Petition No.: 2021-261
Petitioner: Josh Zozosky

ORDINANCE NO. 466-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 14301205, and further identified on the attached map from R-17MF (multi-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:

[Signature]
City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 406-407.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

[Seal]

[Signature]
Billie Tynes, Deputy City Clerk
2021-261: Josh Zozosky

Current Zoning: R-17MF (Multi-Family Residential)
Requested Zoning: I-2 (General Industrial)

Approximately 3.5 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2 from R-17MF

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

Map Created 3/22/2022

February 20, 2023
Ordinance Book 65, Page 407
Ordinance No. 466-Z
ORDINANCE NO. 467-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 14326206, and further identified on the attached map from I-1 AIR (light industrial, airport noise overlay) to MUDD-O AIR (mixed use development district, airport noise overlay).

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, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 408-409.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

Billie Tynes, Deputy City Clerk
2022-077: Blue Ocean

Current Zoning  I-1 AIR (Light Industrial, Airport Noise Overlay)
Requested Zoning  MUDD-O AIR (Mixed Use Development District, Optional, Airport Noise Overlay)

Approximately 3.64 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O AIR from I-1 AIR

Zoning Classification
- Single Family
- Office
- Light Industrial
- General Industrial

City Council District
- 3-Victoria Watlington

Map Created 10/13/2022
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 04718102, 04718104, 04718103, 04718151, and further identified on the attached map from R-3 (single family residential) and R-43MF (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:

City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 410-411.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

Billie Tynes, Deputy City Clerk
2022-082: Maple Multi-Family Land SE, LP

Current Zoning  R-3 (Single Family), R-43MF (Multi-Family)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 13.26 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-3
Requested UR-2(CD) from R-43MF

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

Map Created 10/13/2022

Ordinance No. 468-Z
Petition No.: 2022-097
Petitioner: OMB Property Holdings, LLC

ORDINANCE NO. 469-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 14903202, and further identified on the attached map from I-1 (TS-O) (light industrial, transit supportive overlay) 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, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 412-413.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

Billie Tynes, Deputy City Clerk
### 2022-097: OMB Property Holdings, LLC

**Current Zoning**: I-1(TS-O) (Light Industrial, Transit Supportive Overlay)

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

- Approximately 3.248 acres
- **Location of Requested Rezoning**

#### Existing Zoning & Rezoning Request

- **Requested TOD-NC from I-1(TS-O)**

#### Zoning Classification

- Single Family
- Business
- General Industrial
- Mixed Use
- Transit-Oriented

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

**Map Created**: 10/27/2022

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February 20, 2023
Ordinance Book 65, Page 413
Ordinance No. 469-Z
ORDINANCE NO. 470-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 14903408, 14303409, 14903410, and further identified on the attached map from I-2 (general industrial) to TOD-TR (transit oriented development – transition).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 414-415.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

Billie Tynes, Deputy City Clerk
Rezoning Map

**2022-100: Copper Builders, LLC**

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

**Requested Zoning**  
TOD-TR (Transit Oriented Development-Transition)

Approximately 0.508 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

- **Zoning Classification**
  - General Industrial
  - Transit-Oriented

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**City Council District**

- 3-Victoria Watlington

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**Map Created 10/27/2022**

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February 20, 2023
Ordinance Book 65, Page 415
Ordinance No. 470-Z
ORDINANCE NO. 471-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 16906222, and further identified on the attached map from I-2 (general industrial) to O-2 (office).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 416-417.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

[Signature]
Billie Tynes, Deputy City Clerk
### 2022-101: The Dilweg Companies

**Current Zoning:** I-2 (General Industrial)  
**Requested Zoning:** O-2 (Office)

Approximately 4.941 acres

**Location of Requested Rezoning**

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

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Multi-Family
- Institutional
- Office
- Light Industrial
- General Industrial

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*Map Created 10/27/2022*
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 17518104, and further identified on the attached map from B-2 (CD) (general business) to B-1 (neighborhood business).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 418-419.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

[Signature]
Billie Tynes, Deputy City Clerk
2022-102: Petit Philippe LLC

Current Zoning  B-2(CD) (General Business)
Requested Zoning  B-1 (Neighborhood Business)

Approximately 0.47 acres

Location of Requested Rezoning

Map Created 10/28/2022

City Council District

6-Tariq Bokhari

Zoning Classification

S Single Family
M Multi-Family
U Urban Residential
O Office
B Business
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 05508105, 05508104, 05508103, 05508113, and further identified on the attached map from CC (community center) and B-2 (CD) (general business, conditional) 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, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 420-421.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

Billie Tynes, Deputy City Clerk
2022-111: Piedmont Natural Gas Company

Current Zoning  CC (Community Center), B-2(CD) (General Business, Conditional)
Requested Zoning  I-2(CD) (General Industrial, Conditional)

Approximately 36.27 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2(CD) from CC
Requested I-2(CD) from B-2(CD)

Zoning Classification
- Single Family
- Multi-Family
- Mixed Residential
- Business
- Commercial Center
- Light Industrial
- General Industrial

Adjacent to
City Council District
- 4-Renee Johnson

County Commissioner
- 1-Elaine Powell

Map Created 10/28/2022

February 20, 2023
Ordinance Book 65, Page 421
Ordinance No. 473-Z
ORDINANCE NO.  474-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 08305207 and 08305208, 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:

[Signature]
City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 422-423.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

[Signature]
Billie Tynes, Deputy City Clerk
2022-122: CoHab Development LLC DBA Space Craft

Current Zoning   TOD-NC (Transit Oriented Development - Neighborhood Center)
Requested Zoning TOD-UC (Transit Oriented Development - Urban Center)

Approximately 2.4 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- General Industrial
- Mixed Use
- Transit-Oriented
- TOD-NC
- TOD-UC
- TOD-M(CD)

Requested TOD-UC from TOD-NC

City Council District
- 1-Dante Anderson

Map Created 11/2/2022
ORDINANCE NO. 475-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 08501434, 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, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 424-425.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

Billie Tynes, Deputy City Clerk
**2022-127: AHC Funds**

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

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

Approximately 1.888 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Requested TOD-NC from I-2**

**Zoning Classification**

- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

**City Council District**

- 1-Dante Anderson

**Map Created 11/2/2022**
ORDINANCE NO.  476-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 03737107, 03737108, 03737109, 03737110, and 03737111, and further identified on the attached map from R-3 (single-family residential) to UR-2 (CD) (urban residential, conditional).

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

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

APPROVED AS TO FORM:

\[Signature\]

City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 426-427.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

\[Signature\]

Billie Tynes, Deputy City Clerk
**2022-065: Griffin Family Investments**

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

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

Approximately 37.1 acres

**Location of Requested Rezoning**

Existing Zoning & Rezoning Request

**Zoning Classification**
- Single Family
- Manufactured Home
- Multi-Family
- Light Industrial

**Map Created 8/24/2022**
Ordinance No.: 2022-094
Petitioner: CCC Uptown Gardens, LLC
c/o Chaucer Creek Capital, LLC

ORDINANCE NO. 477-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 07806201, and further identified on the attached map from UR-2 (urban residential) to UMUD-HD (uptown mixed use district – historic district overlay).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

February 20, 2023

Ordinance Book 65, Page 428

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 428-429.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

Billie Tynes, Deputy City Clerk
Rezoning Map

2022-094: CCC Uptown Gardens, LLC c/o Chaucer Creek Capital, LLC

Current Zoning  UR-2 (Urban Residential)
Requested Zoning  UMUD-HD (Uptown Mixed Use District-Historic District Overlay)

Approximately 3.587 acres
Location of Requested Rezoning

City Council District
2-Malcolm Graham

Zoning Classification
- Urban Residential
- Uptown Mixed Use
- Light Industrial
- Mixed Use

Requested UMUD-HD from UR-2

Map Created 10/27/2022
Petition No.: 2022-103
Petitioner: Dominion Realty Partners, LLC

ORDINANCE NO. 478-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 14306126, 14306118, 14306127, 14306121, and further identified on the attached map from I-1 (CD) (general industrial, conditional) and R-22MF (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:

______________________________
City Attorney

CERTIFICATION

I, Billie Tynes, Deputy 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 20th day of February 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 430-431.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of February 2023.

Billie Tynes, Deputy City Clerk
Current Zoning: I-1(CD) (General Industrial, Conditional), R-22MF (Multi-Family Residential)
Requested Zoning: UR-2(CD) (Urban Residential, Conditional)

Approximately 10.18 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from I-1(CD)
Requested UR-2(CD) from R-22MF

Zoning Classification
- Multi-Family
- Light Industrial

Map Created 10/28/2022