

Petition No.: 2024-037
Petitioner: Eastgroup Properties, L.P.

ORDINANCE NO. 1001-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 14107104, 14107117 and further identified on the attached map I-1(CD)(ANDO) (Light Industrial, Conditional, Airport Noise District Overlay) and N1-A(ANDO) (Neighborhood 1-A, Airport Noise District Overlay) to N1-A(ANDO) (Neighborhood 1A, Airport Noise District Overlay) and ML-1(CD)(ANDO) (Manufacturing and Logistics-1, Conditional, Airport Noise District 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 746-747.

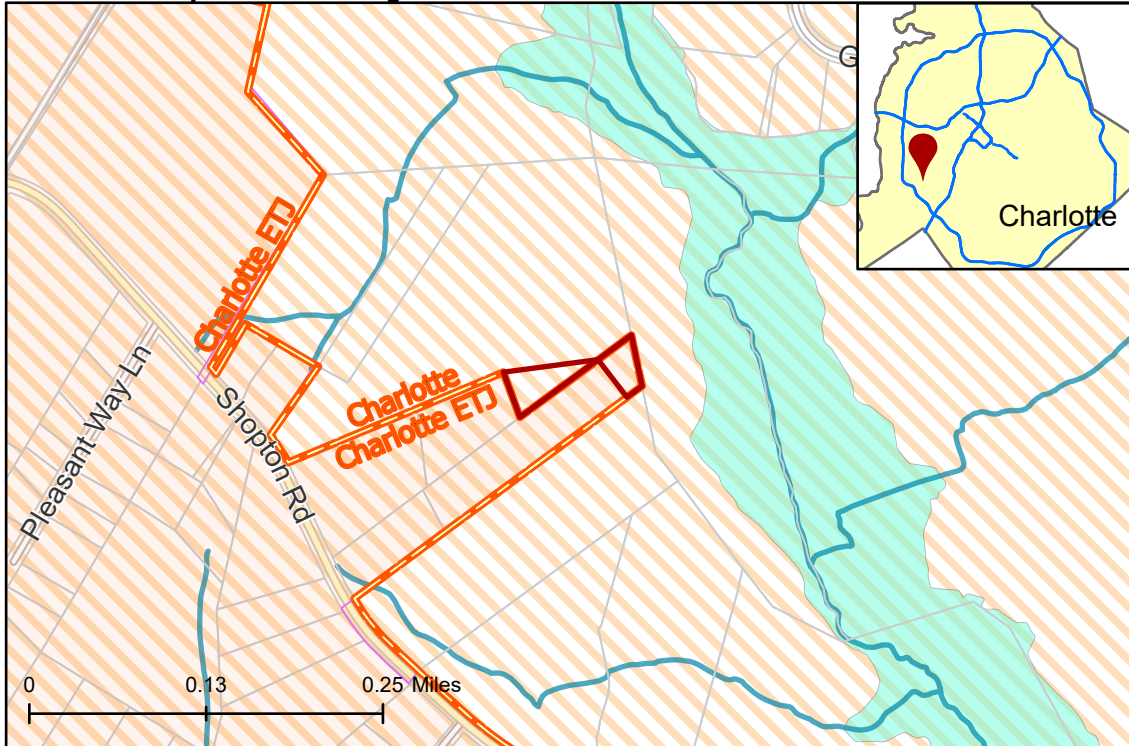
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18^h day of August 2025.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2025-037: Eastgroup Properties, L.P.**Parcel(s)** 14107104, 14107117**Current Zoning** I-1(CD)(ANDO) (Light Industrial, Conditional, Airport Noise District Overlay), N1-A(ANDO) (Neighborhood 1-A, Airport Noise District Overlay)**Requested Zoning** N1-A(ANDO) (Neighborhood 1A, Airport Noise District Overlay), ML-1(CD)(ANDO) (Manufacturing and Logistics-1, Conditional, Airport Noise District Overlay)

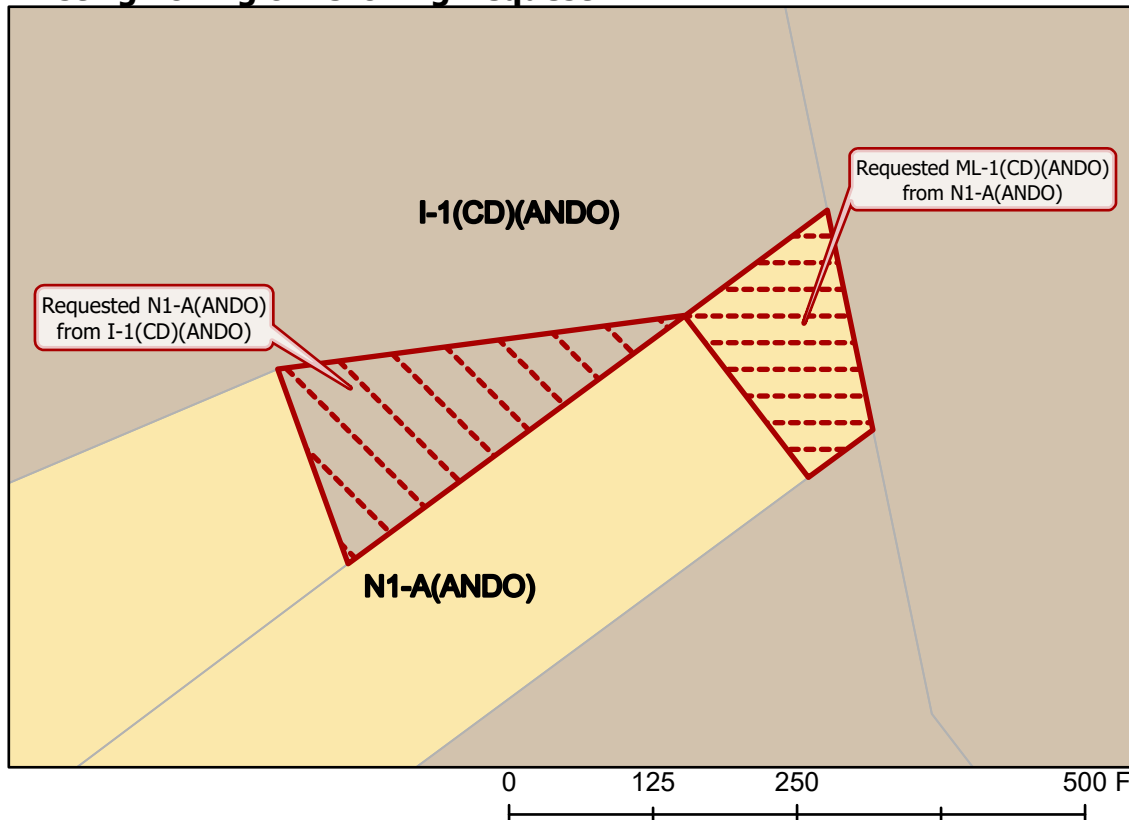
Approximately 1.232 acres

Location of Requested Rezoning**Rezoning Map**

- 2025-037
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

City Council District

- 3-Tiawana Brown

**Existing Zoning & Rezoning Request**

- Requested ML-1(CD)(ANDO) from N1-A(ANDO)
- Requested N1-A(ANDO) from I-1(CD)(ANDO)

Zoning Classification

- Neighborhood 1
- Light Industrial



Map Created 4/3/2025

Petition No.: 2025-038
Petitioner: Longvalley II, LLC

ORDINANCE NO. 1002-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 05521138 and further identified on the attached map from B-D(CD) (Business-Distribution, Conditional) to OFC (Office Flex Campus).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 748-749.

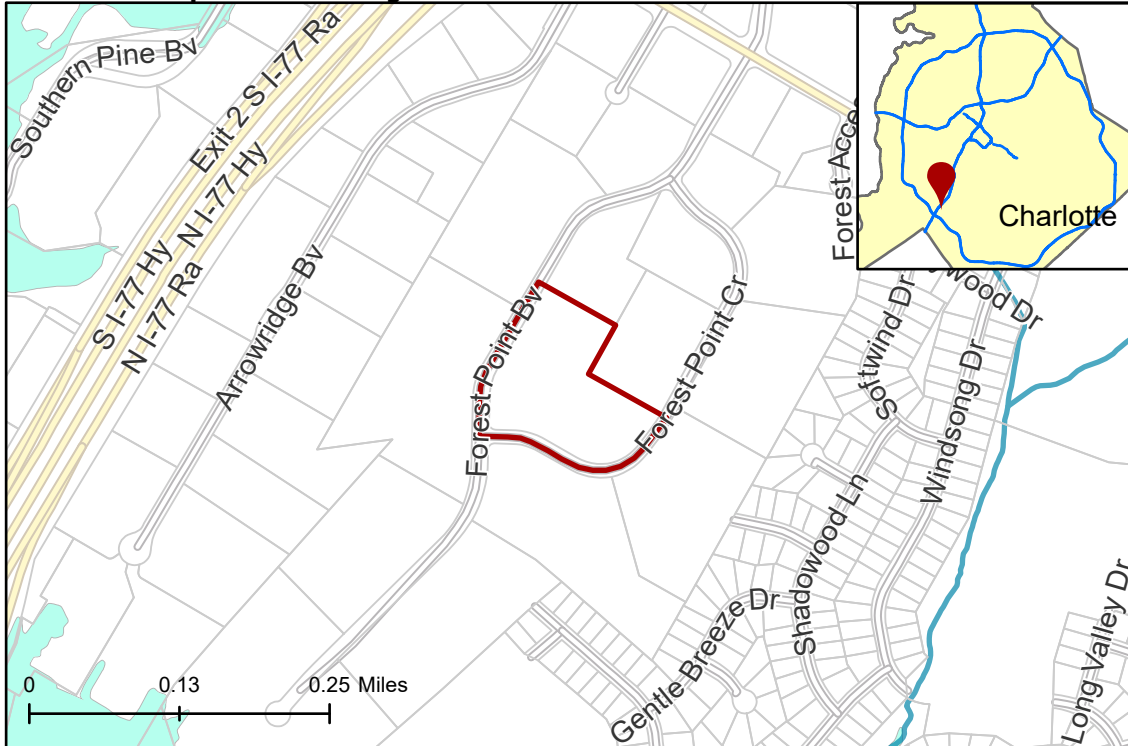
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18^h day of August 2025.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2025-038: Longvalley II, LLC**Parcel(s)** 20303204**Current Zoning** B-D(CD) (Business-Distribution, Conditional)**Requested Zoning** OFC (Office Flex Campus)

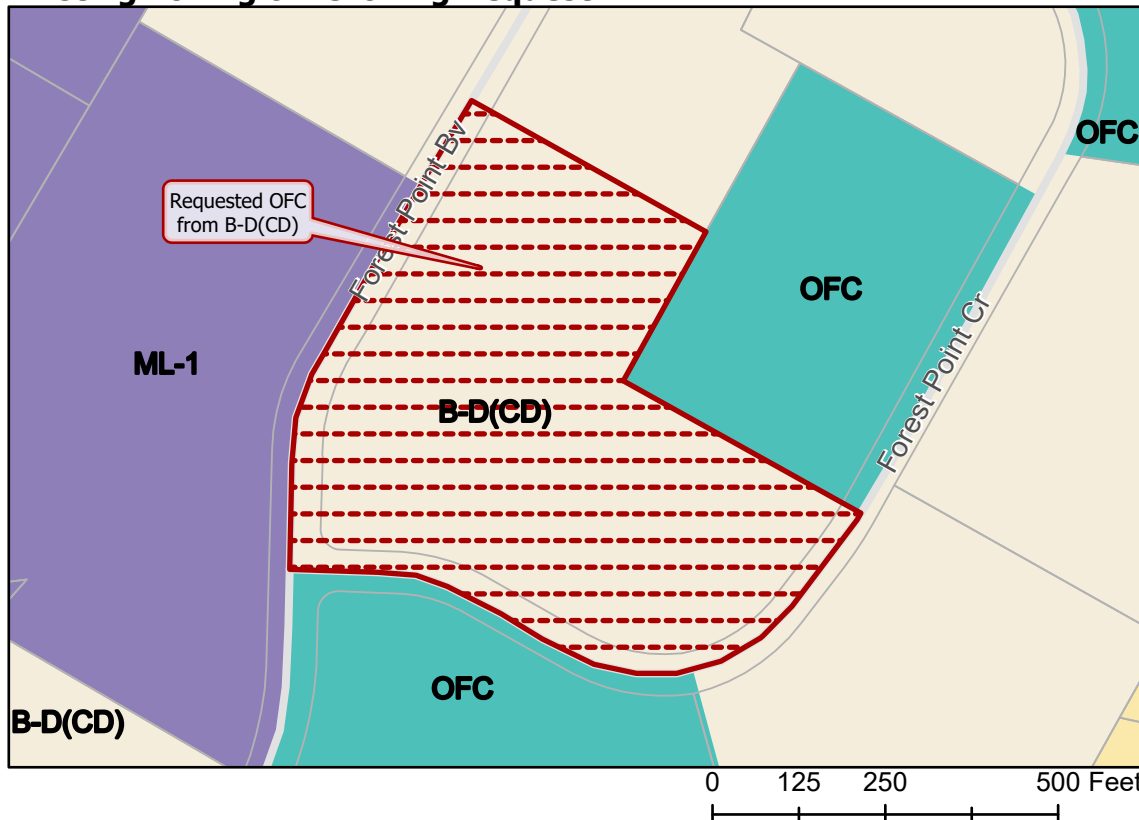
Approximately 7.760 acres

Location of Requested Rezoning**Rezoning Map**

- 2025-038
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 3-Tiawana Brown

**Existing Zoning & Rezoning Request**

- Requested OFC from B-D(CD)

Zoning Classification

- Neighborhood 1
- Campus
- Manufacturing & Logistics
- Business-Distribution



Map Created 4/3/2025

Petition No.: 2024-112
Petitioner: DreamKey Partners

ORDINANCE NO. 1003-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04108112, and further identified on the attached map N1-B (Neighborhood 1-B) and to N2-A(CD) (Neighborhood 2-A, 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 750-751.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of August 2025.

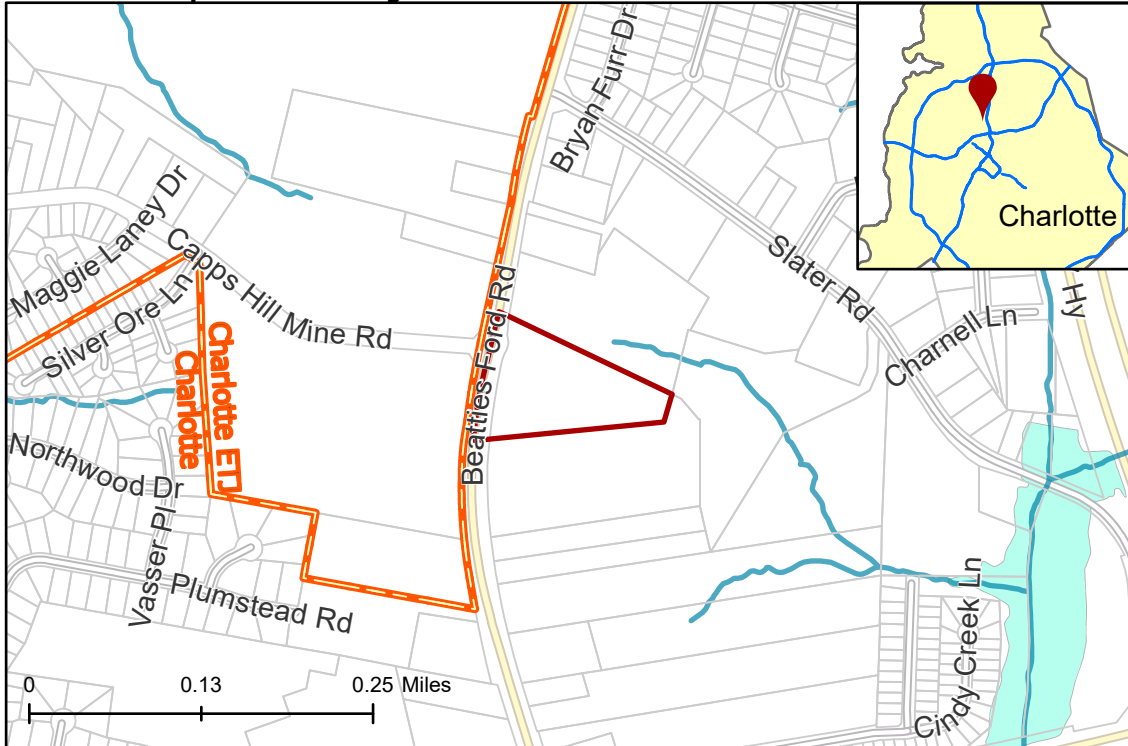


Stephanie C. Kelly, City Clerk, MMC, NCCMC



2024-112: DreamKey Partners**Parcel(s)** 04108112**Current Zoning** N1-B (Neighborhood 1-B)**Requested Zoning** N2-A(CD) (Neighborhood 2-A, Conditional)

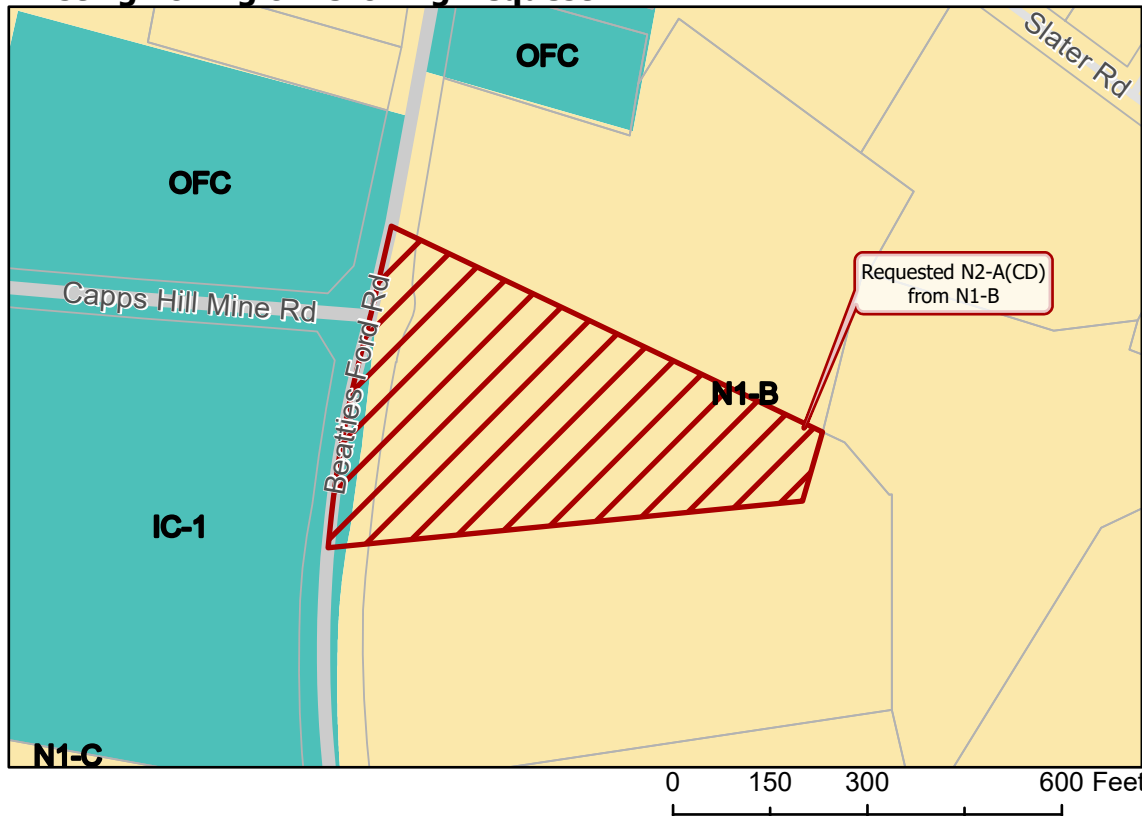
Approximately 4.44 acres

Location of Requested Rezoning**Rezoning Map**

- 2024-112
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 2-Malcolm Graham

**Existing Zoning & Rezoning Request**

- Requested N2-A(CD) from N1-B

Zoning Classification

- Neighborhood 1
- Campus



Map Created 9/30/2024

Petition No.: 2025-005
Petitioner: EB Property Group, LLC

ORDINANCE NO. 1004-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04309211 and further identified on the attached map from N1-B (Neighborhood 1-B) to N1-D CCO (Neighborhood 1-D, Cottage Court Overlay).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 752-753.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18^h day of August 2025.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2025-005: EB Property Group, LLC

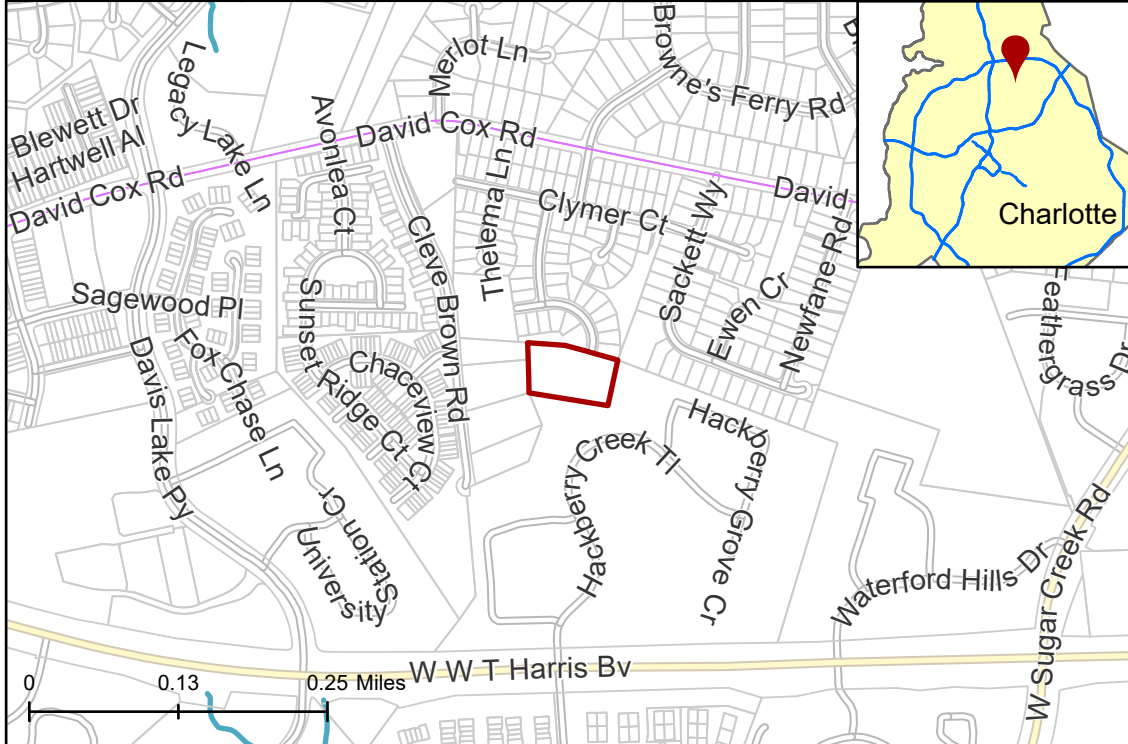
Parcel(s) 04309211

Current Zoning N1-B (Neighborhood 1-B)

Requested Zoning N1-D CCO (Neighborhood 1-D, Cottage Court Overlay)

Approximately 1.96 acres

Location of Requested Rezoning



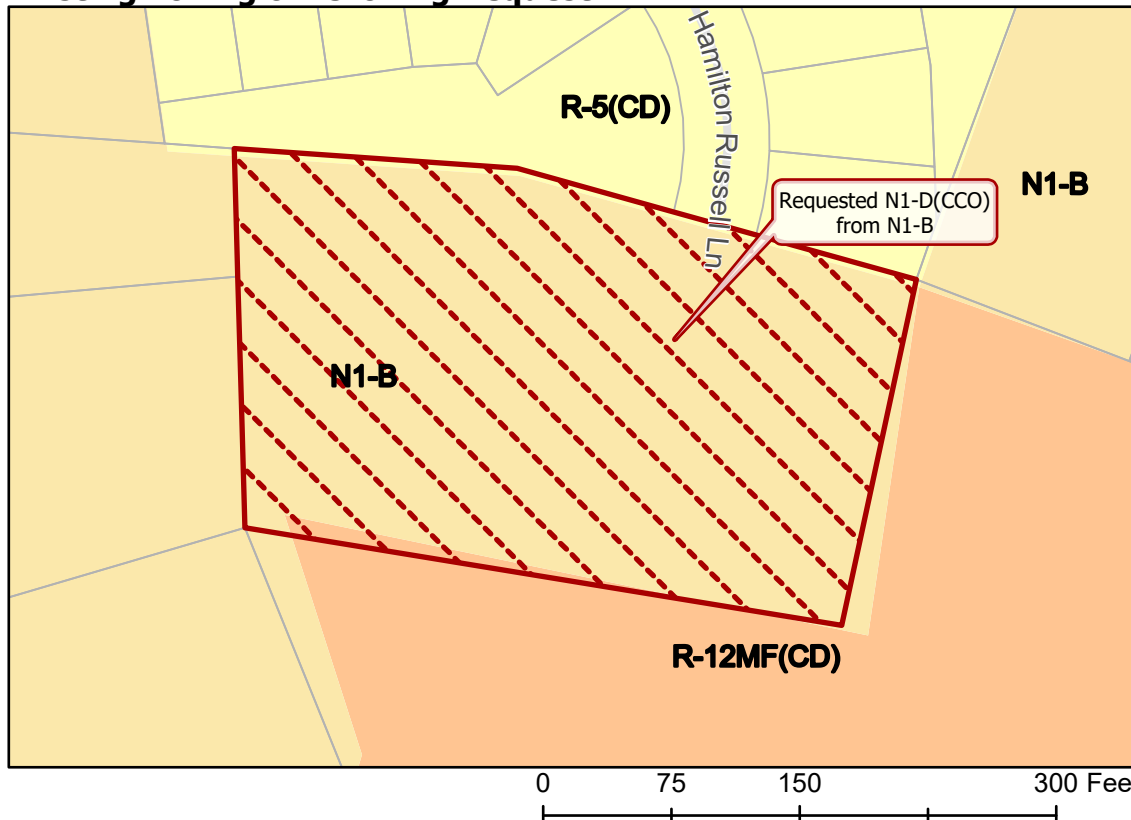
Rezoning Map



- 2025-005
- Inside City Limits
- Parcel
- Streams
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N1-D(CCO) from N1-B

Zoning Classification

- Neighborhood 1
- Single Family
- Multi-Family



Map Created 2/21/2025

Petition No.: 2025-013
Petitioner: True Homes

ORDINANCE NO. 1005-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 19304366, 19304367, 19304369, 19304370 and further identified on the attached map NS (Neighborhood Services) and N2-B (Neighborhood 2-B) to N2-A(CD) (Neighborhood 2-A, 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.

SEE ATTACHED MAP

Section 3. 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 18^h day of August 2025.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Map Created 2/21/2025

Petition No.: 2025-015
Petitioner: Wilkes Asset Management

ORDINANCE NO. 1006-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 05326111, 05326112, 05326113, 05326114 and further identified on the attached map N1-A (Neighborhood 1-A) and ML-1 (Manufacturing and Logistics-1) to N2-A(CD) (Neighborhood 2-A, 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

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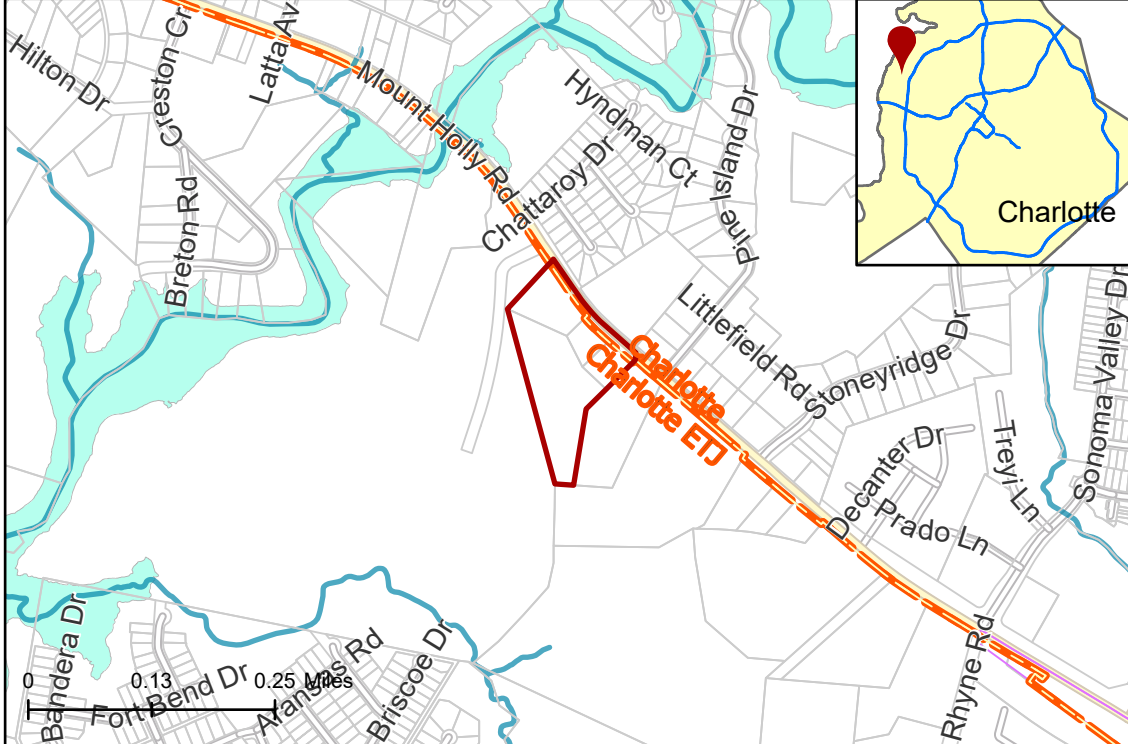
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18^h day of August 2025.



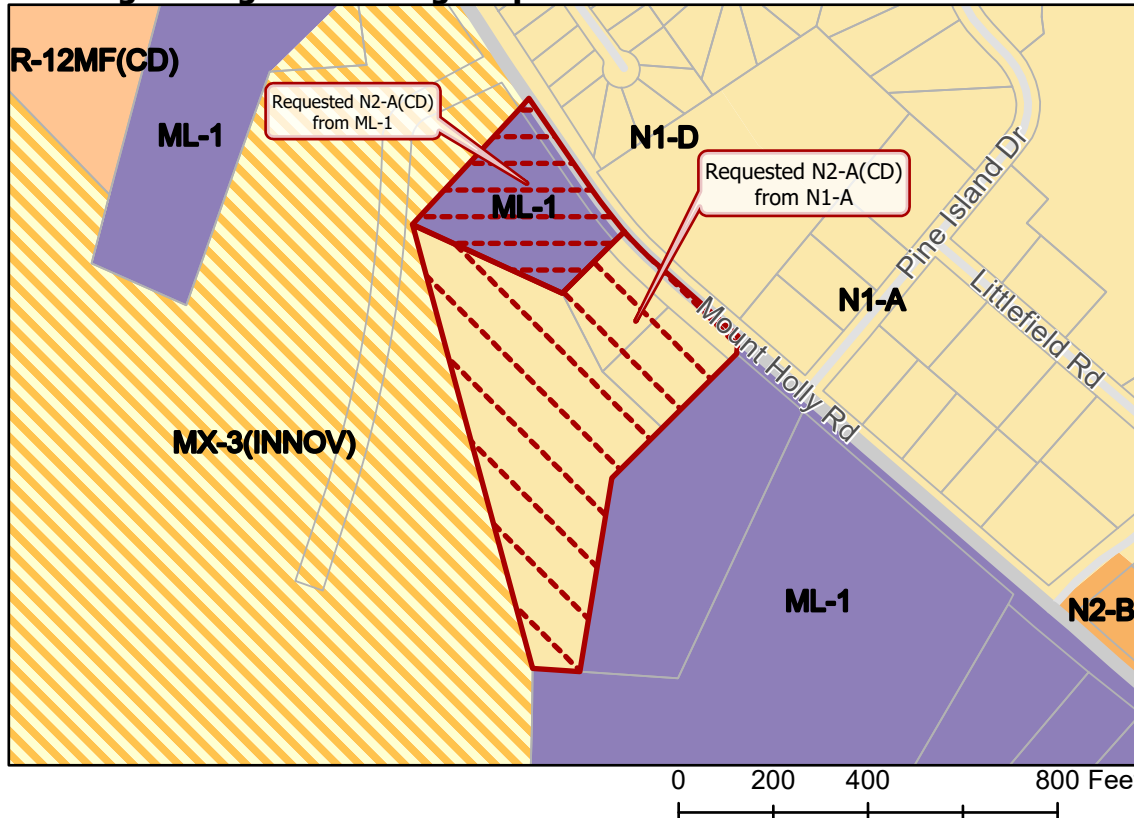
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2025-015: Wilkes Asset Management**Parcel(s)** 05326111, 05326112, 05326113, 05326114**Current Zoning** N1-A (Neighborhood 1-A), ML-1 (Manufacturing and Logistics-1)**Requested Zoning** N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 8.74 acres

Location of Requested Rezoning**Rezoning Map**

- 2025-015
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

County Commissioner 2-Vilma D. Leake**Adjacent to City Council District** 2-Malcolm Graham**Existing Zoning & Rezoning Request** Requested N2-A(CD) from ML-1 Requested N2-A(CD) from N1-A**Zoning Classification**

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Mixed Residential
- Manufacturing & Logistics



Map Created 2/21/2025

Petition No.: 2025-020
Petitioner: Jeff Farrell

ORDINANCE NO. 1007-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 06115205 and further identified on the attached map CG (General Commercial) and ML-1 (Manufacturing and Logistics) to N2-A(CD) (Neighborhood 2-A, 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of August 2025, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 68, Page(s) 758-759.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18^h day of August 2025.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2025-020: Jeff Farrell

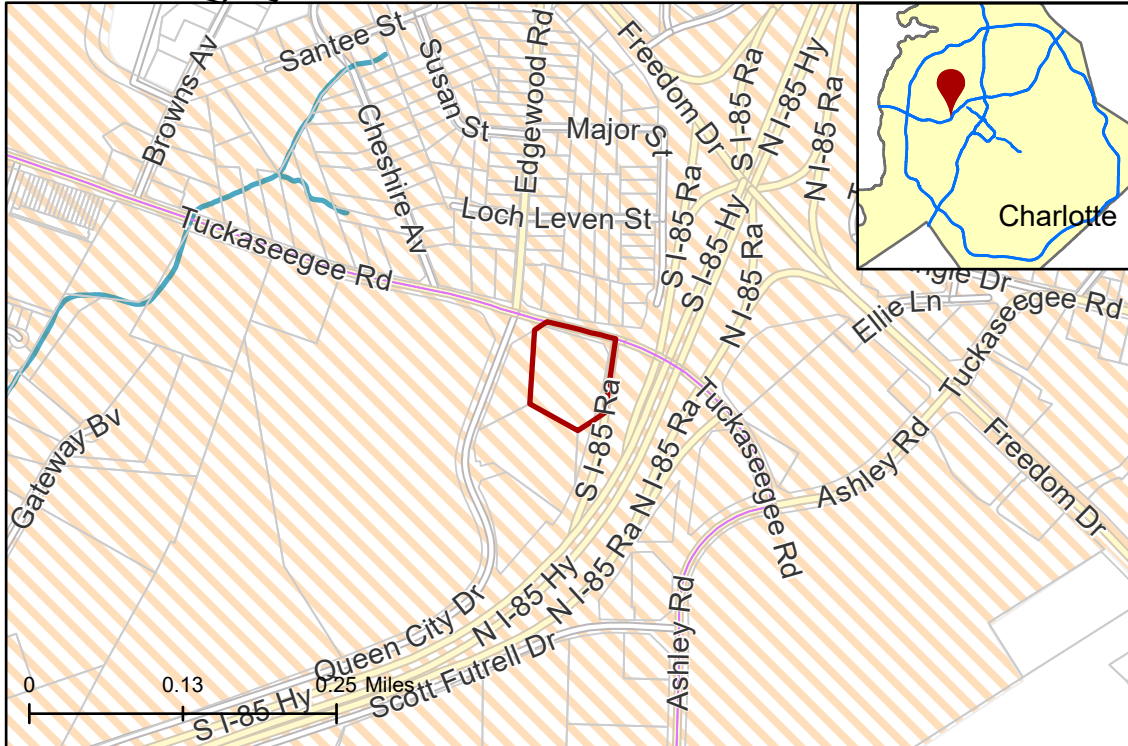
Parcel(s) 06115205

Current Zoning CG (General Commercial), ML-1 (Manufacturing and Logistics)

Requested Zoning N2-C(CD) (Neighborhood 2-C, Conditional)

Approximately 2.557 acres

Location of Requested Rezoning



Rezoning Map

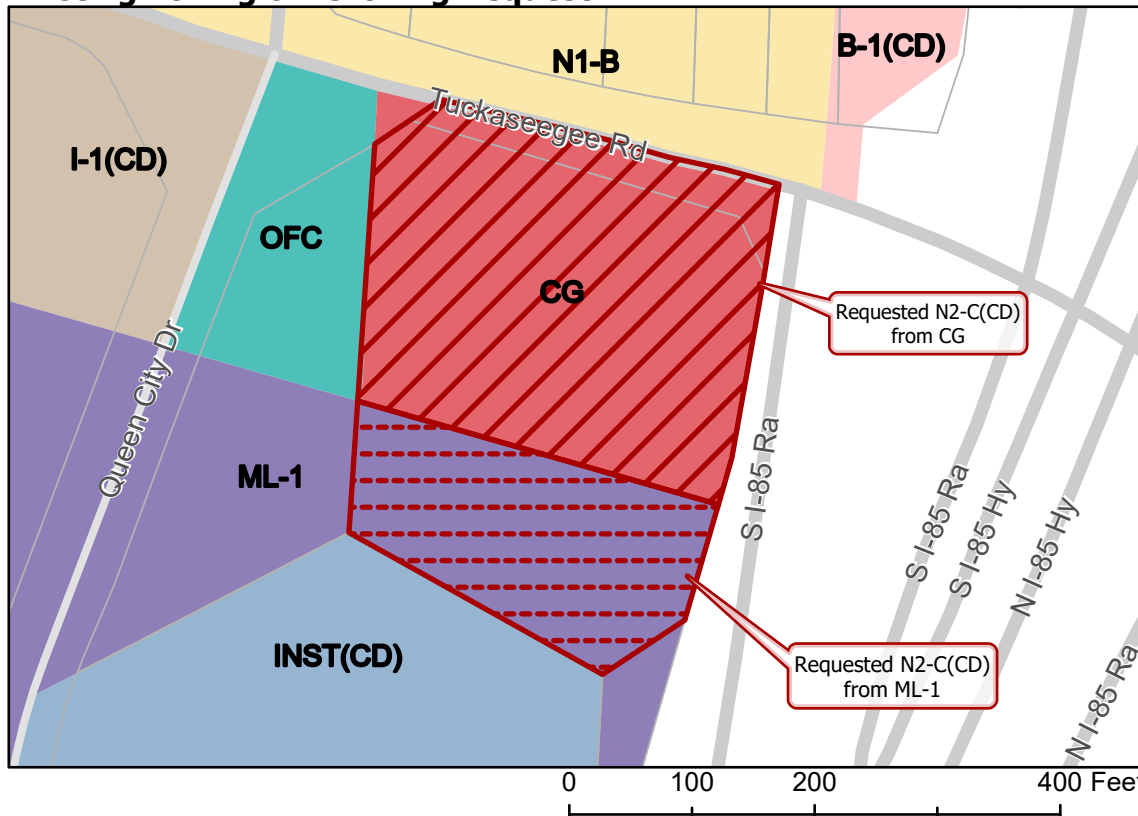


Petition

- 2025-020
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- City Council District
- 3-Tiawana Brown



Existing Zoning & Rezoning Request



- Requested N2-C(CD) from CG
- Requested N2-C(CD) from ML-1

Zoning Classification

- Neighborhood 1
- Campus
- Institutional
- Commercial
- Business
- Manufacturing & Logistics
- Light Industrial



Map Created 3/20/2025

Petition No.: 2025-028

Petitioner: Canvas Residential Partners, LLC

ORDINANCE NO. 1008-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 03311106 and further identified on the attached map N1-A (Neighborhood 1-A) to N2-A(CD) (Neighborhood 2-A, 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of August 2025.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

2025-028: Canvas Residential Partners, LLC

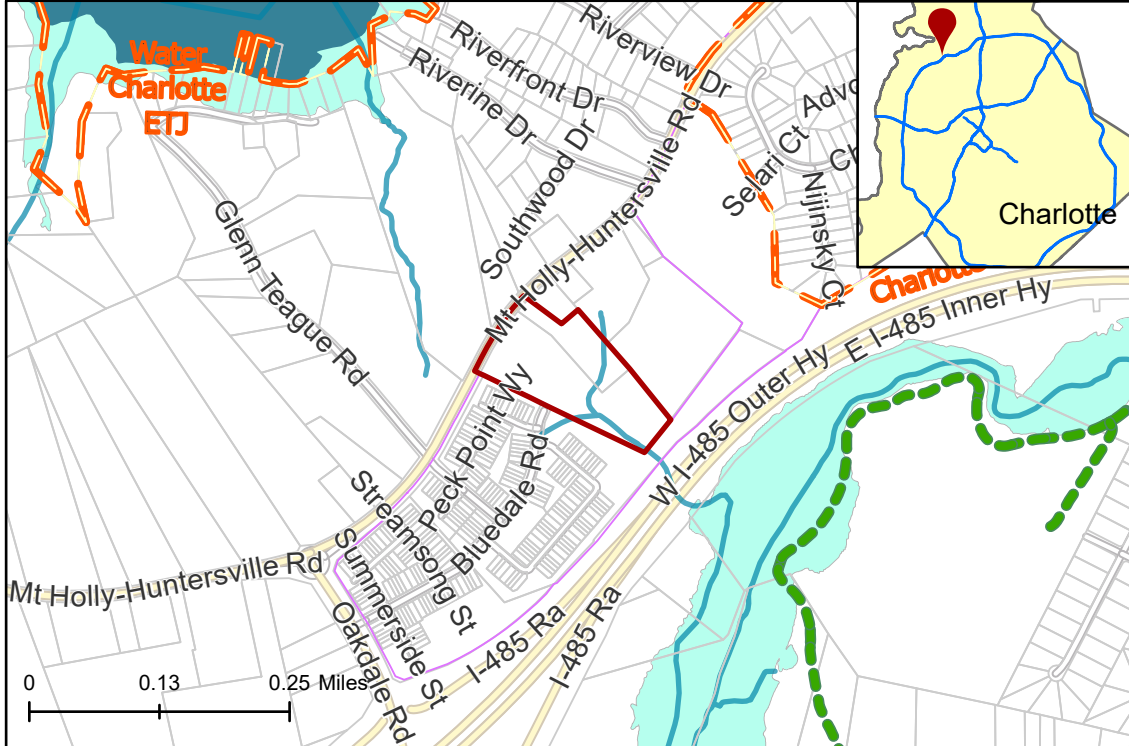
Parcel(s) 03311106

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 8.91 acres

Location of Requested Rezoning



Rezoning Map



- 2025-028
- Outside City Limits
- Parcel
- Greenway
- Streams
- Lakes & Ponds
- FEMA Flood Plain

Adjacent to City Council District

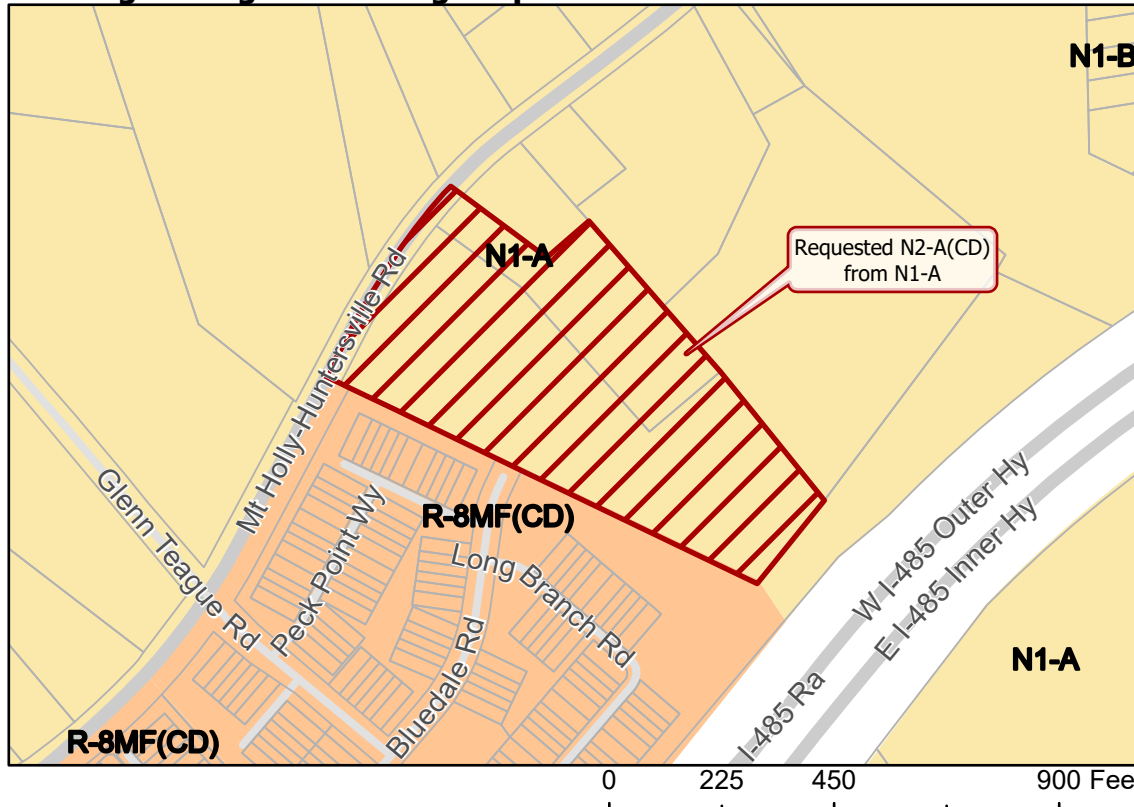
 4-Renee Johnson

County Commissioner

 1-Elaine Powell



Existing Zoning & Rezoning Request



 Requested N2-A(CD) from N1-A

Zoning Classification

 Neighborhood 1

 Multi-Family



Map Created 3/20/2025

Petition No.: 2025-029

Petitioner: Summit Avenue Wesley Heights, LLC

ORDINANCE NO. 1009-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 07104113 and further identified on the attached map MUDD-O(CD) (Mixed Use Development, Optional, Conditional) to NC(CD) (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.

SEE ATTACHED MAP

Section 3. 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 18^h day of August 2025.



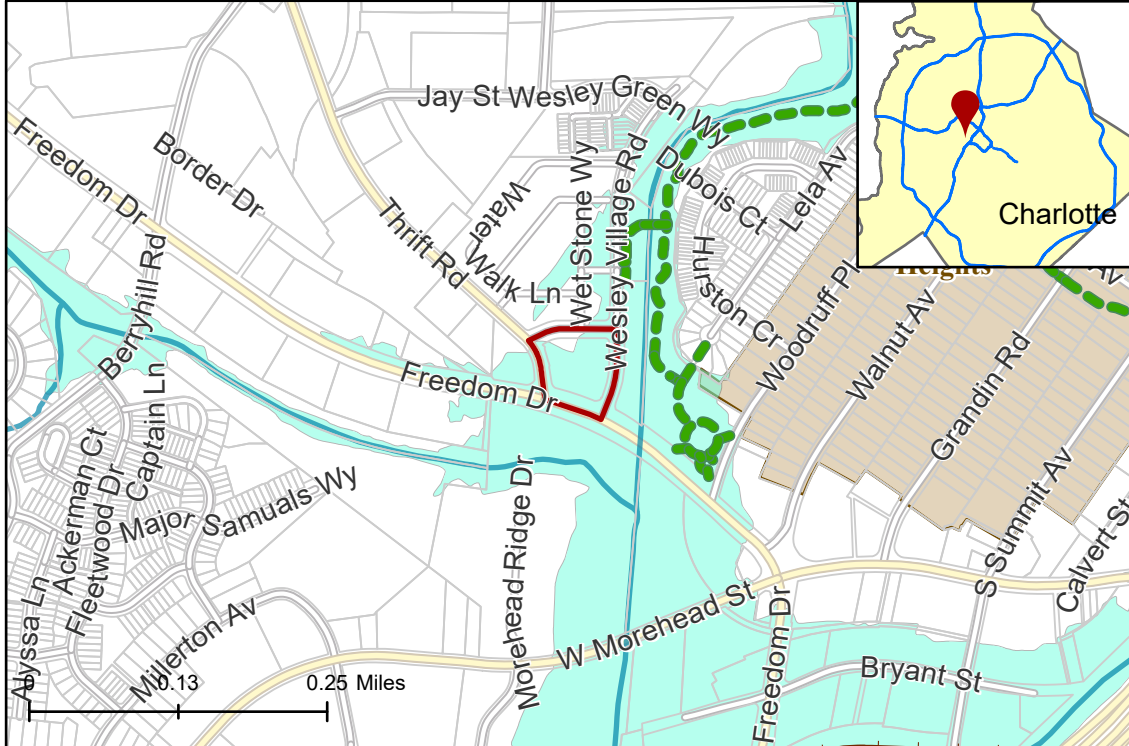
Stephanie C. Kelly, City Clerk, MMC, NCCMC

2025-029: Summit Avenue Wesley Heights, LLC

Parcel(s) 07104113

Current Zoning MUDD-O(CD) (Mixed Use Development, Optional, Conditional)**Requested Zoning** NC(CD) (Neighborhood Center, Conditional)

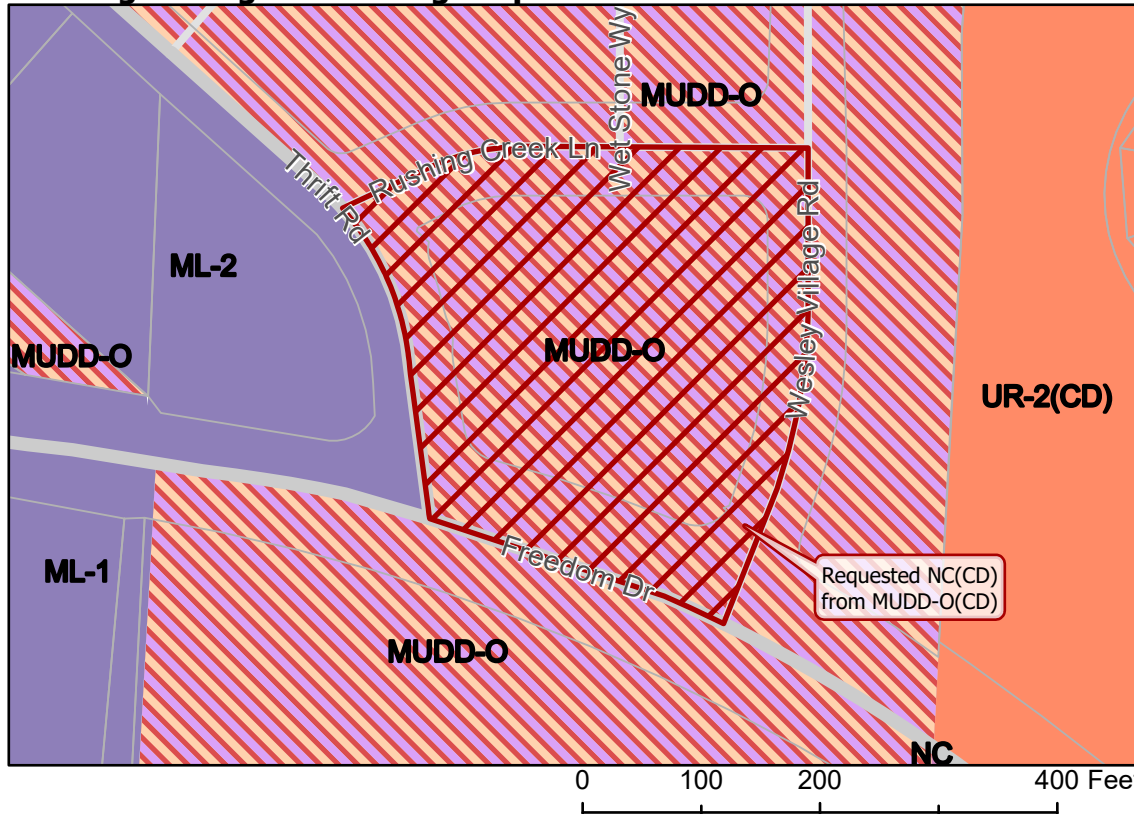
Approximately 1.494 acres

Location of Requested Rezoning**Rezoning Map**

- 2025-029
- Inside City Limits
- Parcel
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Historic Districts

City Council District

- 2-Malcolm Graham

**Existing Zoning & Rezoning Request**

- Requested NC(CD)
from MUDD-O(CD)

Zoning Classification

- Urban Residential
- Manufacturing & Logistics
- Mixed Use
- Neighborhood Center



Map Created 5/30/2025