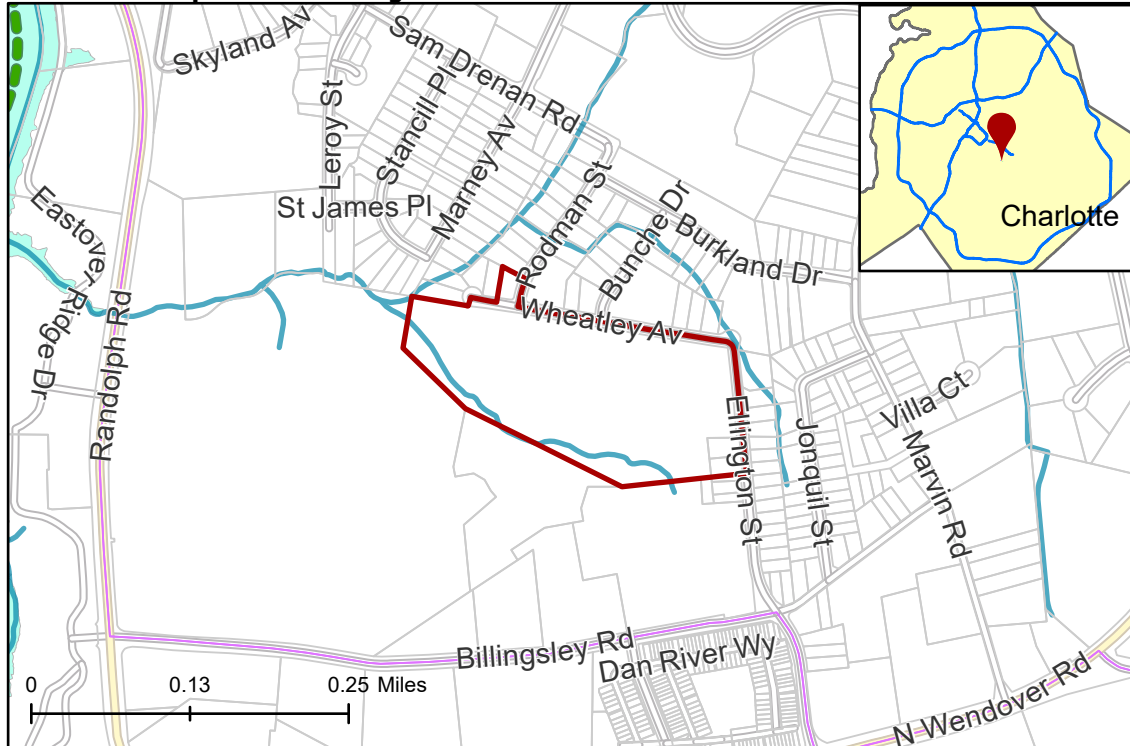
## 2022-045: DreamKey Partners

**Current Zoning** O-1 (Office), O-1(CD) (Office, Conditional), R-5 (Single Family Residential)

**Requested Zoning** UR-2(CD) (Urban Residential, Conditional), UR-1(CD) (Urban Residential, Conditional)

Approximately 15.76 acres

### Location of Requested Rezoning



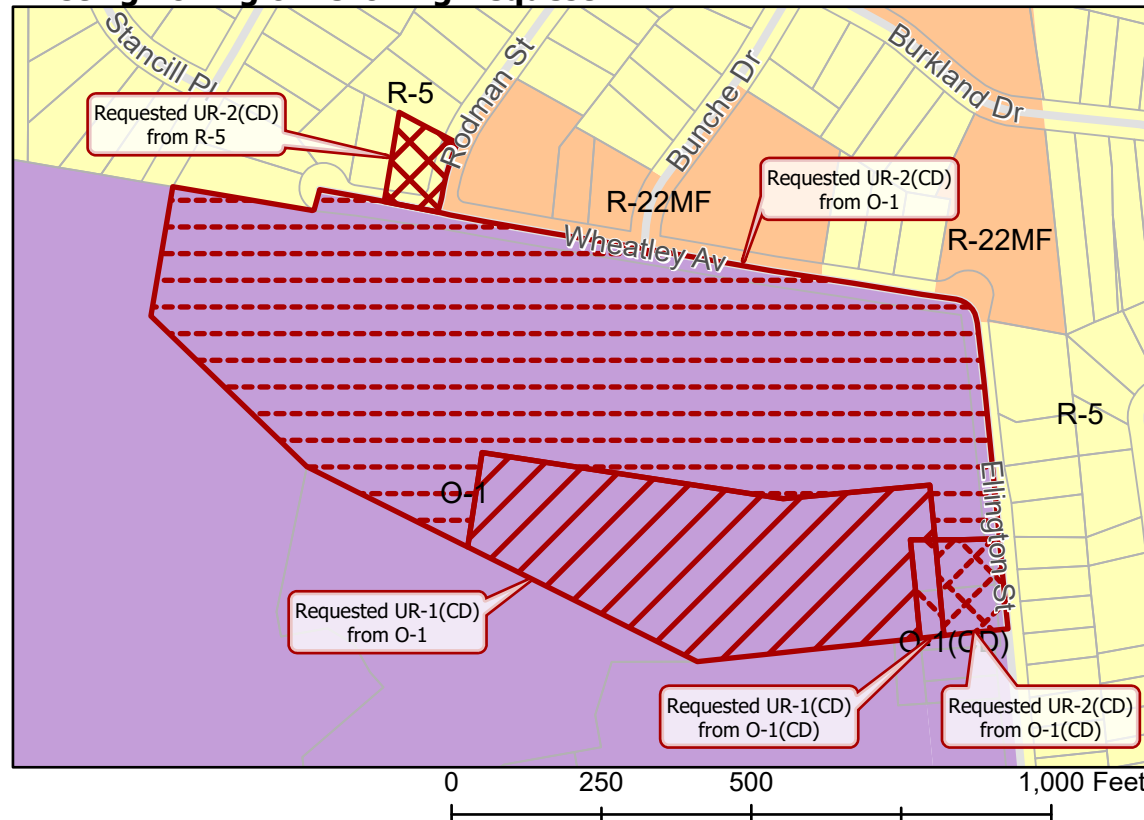
## Rezoning Map



- 2022-045
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 1-Dante Anderson



### Existing Zoning & Rezoning Request



- Requested UR-1(CD) from O-1
- Requested UR-1(CD) from O-1(CD)
- Requested UR-2(CD) from O-1
- Requested UR-2(CD) from O-1(CD)
- Requested UR-2(CD) from R-5

### Zoning Classification

- Single Family
- Multi-Family
- Office



Map Created 10/26/2022

Petition No.: 2022-052  
Petitioner: Carolinas Properties, LLC

**ORDINANCE NO. 428-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 05911329, and further identified on the attached map from R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie Protected Area) to R-17 MF (CD) AIR LLWPA (multi-family residential, airport noise overlay, Lower Lake Wylie Protected Area, 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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 324-325.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

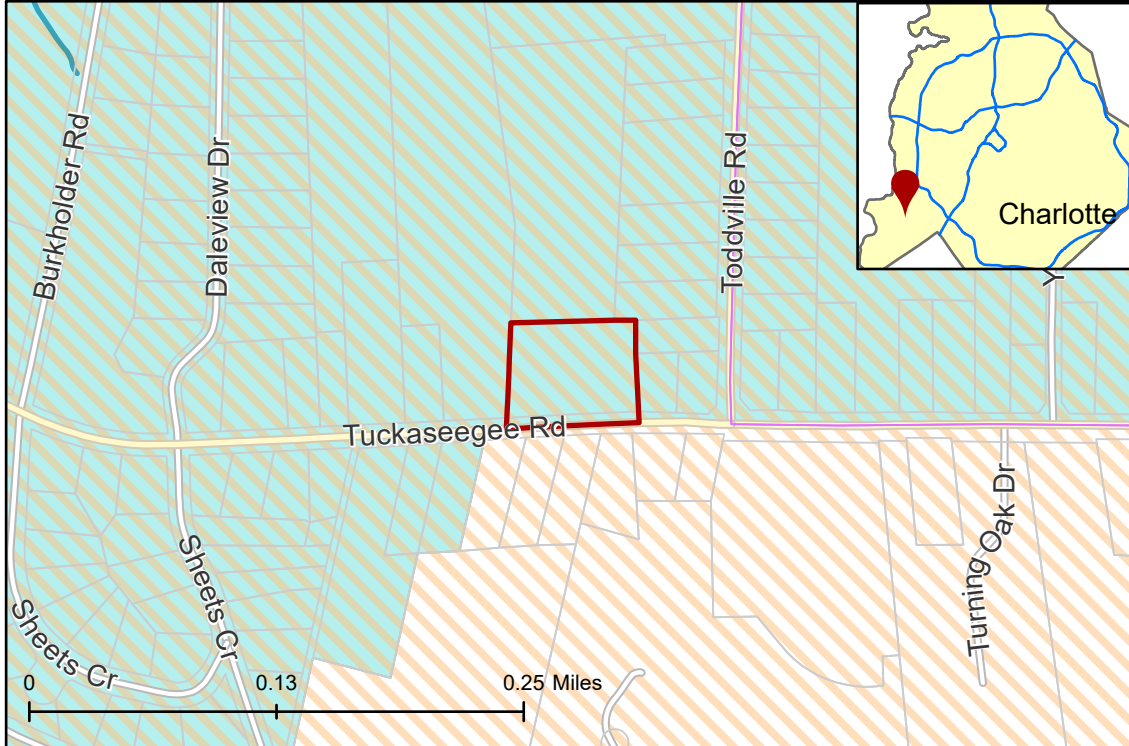
## 2022-052: Carolinas Properties, LLC

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

**Requested Zoning** R-17MF(CD) AIR LLWPA (Multi-Family Residential, Airport Noise Overlay, Lower Lake Wylie - Protected Area, Conditional)

Approximately 1.9 acres

### Location of Requested Rezoning



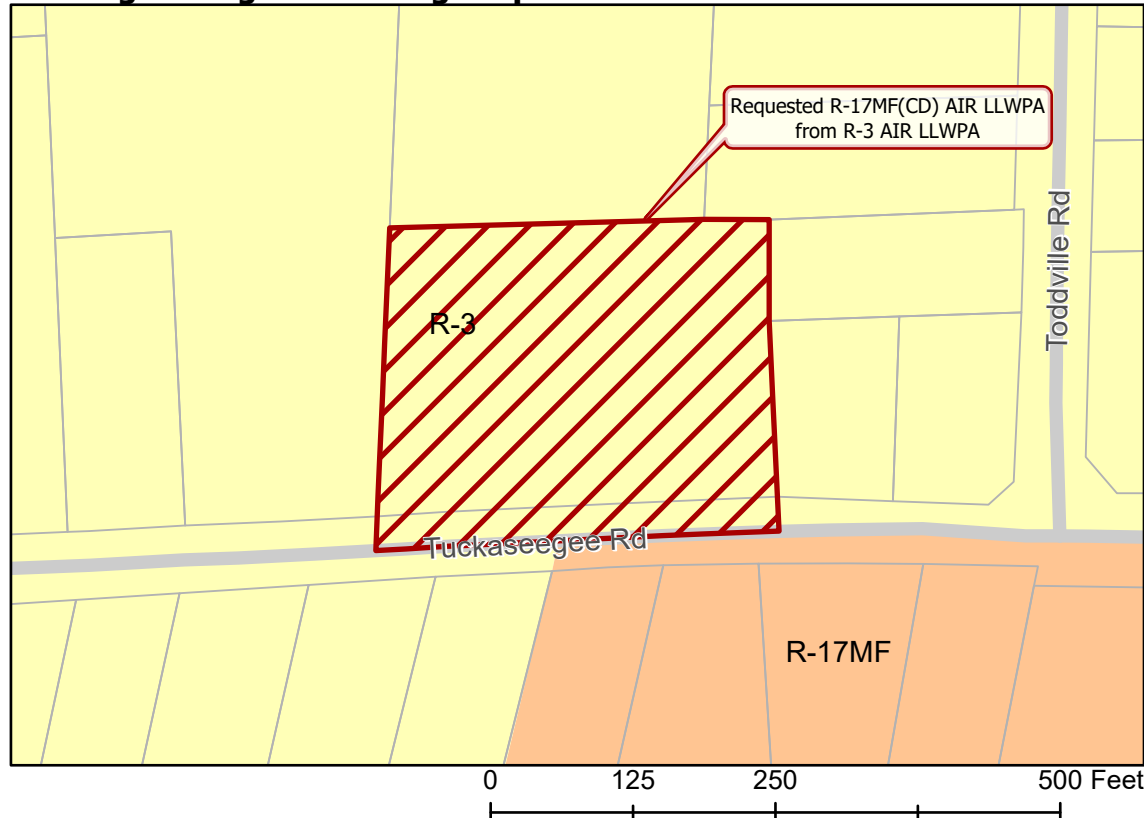
## Rezoning Map



- 2022-052
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested R-17MF(CD) AIR LLWPA from R-3 AIR LLWPA
- Zoning Classification**
- Single Family
- Multi-Family
- Business



Map Created 7/26/2022

Petition No.: 2022-055  
Petitioner: Elmington Capital Group

**ORDINANCE NO. 429-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 06711345 and 06711346, and further identified on the attached map from B-D (CD) (business distributive, conditional), INST (institutional), and R-17 MF (multi-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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 326-327.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



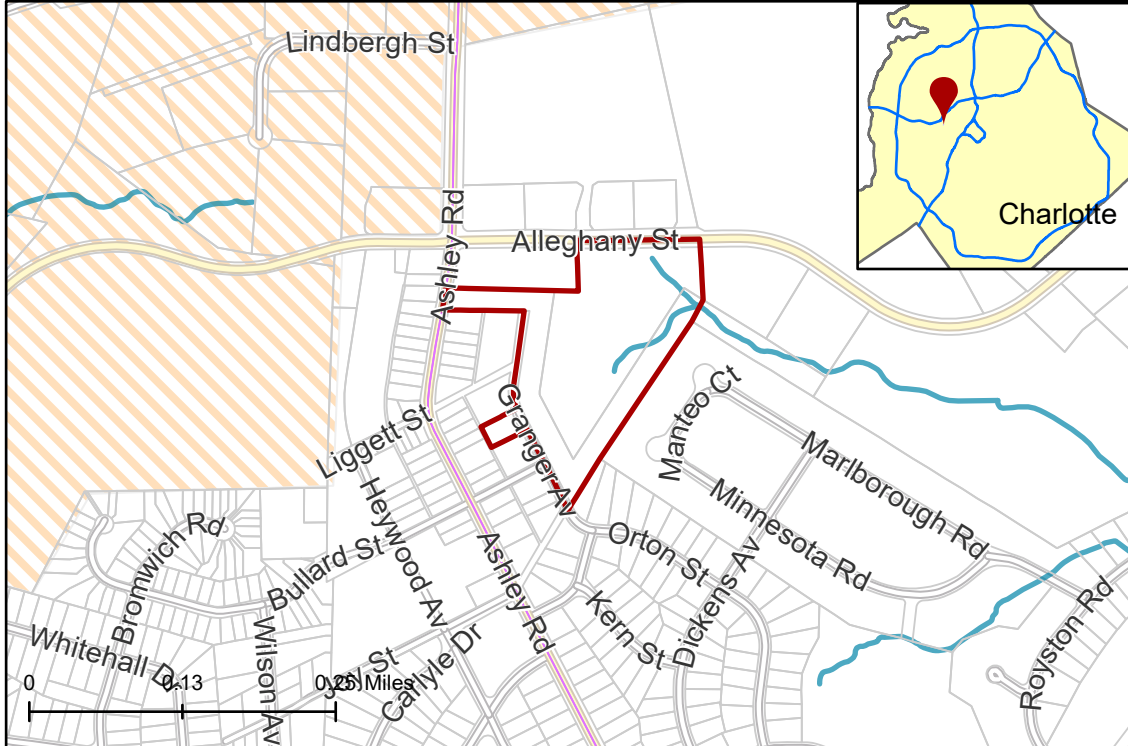
## 2022-055: Elmington Capital Group

**Current Zoning** B-D(CD) (Business-Distribution, Conditional), INST (Institutional), R-17MF (Multi-Family Residential)

**Requested Zoning** R-22MF(CD) (Multi-Family Residential, Conditional)

Approximately 13.0 acres

### Location of Requested Rezoning



## Rezoning Map



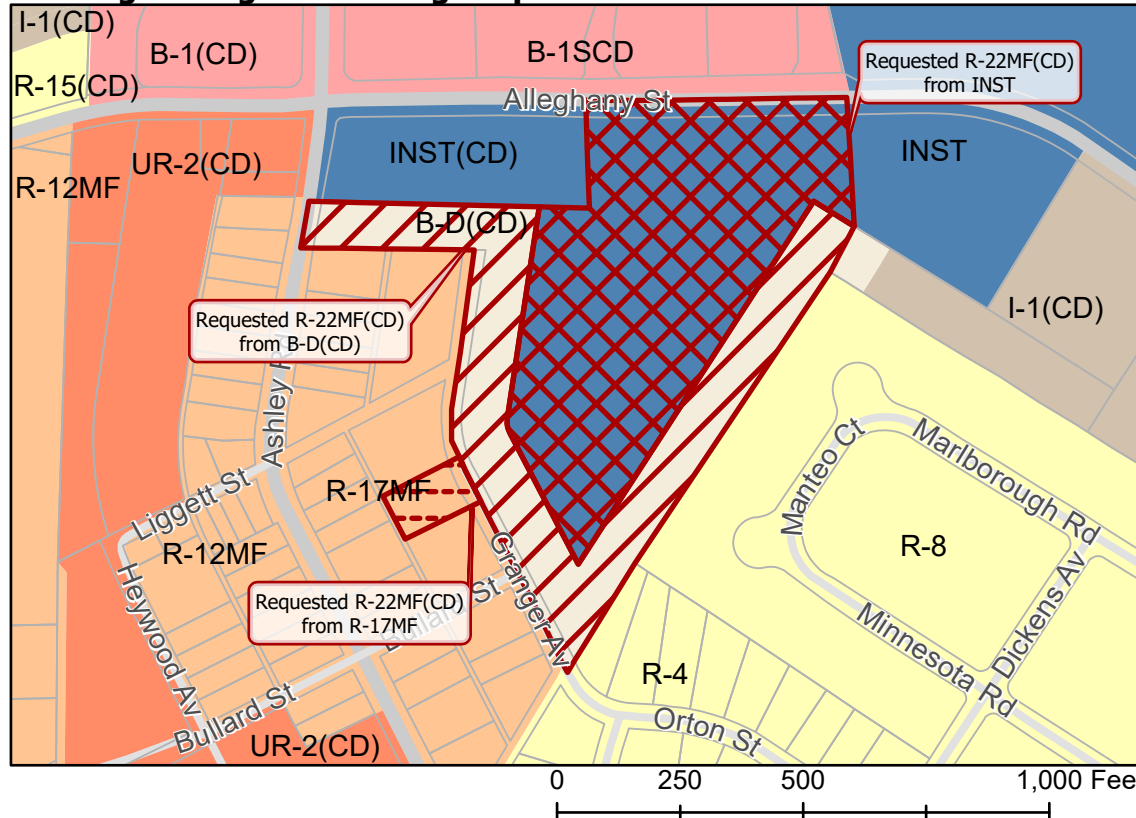
- 2022-055
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

### City Council District

- 2-Malcolm Graham



### Existing Zoning & Rezoning Request



- Requested R-22MF(CD) from B-D(CD)
- Requested R-22MF(CD) from INST
- Requested R-22MF(CD) from R-17MF

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Business
- Business-Distribution
- Light Industrial



Map Created 7/19/2022

Petition No.: 2022-074  
Petitioner: Crosland SE

**ORDINANCE NO. 430-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 06104316, and further identified on the attached map from I-1 AIR (light industrial, airport noise overlay) to R-22 MF AIR (multi-family residential, airport noise overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

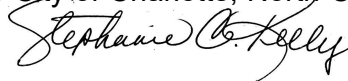


\_\_\_\_\_  
City Attorney

**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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 328-329.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



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

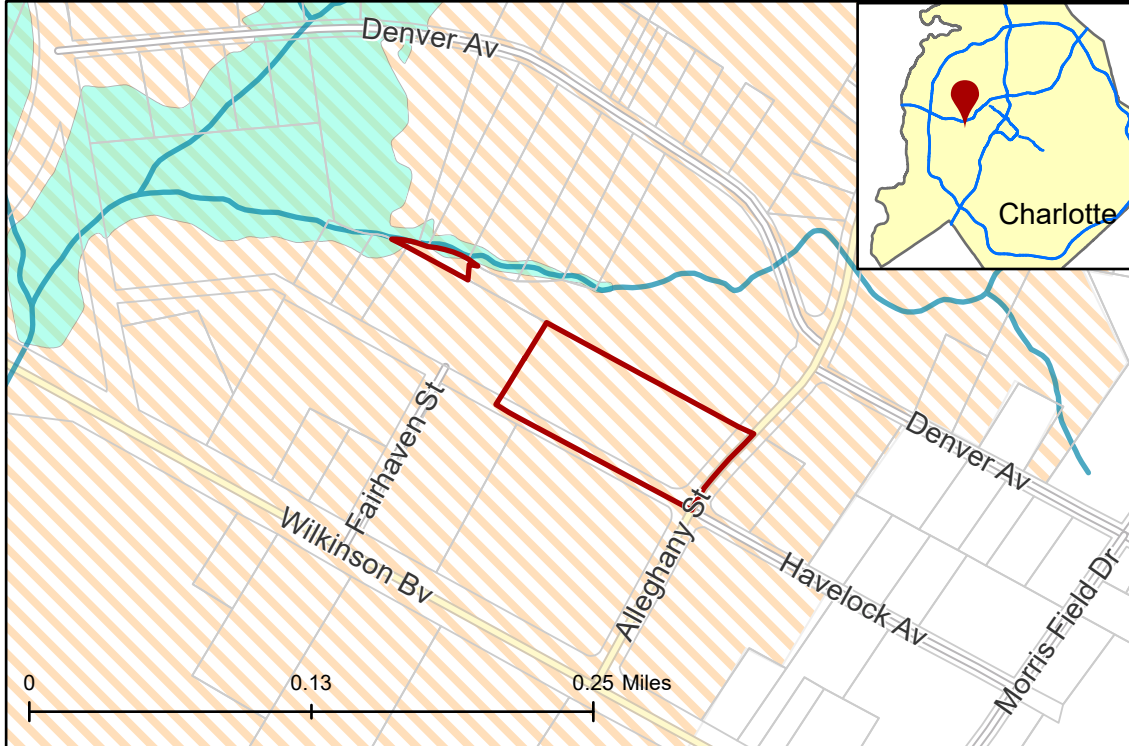
## 2022-074: Crosland SE

**Current Zoning** I-1 AIR (Light Industrial, Airport Noise Overlay)

**Requested Zoning** R-22MF AIR (Multi-Family Residential, Airport Noise Overlay)

Approximately 2.4 acres

### Location of Requested Rezoning



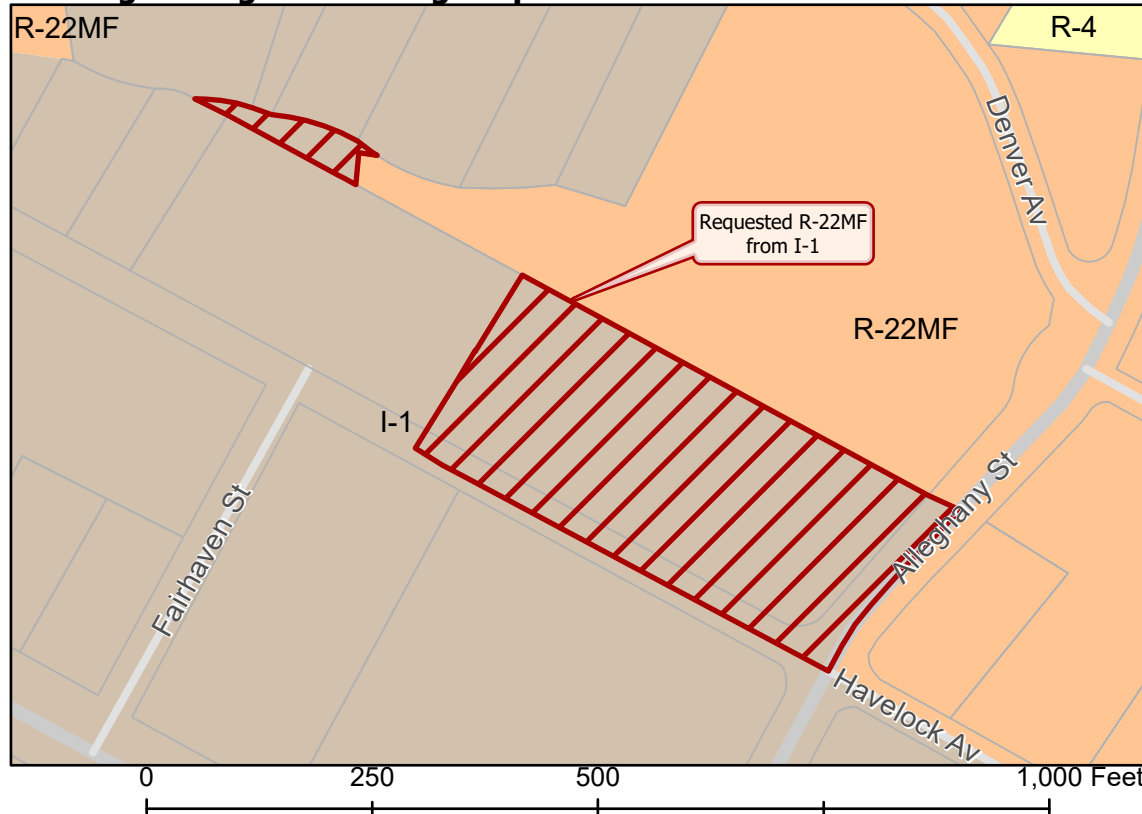
## Rezoning Map



- 2022-074
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested R-22MF from I-1
- Zoning Classification
- Single Family
- Multi-Family
- Light Industrial
- General Industrial



Map Created 8/26/2022

Petition No.: 2022-088  
Petitioner: Mecklenburg County

**ORDINANCE NO. 431-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 20118102 and 20118144, 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:



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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 330-331.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



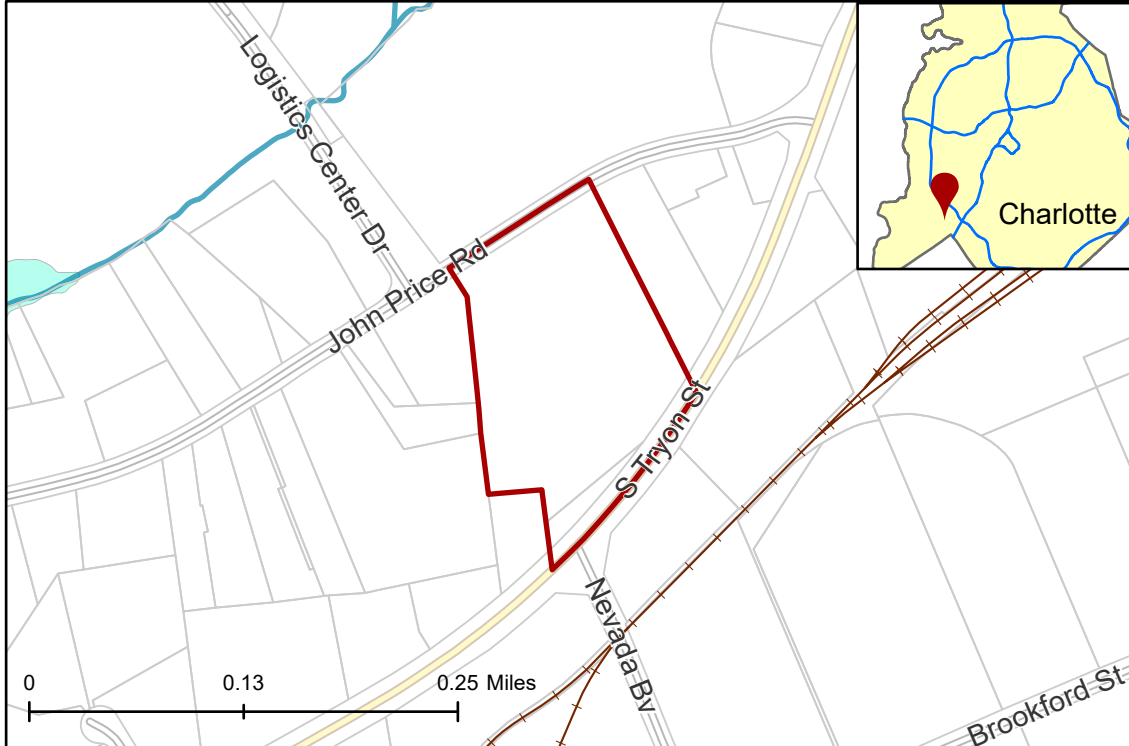
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2022-088: Mecklenburg County

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

Approximately 10.538 acres

### Location of Requested Rezoning



## Rezoning Map



- 2022-088
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested I-2(CD) from I-1
- Zoning Classification
- Light Industrial
- General Industrial



Map Created 6/27/2022

Petition No.: 2022-143  
Petitioner: Mecklenburg County

**ORDINANCE NO. 432-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 16719101 and 16719142, and further identified on the attached map from B-2 (CD) (general business, conditional) to B-2 (general business).

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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 332-333.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



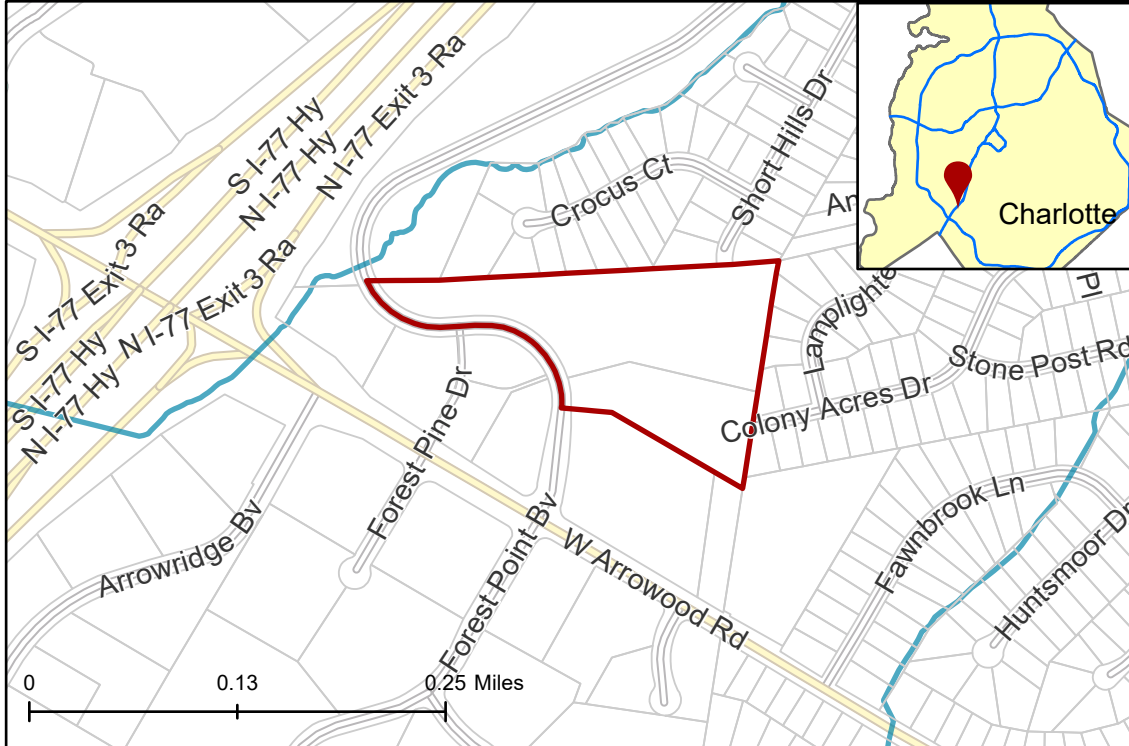
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2022-143: Mecklenburg County

**Current Zoning** B-2(CD) (General Business, Conditional)  
**Requested Zoning** B-2 (General Business)

Approximately 9.58 acres

### Location of Requested Rezoning



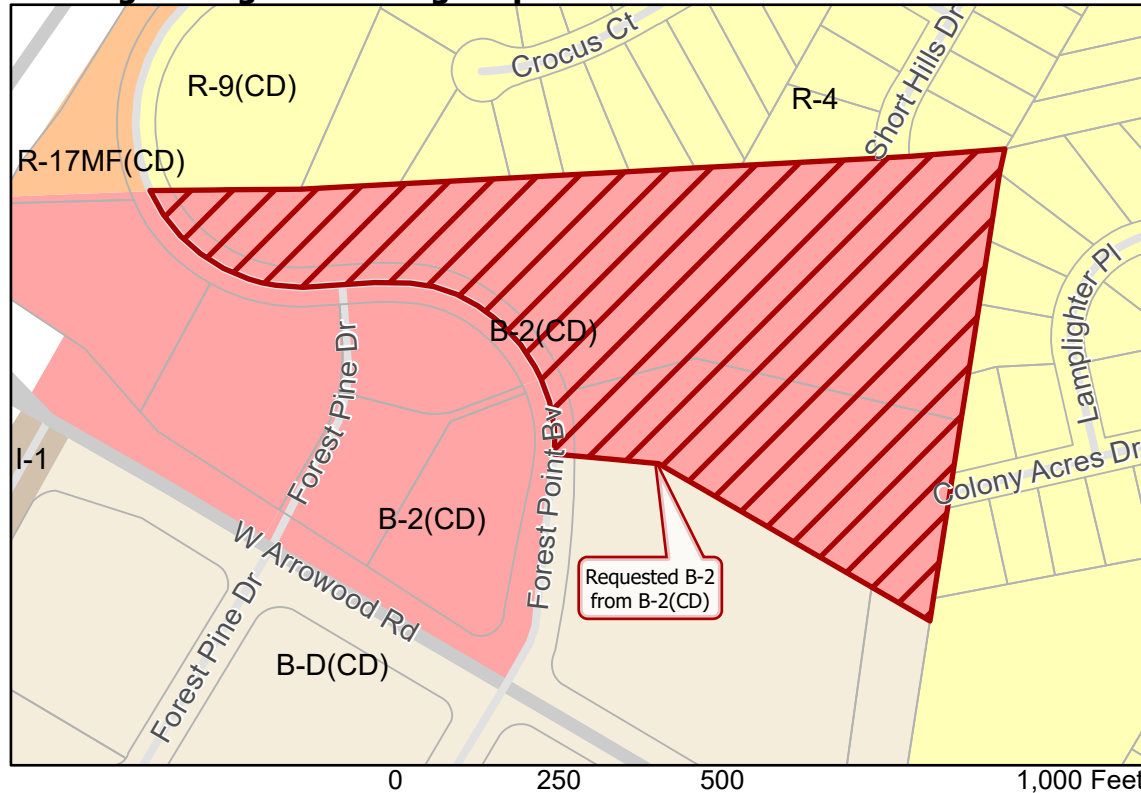
## Rezoning Map



- 2022-143
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested B-2 from B-2(CD)
- Zoning Classification**
- Single Family
- Multi-Family
- Business
- Business-Distribution
- Light Industrial



Map Created 7/26/2022



Petition No.: 2021-264  
Petitioner: Chuck Price

**ORDINANCE NO. 433-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 04324115, and further identified on the attached map from I-1 (light industrial) and R-4 (single family residential) to I-2 (CD) (general industrial, conditional).

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

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

APPROVED AS TO FORM:



City Attorney

**CERTIFICATION**

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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 334-335.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



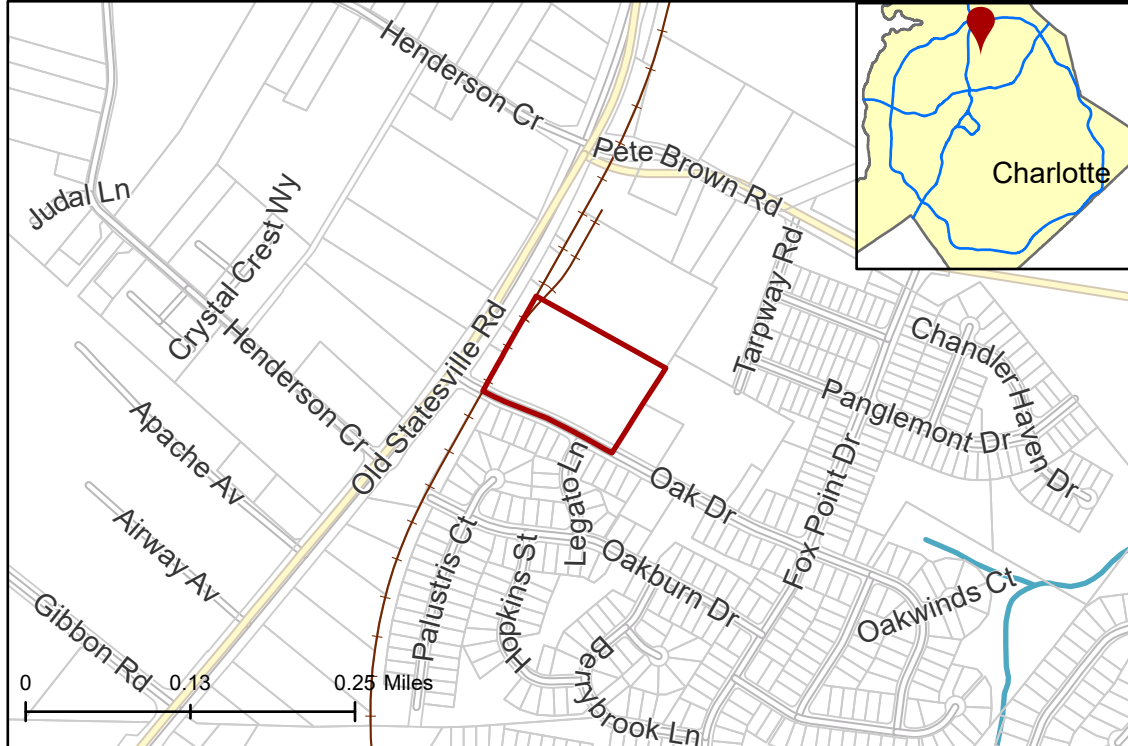
Stephanie C. Kelly, City Clerk, MMC, NCCMC

## 2021-264: Chuck Price

**Current Zoning** I-1 (Light Industrial), R-4 (Single Family Residential)  
**Requested Zoning** I-2(CD) (General Industrial, Conditional)

Approximately 4.7 acres

### Location of Requested Rezoning



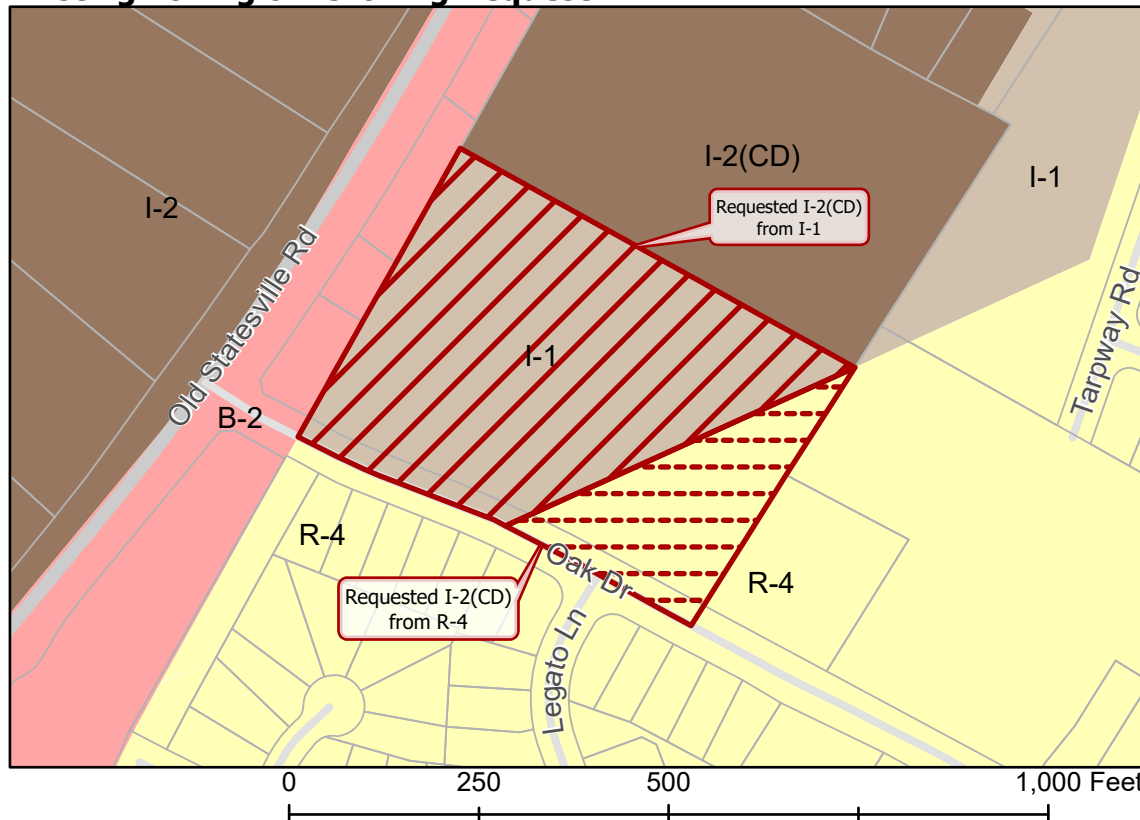
## Rezoning Map



- 2021-264
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District**
- 2-Malcolm Graham



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Business
- Light Industrial
- General Industrial



Map Created 3/22/2022

Petition No.: 2021-274  
Petitioner: Dickerson Realty Florida, Inc.

**ORDINANCE NO. 434-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 07326710, and further identified on the attached map from MUDD (mixed-use development district) 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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 336-337.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

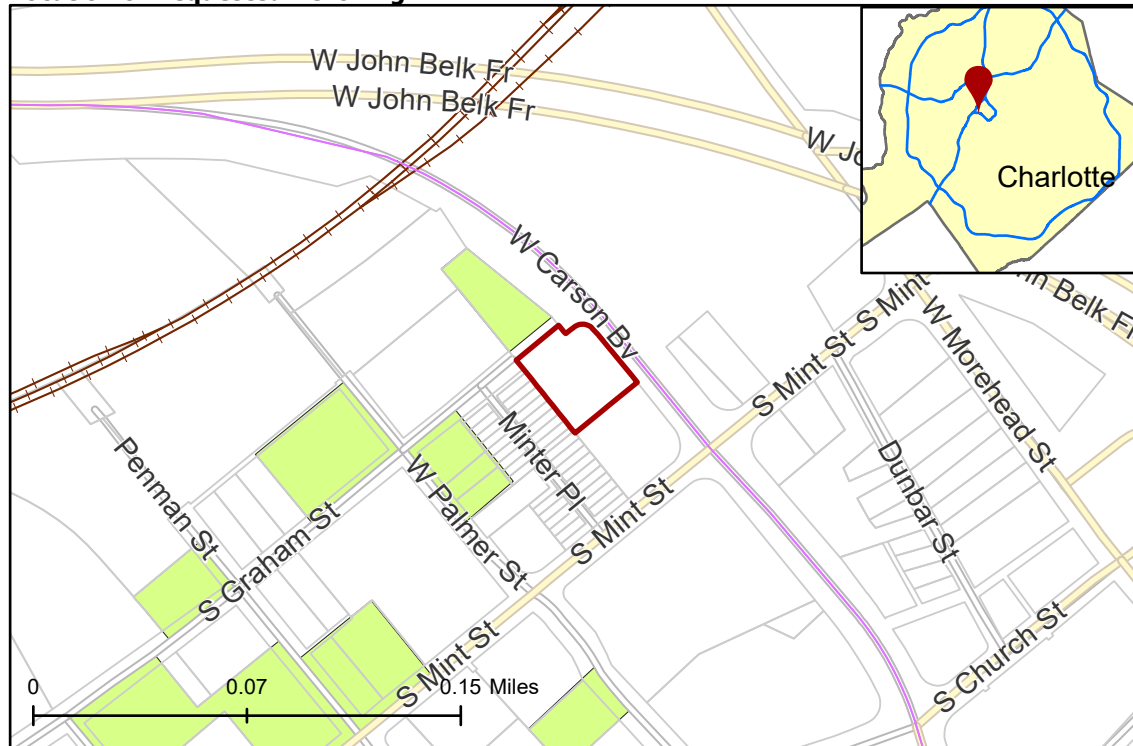
## 2021-274: Dickerson Realty Florida, Inc.

**Current Zoning** MUDD (Mixed Use Development District)

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

Approximately 0.57 acres

### Location of Requested Rezoning



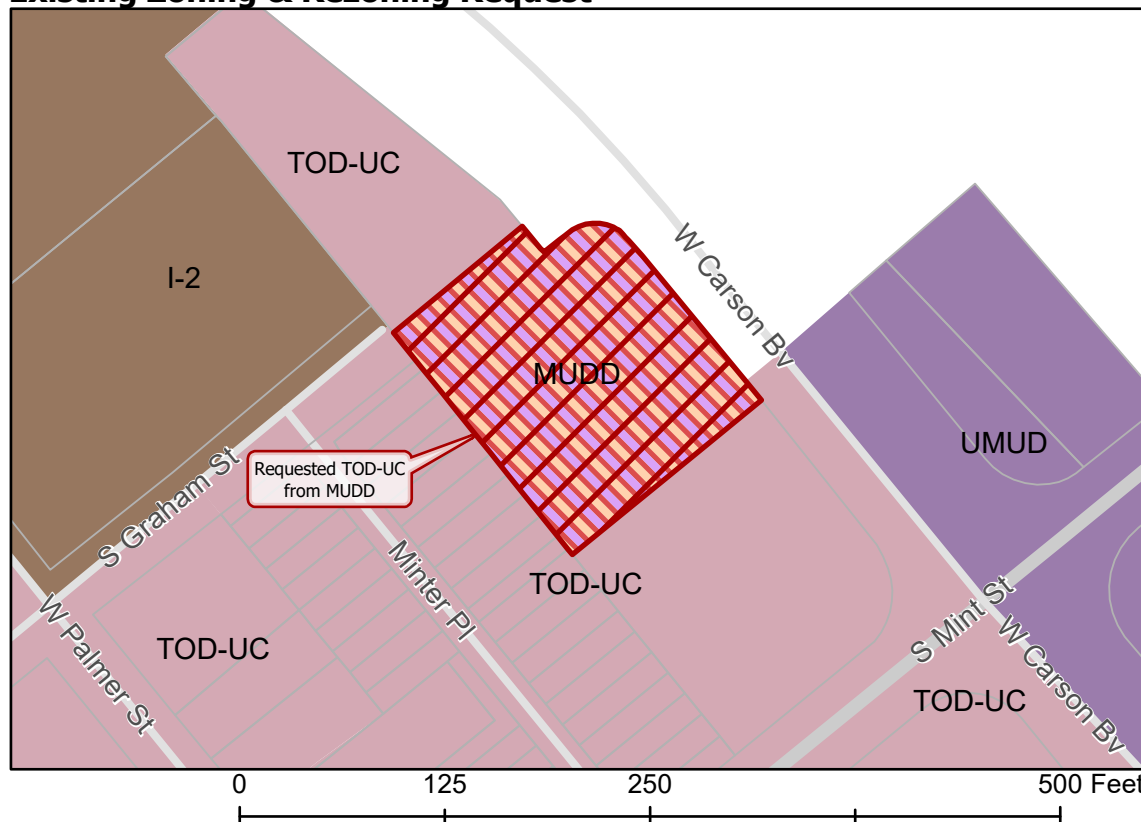
## Rezoning Map



- 2021-274
- Inside City Limits
- Parcel
- Railway
- Transit Supportive Overlay
- City Council District
- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested TOD-UC from MUDD
- Zoning Classification
- Uptown Mixed Use
- General Industrial
- Mixed Use
- Transit-Oriented



Map Created 4/22/2022

Petition No.: 2022-016  
Petitioner: Vision Properties

**ORDINANCE NO. 435-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 22120205, 22120201, and 22120106, and further identified on the attached map from O-1 (office) to MUDD-O (mixed-use development district – 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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 338-339.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

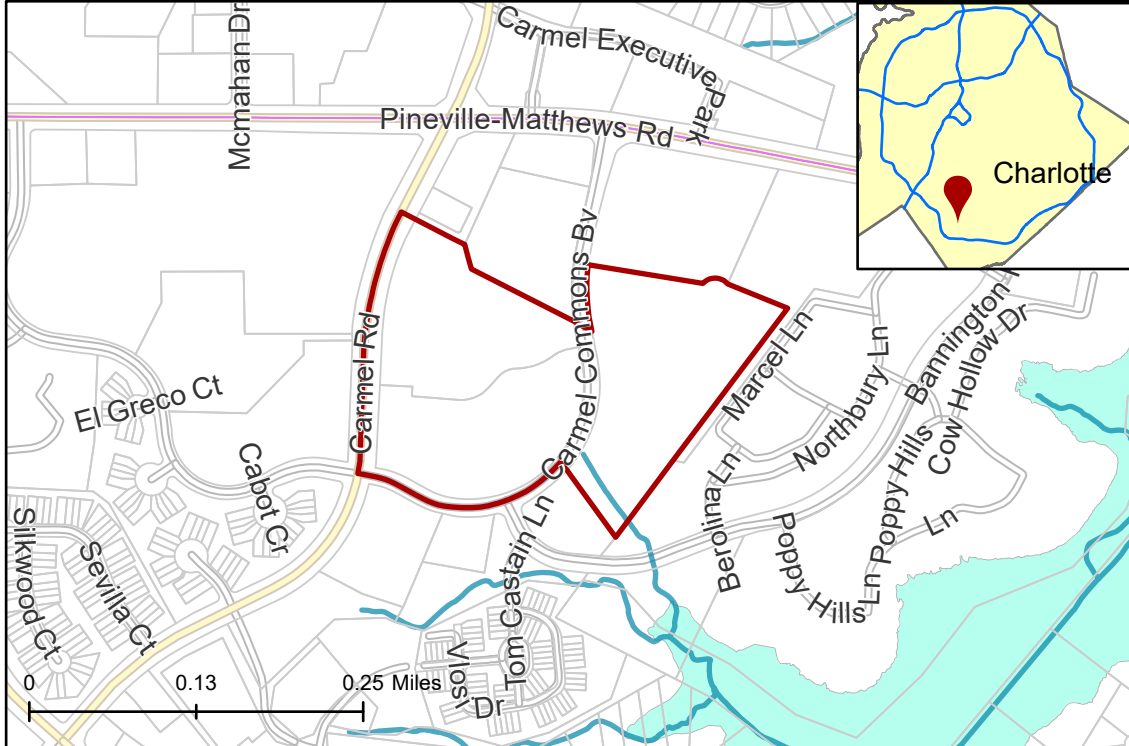
## 2022-016: Vision Properties

**Current Zoning** O-1 (Office)

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

Approximately 25.914 acres

### Location of Requested Rezoning



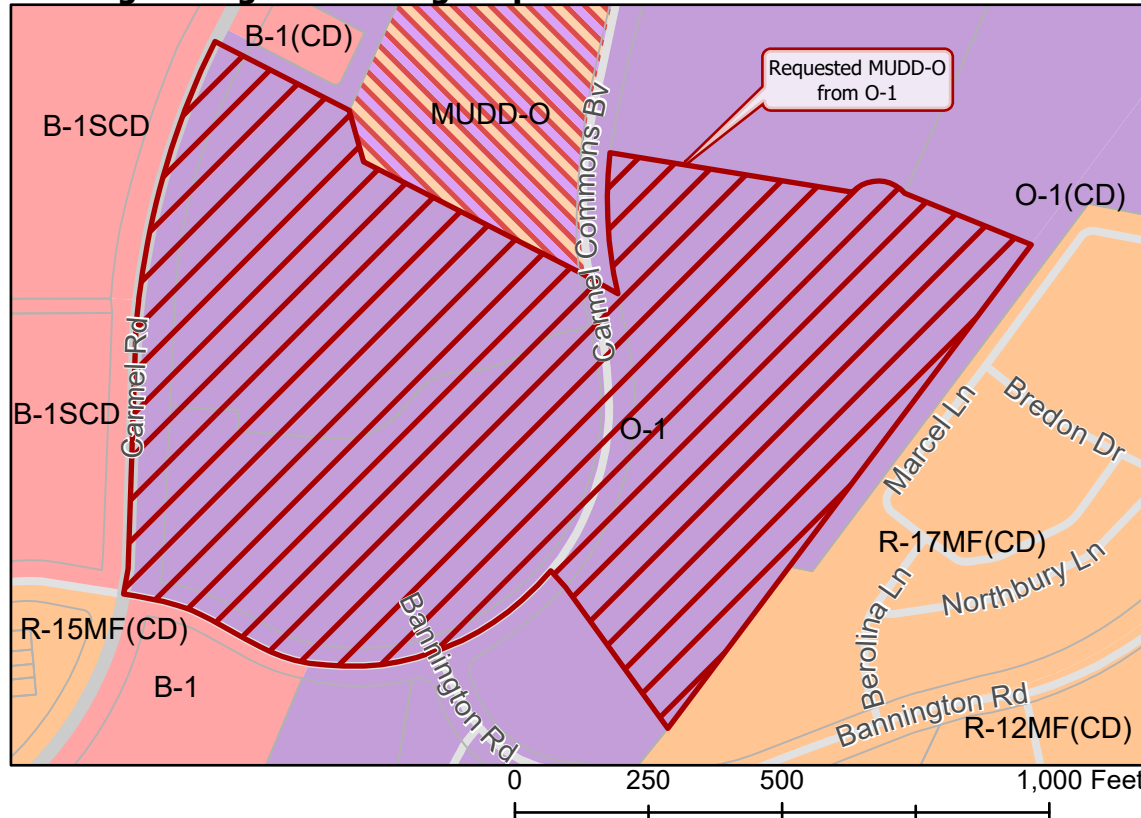
## Rezoning Map



- 2022-016
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 7-Edmund H. Driggs



### Existing Zoning & Rezoning Request



- Requested MUDD-O from O-1

### Zoning Classification

- Multi-Family
- Office
- Business
- Mixed Use



Map Created 5/26/2022

Petition No.: 2022-046  
Petitioner: The Salvation Army of Greater Charlotte

**ORDINANCE NO. 436-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 06124105, and further identified on the attached map from B-2 (CD) AIR (general business, conditional, airport noise overlay) to B-2 AIR (general business, 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 21<sup>st</sup> day of November 2022, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 340-341.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of November 2022.



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

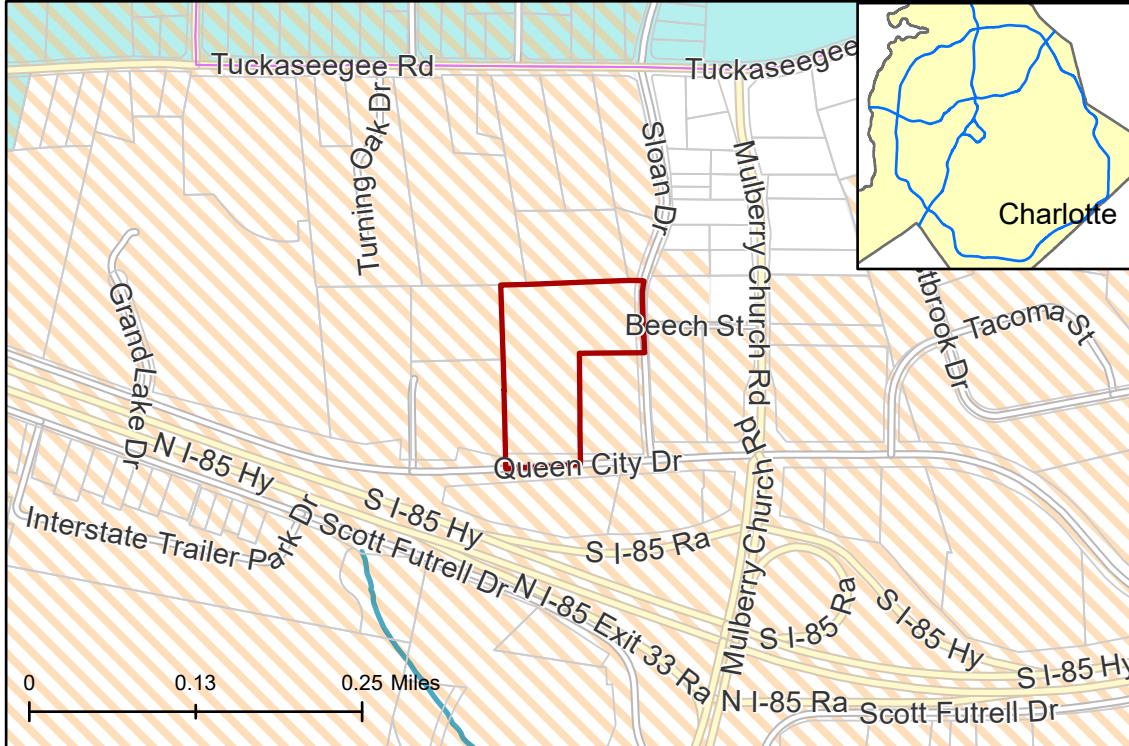


## 2022-046: The Salvation Army of Greater Charlotte

**Current Zoning** B-2(CD) AIR (General Business, Conditional, Airport Noise Overlay)  
**Requested Zoning** B-2 AIR (General Business, Airport Noise Overlay)

Approximately 5.98 acres

### Location of Requested Rezoning



## Rezoning Map



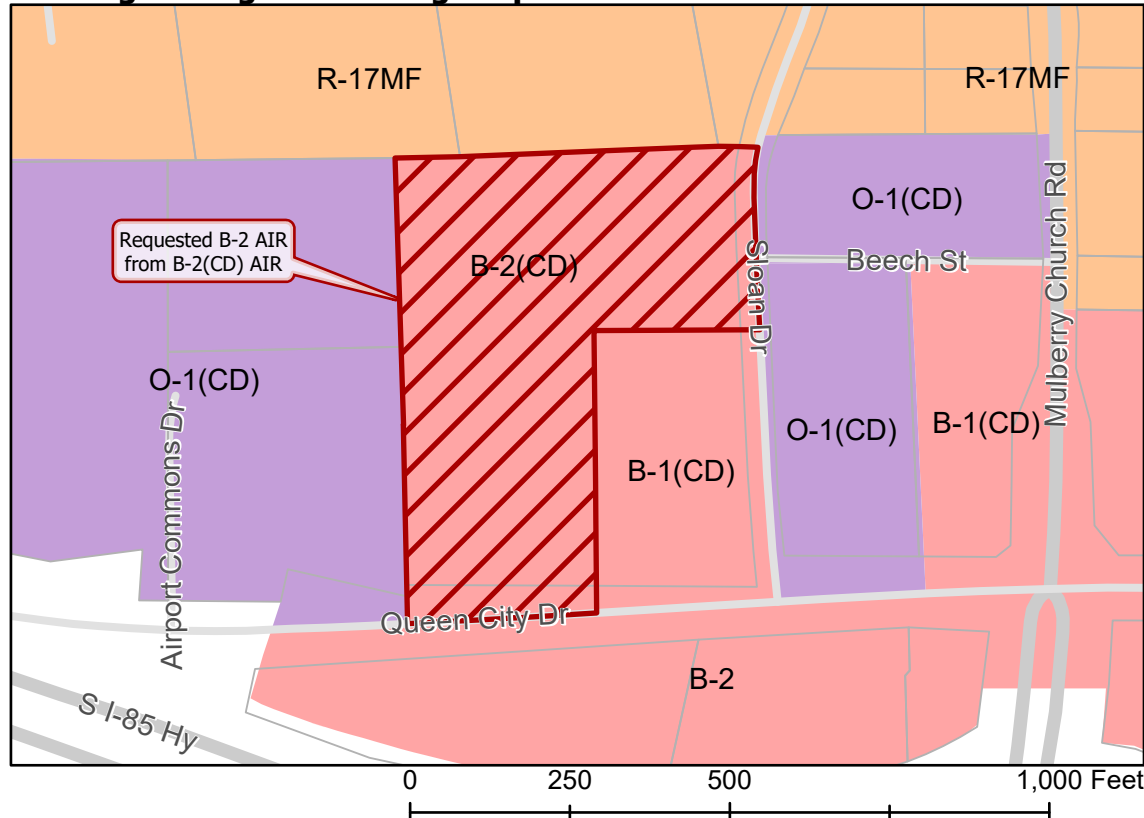
- 2022-046
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

### City Council District

- 3-Victoria Watlington



### Existing Zoning & Rezoning Request



- Requested B-2 AIR from B-2(CD) AIR

### Zoning Classification

- Multi-Family
- Office
- Business



Map Created 7/25/2022