

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 17<sup>th</sup> 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 17<sup>th</sup> day of January 2023.



Billie Tynes, Deputy City Clerk



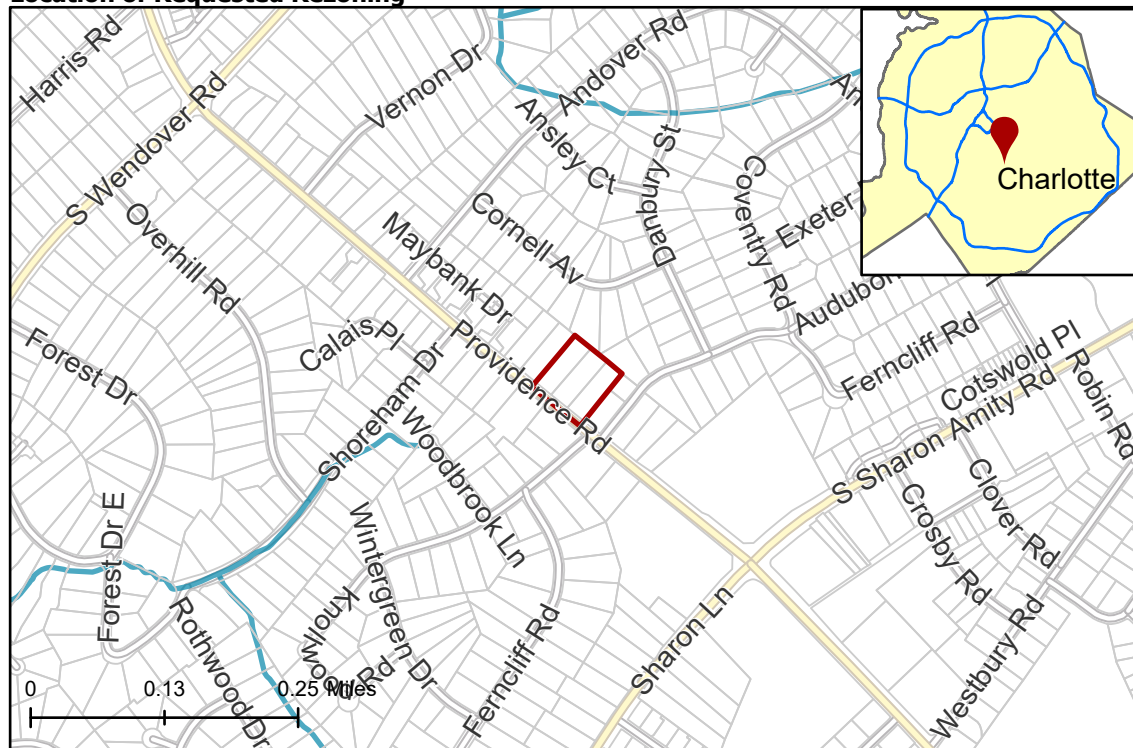
## 2021-237: Balogh Properties, LLC

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

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

Approximately 2.08 acres

### Location of Requested Rezoning



## Rezoning Map



- 2021-237
- Inside City Limits
- Parcel
- Streams
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Urban Residential



Map Created 1/27/2022



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:

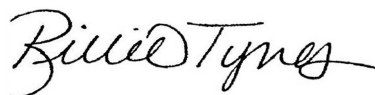


City Attorney

**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 17<sup>th</sup> 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 17<sup>th</sup> day of January 2023.



Billie Tynes, Deputy City Clerk



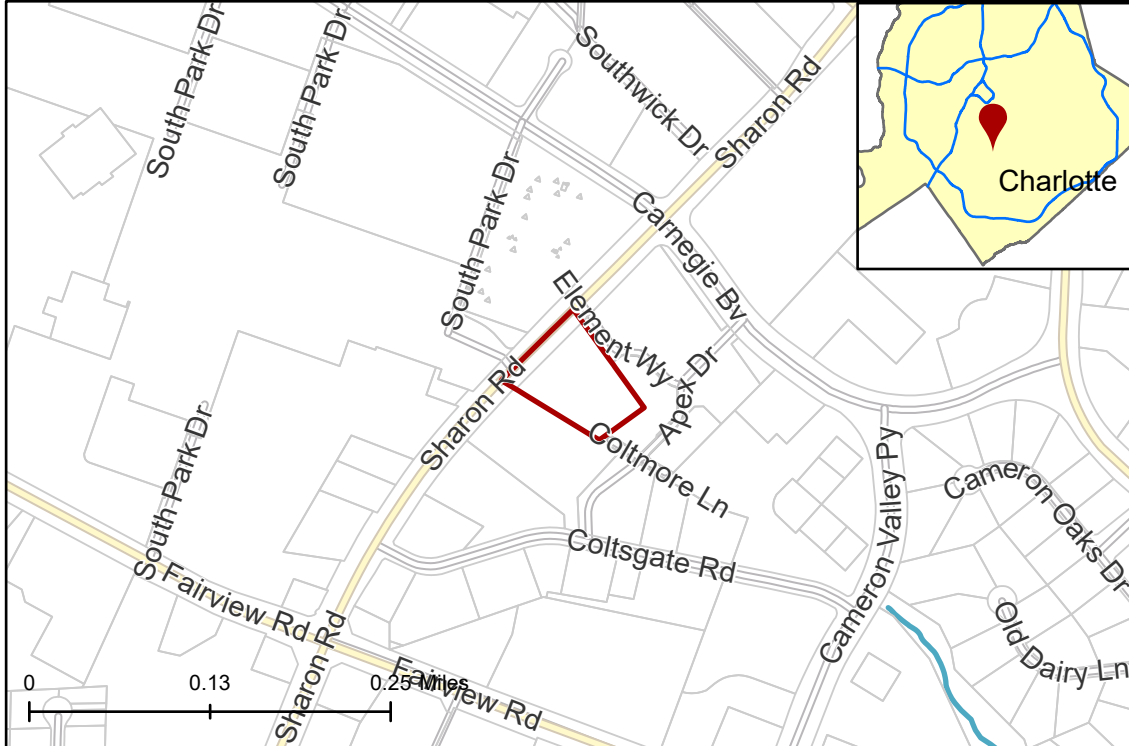
## 2022-027: Childress Klein

**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



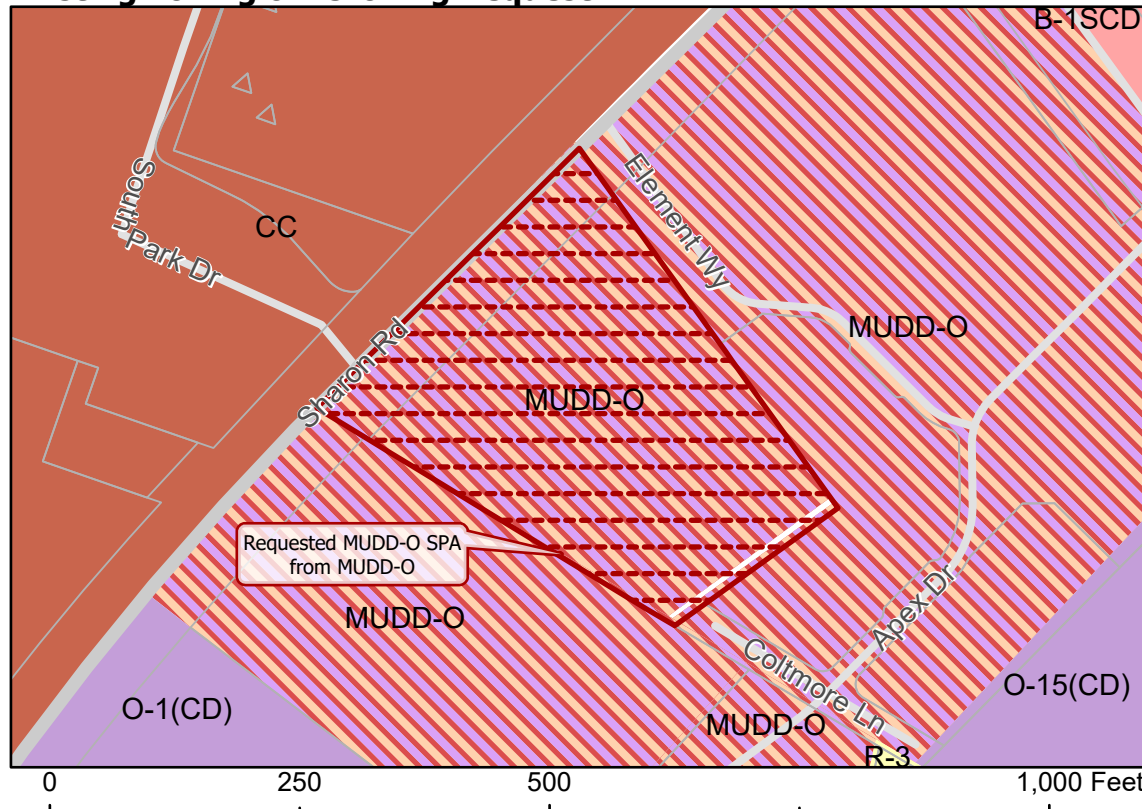
## Rezoning Map



- 2022-027
- Inside City Limits
- Parcel
- Streams
- City Council District
- 6-Tariq Bokhari



### 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



Petition No.: 2022-069  
Petitioner: The Fallon Company

**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:

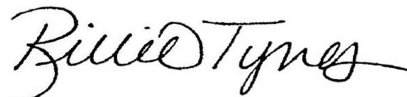


City Attorney

**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 17<sup>th</sup> 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 17<sup>th</sup> day of January 2023.



Billie Tynes, Deputy City Clerk



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:

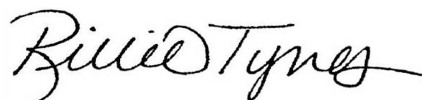


City Attorney

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



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



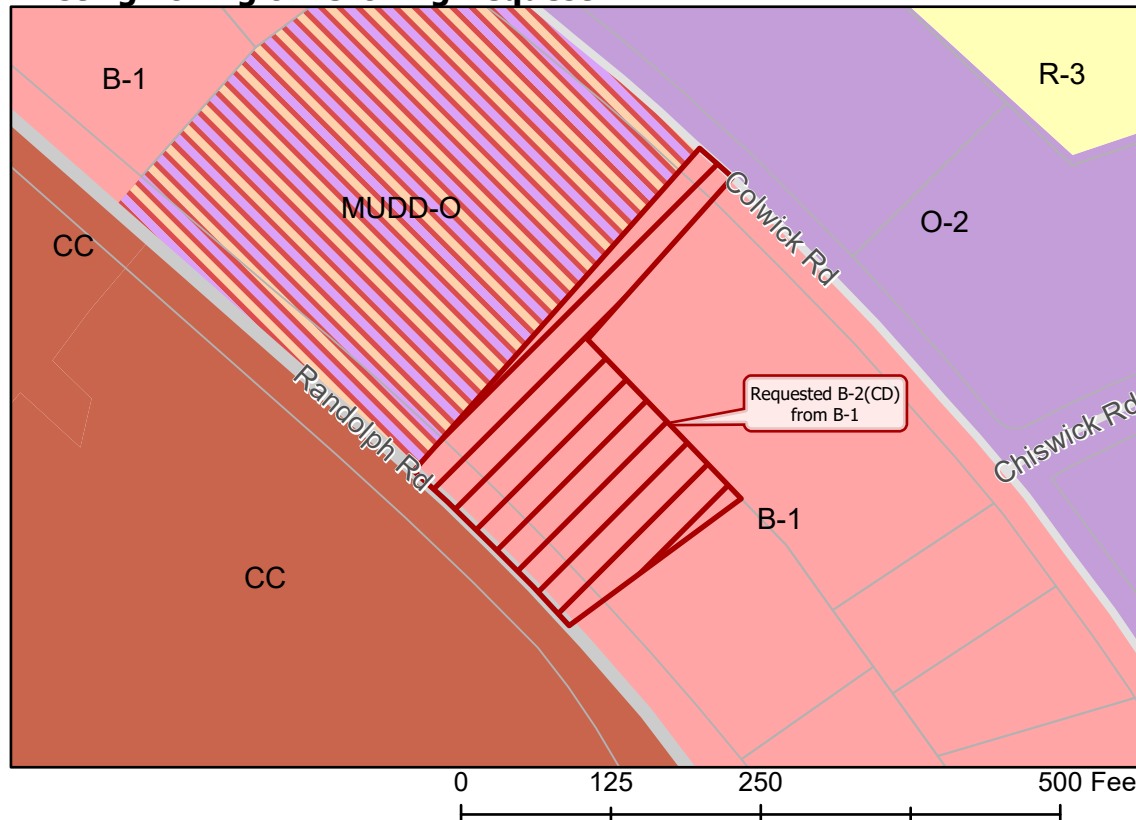
## Rezoning Map



- 2021-232
- Inside City Limits
- Parcel
- Streams
- City Council District
- 6-Tariq Bokhari



### Existing Zoning & Rezoning Request



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

### Zoning Classification

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



Map Created 2/8/2022



Petition No.: 2021-284  
Petitioner: Beacon Acquisitions, LLC & Crescent Communities

**ORDINANCE NO. 460-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 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.

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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 17<sup>th</sup> day of January 2023.



Billie Tynes, Deputy City Clerk



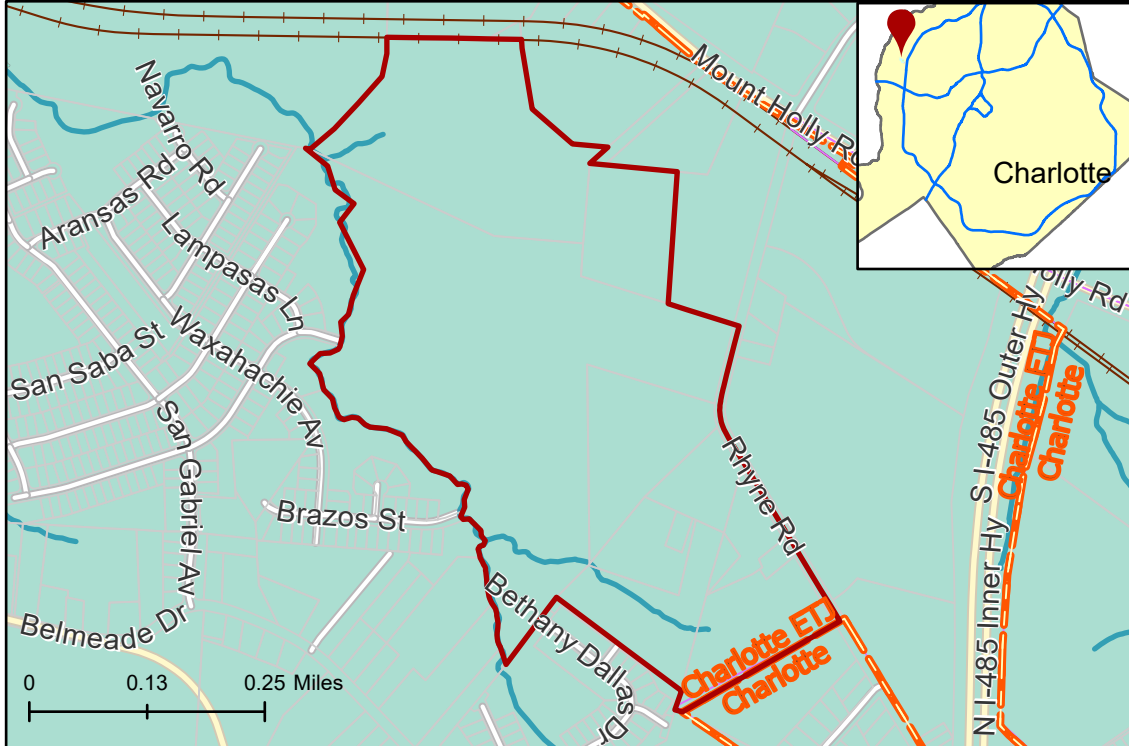
## 2021-284: Beacon Acquisitions, LLC & Crescent Communities

**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



## Rezoning Map



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

### Adjacent to City Council District

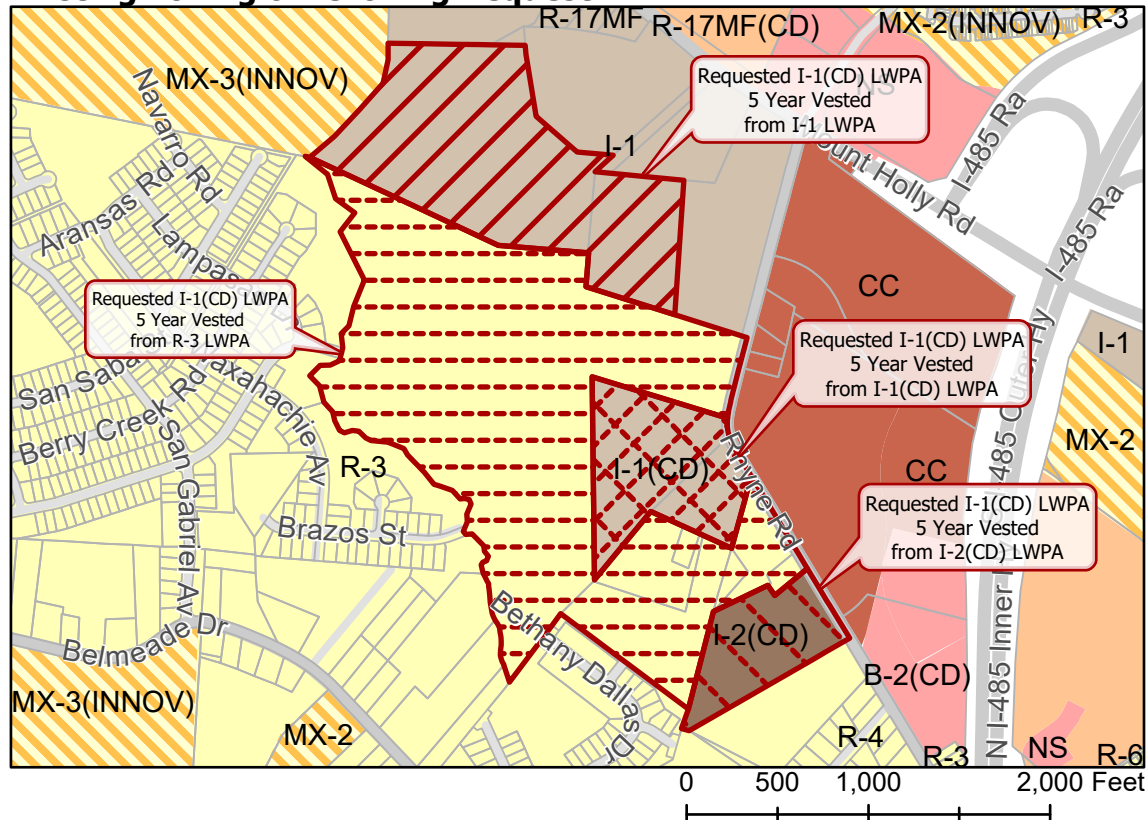
  3-Victoria Watlington

### County Commissioner

  2-Vilma D. Leake



## Existing Zoning & Rezoning Request



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

### Zoning Classification

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



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:

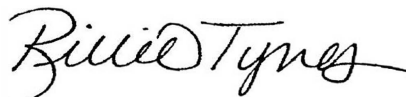


City Attorney

**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 17<sup>th</sup> 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 17<sup>th</sup> day of January 2023.



Billie Tynes, Deputy City Clerk

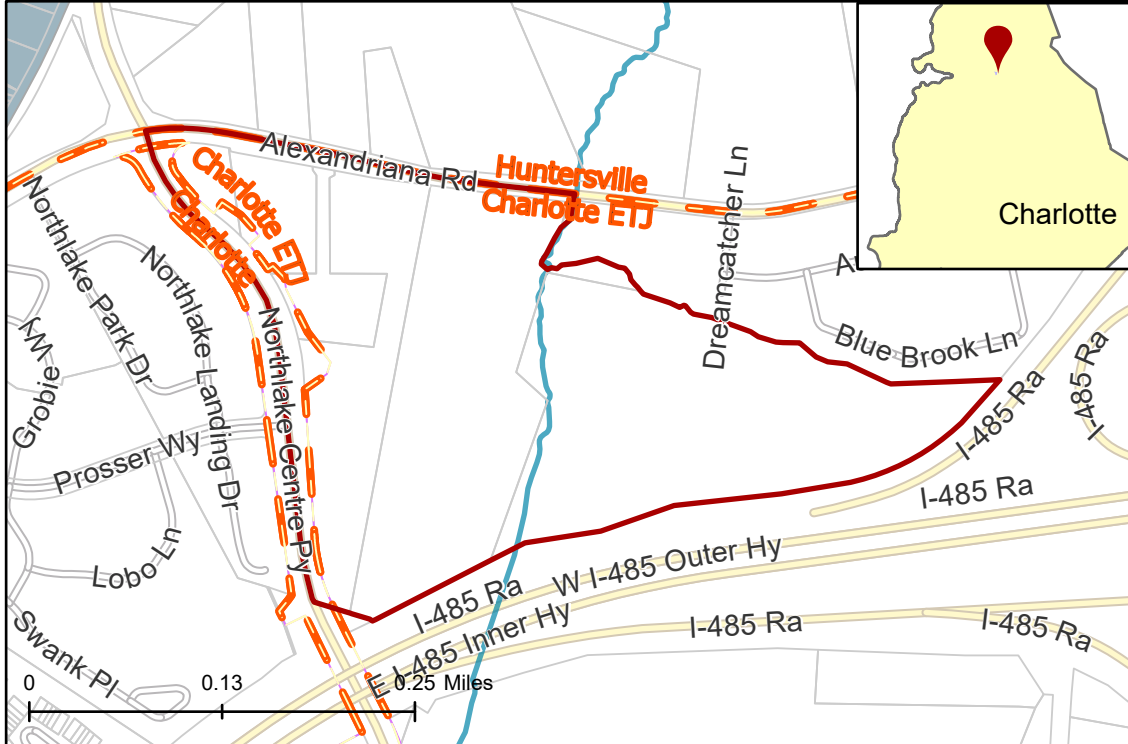


## 2022-033: TM BTR of the Carolinas, LLC

**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



## Rezoning Map



- 2022-033
- Outside City Limits
- Parcel
- Streams
- Mtn. Island lake - Critical Area

Adjacent to  
City Council District

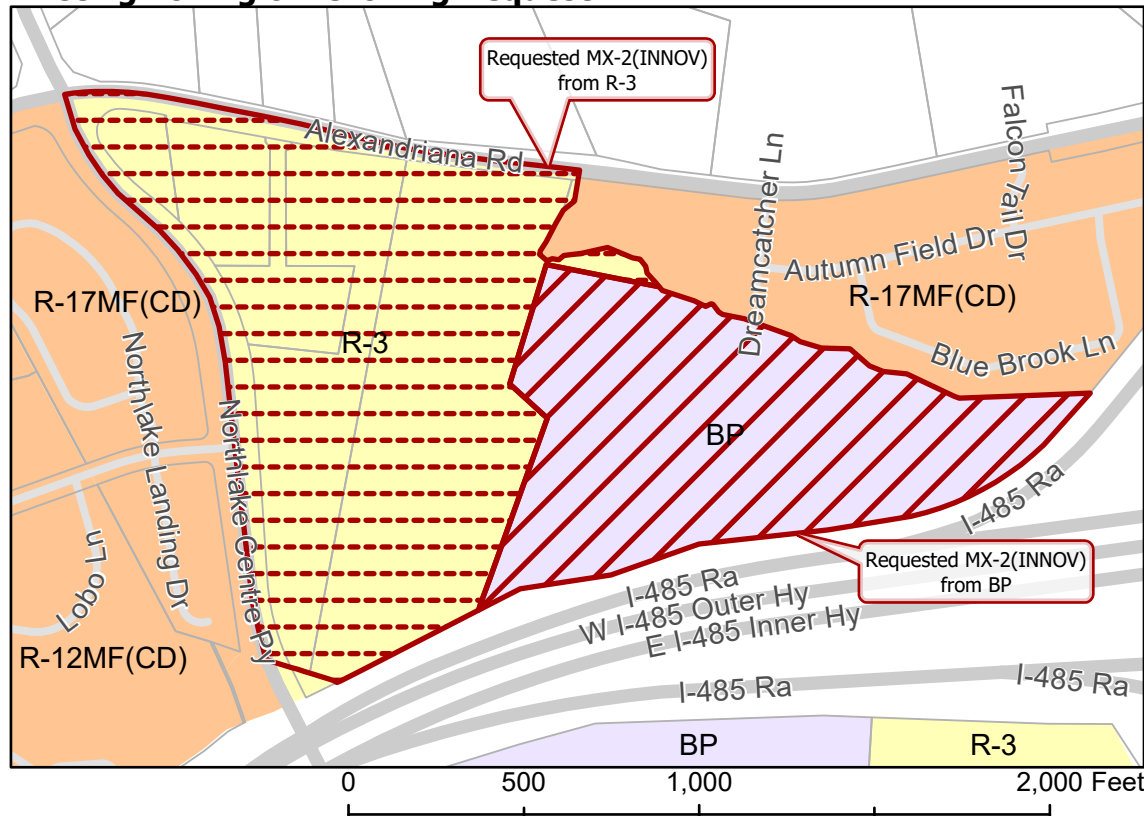
  4-Renee Johnson

County Commissioner

  1-Elaine Powell



### Existing Zoning & Rezoning Request



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

### Zoning Classification

- Single Family
- Multi-Family
- Business Park

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

**CERTIFICATION**

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



Billie Tynes, Deputy City Clerk



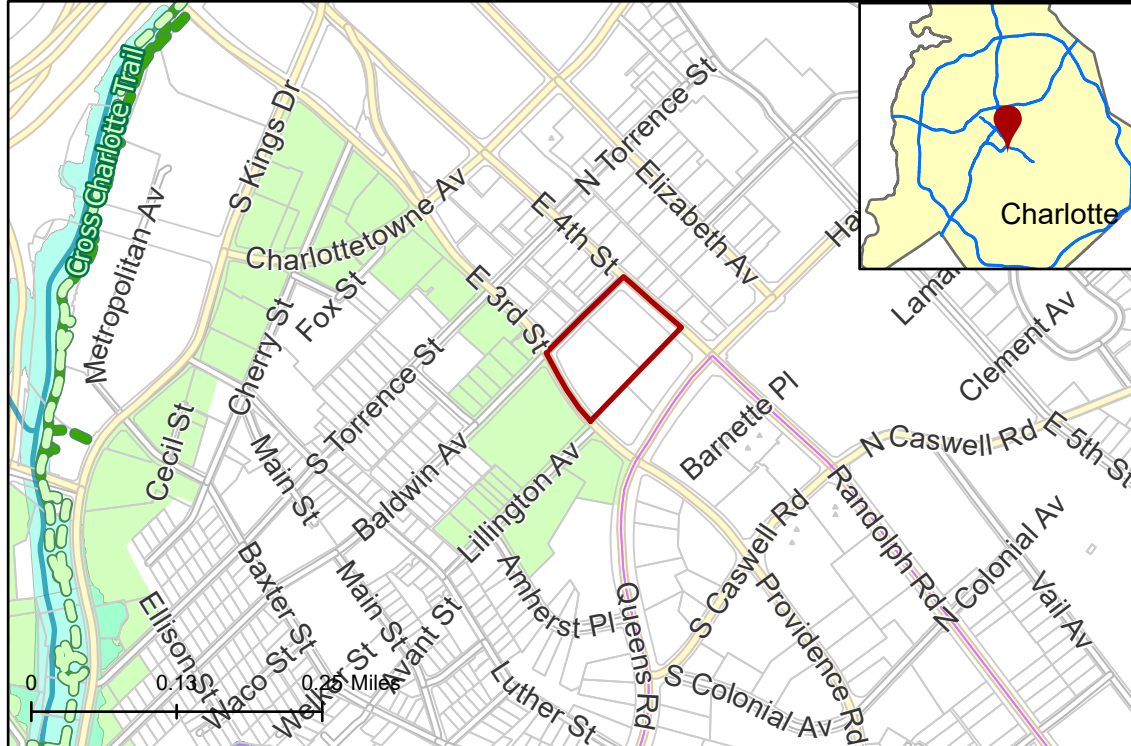
# 2022-058: Baldwin SRE-A LLC, Hampstead SC (SRE) LLC, and Baldwin SRE-C, LLC

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

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

Approximately 1.94 acres

## Location of Requested Rezoning



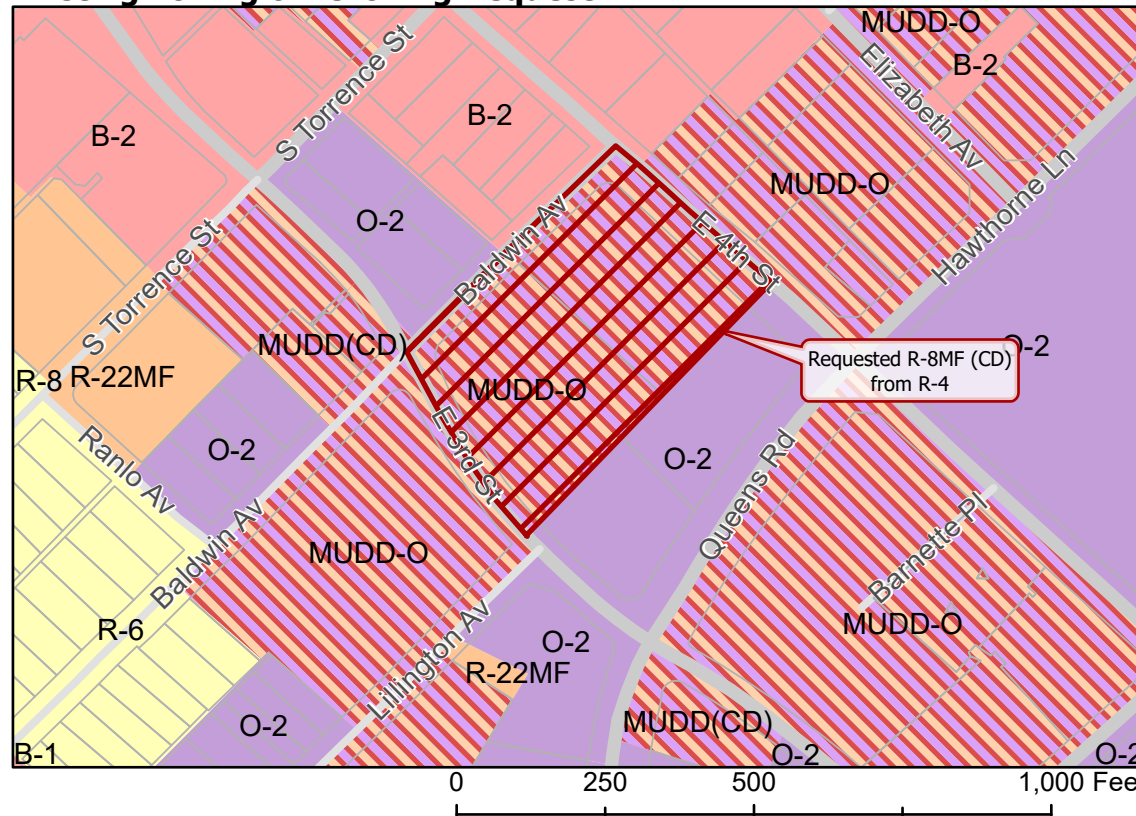
## Rezoning Map



- 2022-058
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- City Council District**
- 1-Larken Egleston



## Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O
- Zoning Classification**
- Single Family
- Multi-Family
- Office
- Business
- Mixed Use



Map Created 8/24/2022



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:

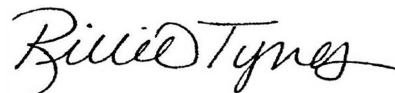


City Attorney

**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 17<sup>th</sup> 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 17<sup>th</sup> day of January 2023.



Billie Tynes, Deputy City Clerk



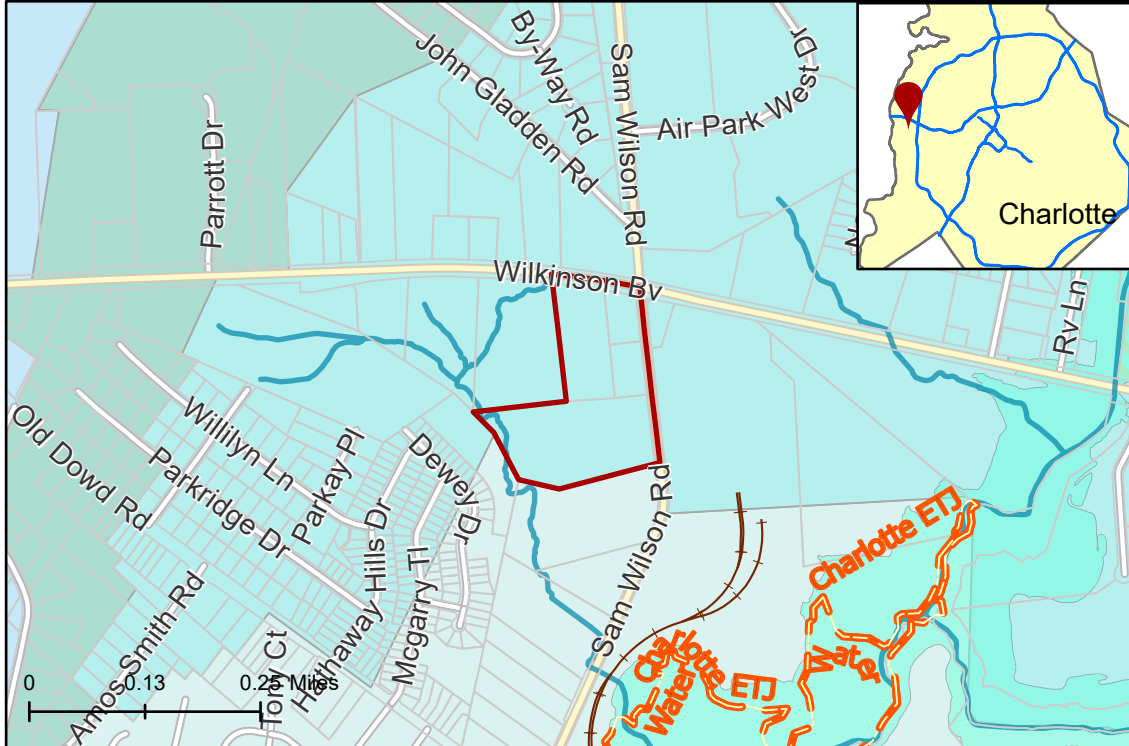
## 2022-067: CC Fund 3, LLC

**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



## Rezoning Map



- 2022-067
- Outside City Limits
- Parcel
- + Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay
- Lake Wylie - Critical Area
- Lake Wylie - Protected Area
- Lower Lake Wylie - Critical Area
- Lower Lake Wylie - Protected Area

Adjacent to  
City Council District

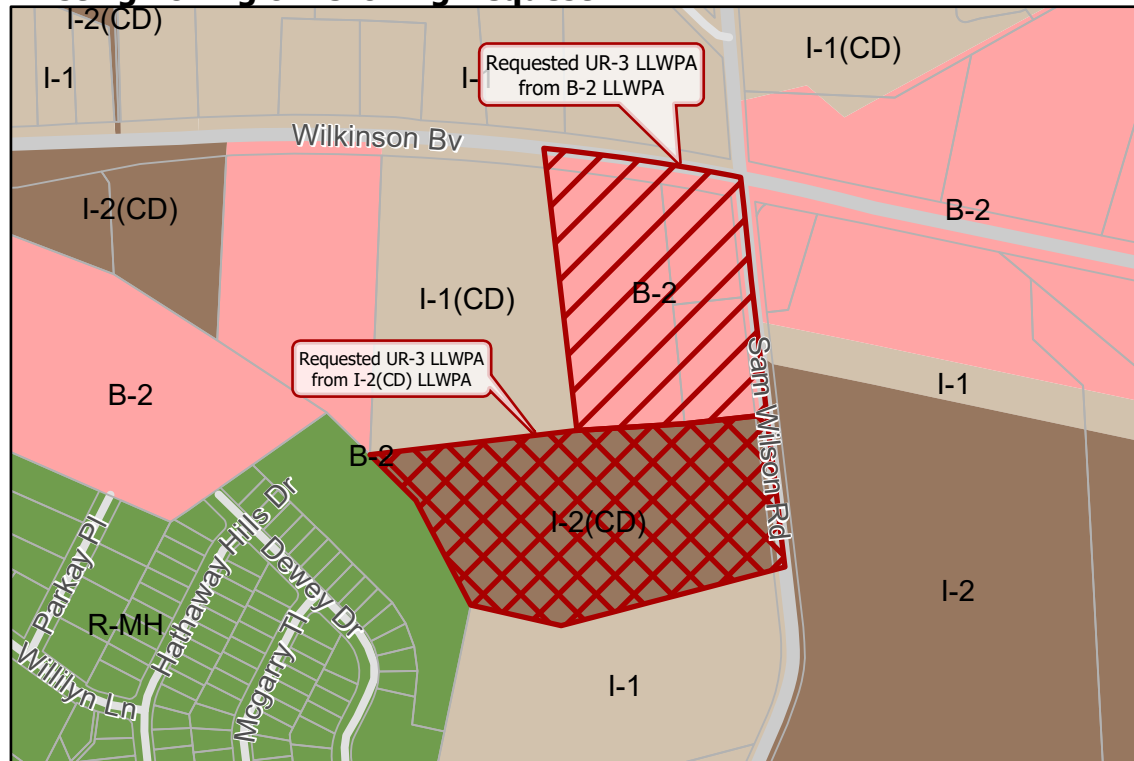
  3-Victoria Watlington

County Commissioner

  2-Vilma D. Leake



### Existing Zoning & Rezoning Request



  Requested 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



Map Created 1/26/2023