Petition No.: 2021-237
Petitioner: Balogh Properties, LLC

ORDINANCE NO.  456-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 18110409, 18110410, and 18110411, 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:

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 17th day of January 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 387-388.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January 2023.

Billie Tynes, Deputy City Clerk
PETITION NO.: 2022-027
Petitioner: Childress Klein

ORDINANCE NO. 457-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 18317703, and further identified on the attached map from MUDD-O (mixed use development district, optional) to MUDD-O SPA (mixed use development district, optional, site plan amendment).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

January 17, 2023

Ordinance Book 65, Page 389

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 17th day of January 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 389-390.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January 2023.

Billie Tynes, Deputy City Clerk
2022-027: Childress Klein

Current Zoning  MUDD-O (Mixed Use Development District, Optional)
Requested Zoning  MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 2.274 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O SPA from MUDD-O

Zoning Classification
- Single Family
- Office
- Business
- Commercial Center
- Mixed Use

Map Created 6/23/2022
ORDINANCE NO. 458-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 12302102, 12302103, and 12302104A, and further identified on the attached map from TOD-M(O) (transit oriented development – mixed use, optional) and TOD-R(O) (transit oriented development – residential, optional) to TOD-UC (CD) (transit oriented development – urban center, conditional) and TOD-NC (CD) (transit oriented development – neighborhood center, 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 17th day of January 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 391-392.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January 2023.

[Seal]
Billie Tynes, Deputy City Clerk
**2022-069: The Fallon Company**

**Current Zoning**  TOD-M(O) (Transit-Oriented Development - Mixed Use, Optional), TOD-R(O) (Transit-Oriented Development - Residential, Optional)

**Requested Zoning**  TOD-UC(CD) (Transit-Oriented Development - Urban Center, Conditional), TOD-NC(CD) (Transit-Oriented Development - Neighborhood Center, Conditional),

Approximately 16.6895 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

- Requested TOD-NC(CD) from TOD-R(O)
- Requested TOD-UC(CD) from TOD-M(O)

**Zoning Classification**

- Single Family
- Multi-Family
- Office
- Business
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

**City Council District**

- 1-Larken Egleston

Map Created 8/26/2022
Petition No.: 2021-232  
Petitioner: Chick-Fil-A, Inc.  

ORDINANCE NO. 459-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 15717307, and further identified on the attached map from 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.  

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 17th day of January 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 393-394.  

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January 2023.  

[Signature]  
Billie Tynes, Deputy City Clerk
2021-232: Chick-Fil-A, Inc.

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

Approximately 0.881 acres

Location of Requested Rezoning

Map Created 2/8/2022

Existing Zoning & Rezoning Request

Requested B-2(CD) from B-1

Zoning Classification
- Single Family
- Office
- Business
- Commercial Center
- Mixed Use

City Council District
- 6-Tariq Bokhari
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 05326105, 05326101, 05325115, 05325114, 05325113, 05301145, 05301137, 05301133, 05301134, 05301135, 05301136, and 05301131, and further identified on the attached map from I-1 LWPA (light industrial, Lake Wylie – Protected Area), I-2 (CD) LWPA (general industrial, conditional, Lake Wylie – Protected Area), R-3 LWPA (single family residential, Lake Wylie – Protected Area) and I-1 (CD) LWPA (light industrial, conditional, Lake Wylie – Protected Area) to I-1 (CD) LWPA (light industrial, conditional, Lake Wylie – Protected Area).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

CERTIFICATION

I, 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 17th day of January 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 395-396.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January 2023.

Billie Tynes, Deputy City Clerk
2021-284: Beacon Acquisitions, LLC & Crescent Communities

Current Zoning  I-1 LWPA (Light Industrial, Lake Wylie - Protected Area), I-2(CD) LWPA (General Industrial, Conditional, Lake Wylie - Protected Area), R-3 LWPA (Single Family Residential, Lake Wylie - Protected Area), I-1(CD) LWPA (Light Industrial, Conditional, Lake Wylie - Protected Area)

Requested Zoning  I-1(CD) LWPA (Light Industrial, Conditional, Lake Wylie - Protected Area) with 5 Year Vested Rights

Approximately 146.9 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

2021-284
- Outside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Lake Wylie - Protected Area

Adjacent to
City Council District
- 3-Victoria Watlington

County Commissioner
- 2-Vilma D. Leake

Requested I-1(CD) LWPA 5 Year Vested from I-1 LWPA
Requested I-1(CD) LWPA 5 Year Vested from I-1(CD) LWPA
Requested I-1(CD) LWPA 5 Year Vested from R-3 LWPA
Requested I-1(CD) LWPA 5 Year Vested from I-2(CD) LWPA
Requested I-1(CD) LWPA 5 Year Vested from I-1 LWPA

Map Created 5/25/2022
Petition No.: 2022-033
Petitioner: TM BTR of the Carolinas, LLC

ORDINANCE NO.  461-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 02528123, 02528101, 02528103A, 02528103B, 02528102, 02528117, 02528104A, 02528104B, 02528105A, 02528105B, 02528115A, and 02528115B, and further identified on the attached map from R-3 (single family residential) and BP (business park) to MX-2 INNOV (mixed use district, innovative).

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

January 17, 2023

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 17th day of January 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 397-398.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January 2023.

Billie Tynes, Deputy City Clerk
2022-033: TM BTR of the Carolinas, LLC

Current Zoning  R-3 (Single Family Residential), BP (Business Park)
Requested Zoning  MX-2 INNOV (Mixed Use District, Innovative)

Approximately 48.08 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MX-2(INNOV) from R-3

Zoning Classification
- Single Family
- Multi-Family
- Business Park

Adjacent to
City Council District
4-Renee Johnson

County Commissioner
1-Elaine Powell

Map Created 8/8/2022
Petition No.: 2022-058
Petitioner: Baldwin SRE-A LLC, Hampstead SC (SRE) LLC, and Baldwin SRE-C, LLC

ORDINANCE NO. 462-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 12511801 and 12511804, and further identified on the attached map from MUDD-O (mixed use development district, optional) to MUDD-O SPA (mixed use development district, optional, site plan amendment).

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

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

APPROVED AS TO FORM:

______________________________
City Attorney

January 17, 2023
Ordinance Book 65, Page 399

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 17th day of January 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 399-400.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January 2023.

______________________________
Billie Tynes, Deputy City Clerk
Petition No.: 2022-067
Petitioner: CC Fund 3, LLC

ORDINANCE NO. 463-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 11304607, 11304609, 11304695, and 11304610, and further identified on the attached map from I-2 (CD) LLWPA (general industrial, conditional, Lower Lake Wylie – Protected Area) and B-2 LLWPA (general business, Lower Lake Wylie – Protected Area) to UR-3 LLWPA (urban residential, Lower Lake Wylie – Protected Area).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney
January 17, 2023

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 17th day of January 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 65, Page(s) 401-402.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 17th day of January 2023.

Billie Tynes, Deputy City Clerk
2022-067: CC Fund 3, LLC

**Current Zoning**  
I-2(CD) LLWPA (General Industrial, Conditional, Lower Lake Wylie - Protected Area),  
B-2 LLWPA (General Business, Lower Lake Wylie - Protected Area)

**Requested Zoning**  
UR-3 LLWPA (Urban Residential, Lower Lake Wylie - Protected Area)

Approximately 15.92 acres

Location of Requested Rezoning

**Existing Zoning & Rezoning Request**

- **Requested UR-3 LLWPA from B-2 LLWPA**
- **Requested UR-3 LLWPA from I-2(CD) LLWPA**

Zoning Classification

- Manufactured Home
- Business
- Light Industrial
- General Industrial

Adjacent to

City Council District

- 3-Victoria Watlington

County Commissioner

- 2-Vilma D. Leake

Map Created 1/26/2023