

Petition No.: 2024-064
Petitioner: JF Lawrence Properties, LLC

ORDINANCE NO. 972-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 14125105, 14125106, and further identified on the attached map from N1-A ANDO (Neighborhood 1-A, Airport Noise District Overlay) to ML-2(CD) ANDO (Manufacturing and Logistics 2, 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:

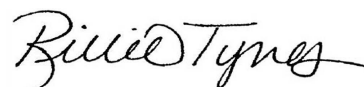


City Attorney

CERTIFICATION

I, 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 19th day of May, 2025, the reference having been made in Minute Book 160, and recorded in full in Ordinance Book 68, Page(s) 061-062.

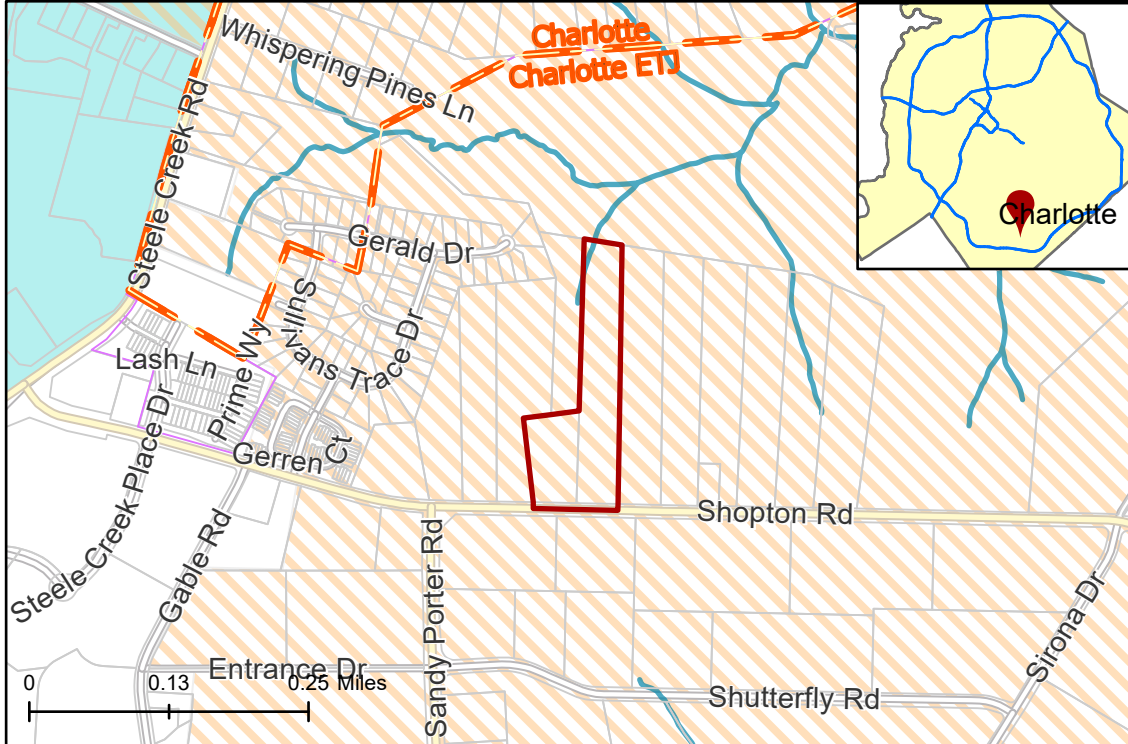
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of May 2025.



Billie Tynes, Deputy City Clerk

2024-064: JF Lawrence Properties LLC**Parcel(s)** 14125105, 14125106**Current Zoning** N1-A ANDO (Neighborhood 1-A, Airport Noise District Overlay)**Requested Zoning** ML-2(CD) ANDO (Manufacturing and Logistics 2, Airport Noise District Overlay)

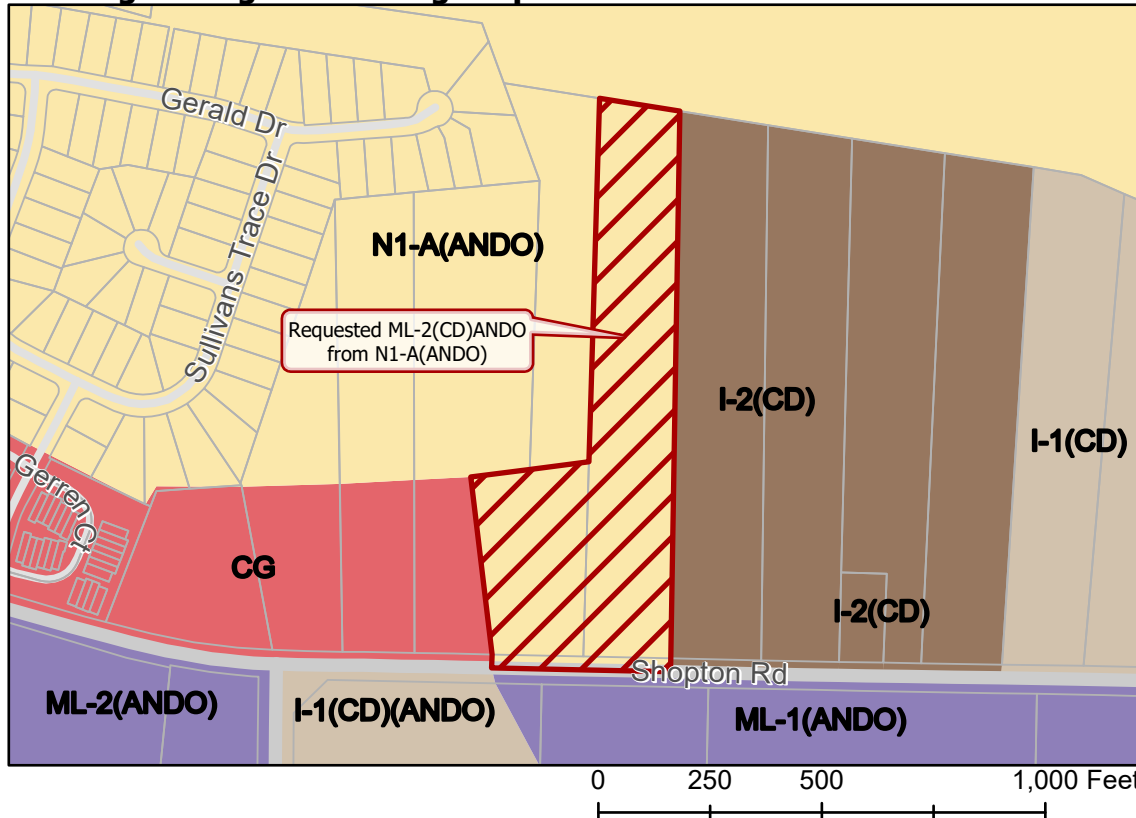
Approximately 7.59 acres

Location of Requested Rezoning**Rezoning Map**

- 2024-064
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

Adjacent to
City Council District 3-Tiawana Brown

County Commissioner

 2-Vilma D. Leake**Existing Zoning & Rezoning Request** Requested ML-2(CD) ANDO
from N1-A(ANDO)**Zoning Classification**

- Neighborhood 1
- Commercial
- Manufacturing & Logistics
- Light Industrial
- General Industrial



Map Created 7/29/2024

Petition No.: 2024-145
Petitioner: DavidLand LLC

ORDINANCE NO. 973-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 02959101, and further identified on the attached map from N1-A (Neighborhood 1-A) to ML-1(CD) (Manufacturing and Logistics 1, 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

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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 19th day of May 2025.



Billie Tynes, Deputy City Clerk

2024-145: DavidLand LLC

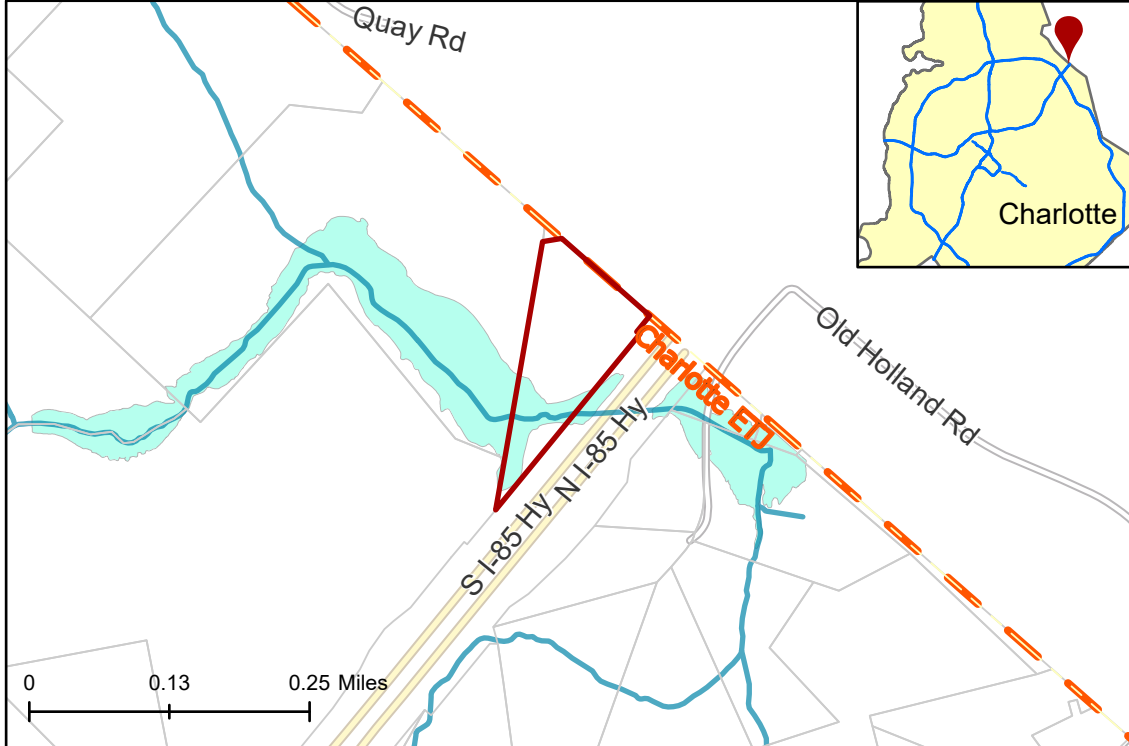
Parcel(s) 02959101

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning ML-1(CD) (Manufacturing and Logistics-1, Conditional)

Approximately 8.85 acres

Location of Requested Rezoning



Rezoning Map



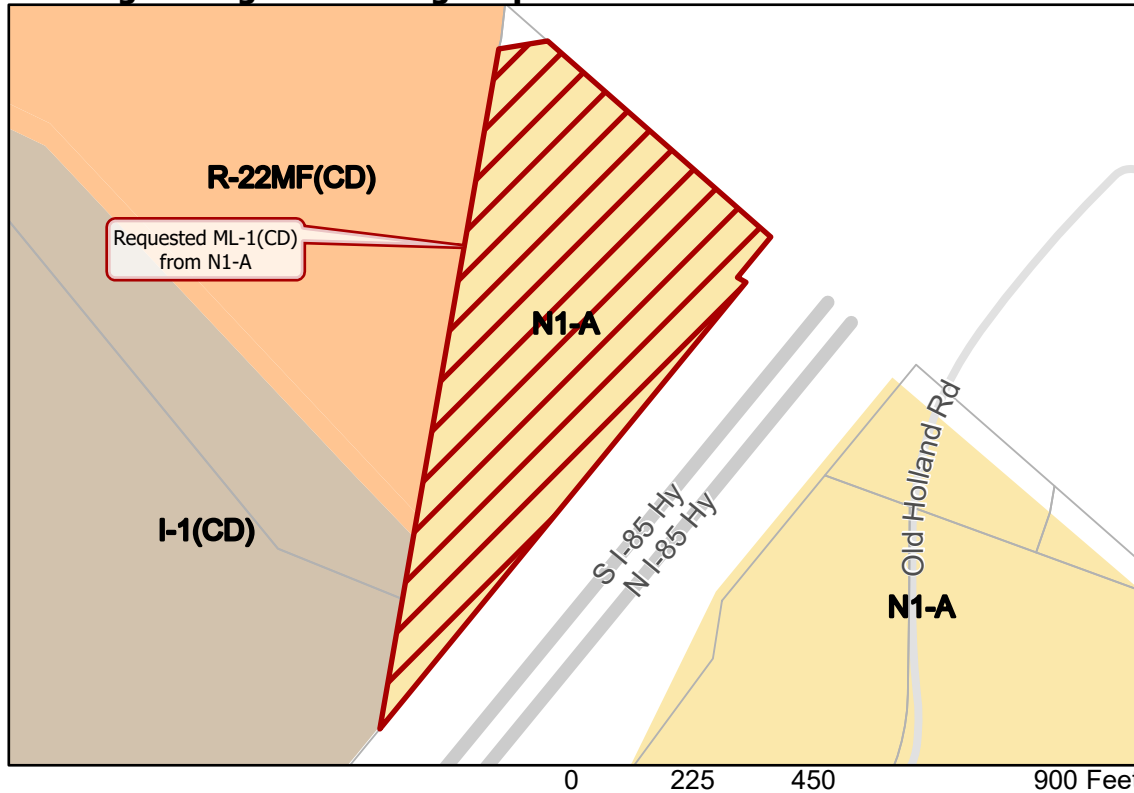
- 2024-145
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District

- 4-Reneé Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Neighborhood 1
- Multi-Family
- Light Industrial



Map Created 12/30/2024

Petition No.: 2025-002
Petitioner: Kelsey Miles

ORDINANCE NO. 974-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 09109107, and further identified on the attached map from N1-C (Neighborhood 1-C) 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.

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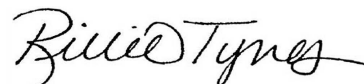


City Attorney

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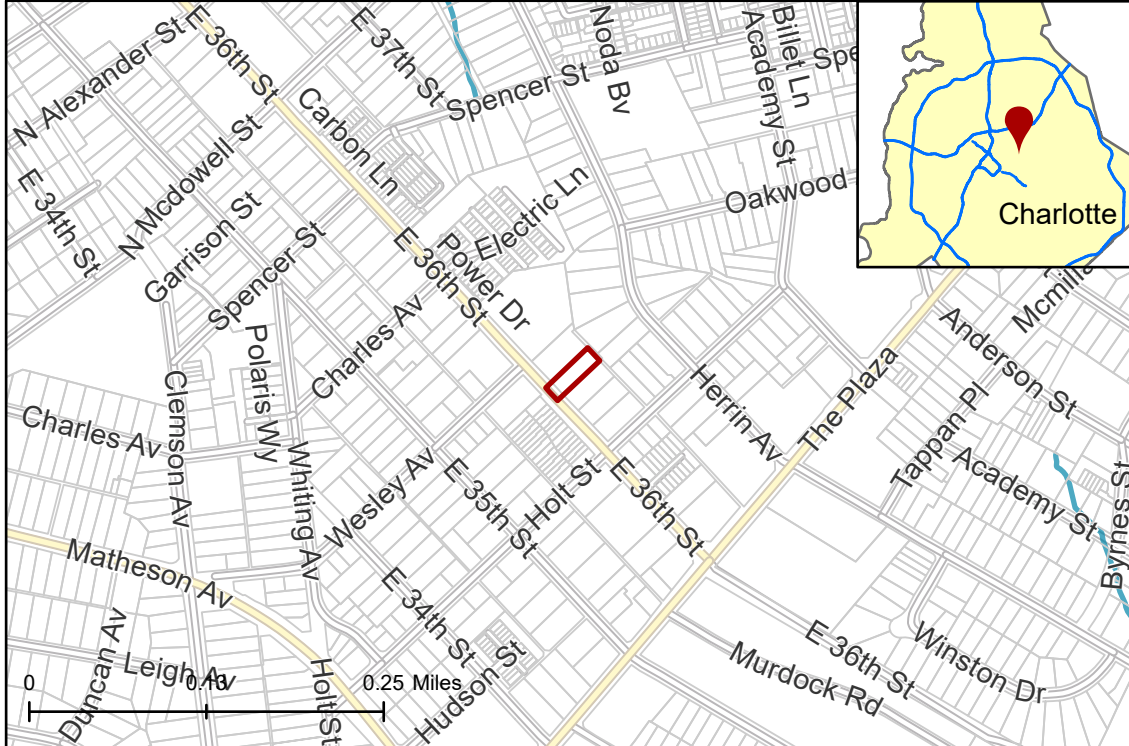
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of May 2025.



Billie Tynes, Deputy City Clerk

2025-002: Kelsey Miles**Parcel(s)** 09109107**Current Zoning** N1-C (Neighborhood 1-C)**Requested Zoning** NC(CD) (Neighborhood Center, Conditional)

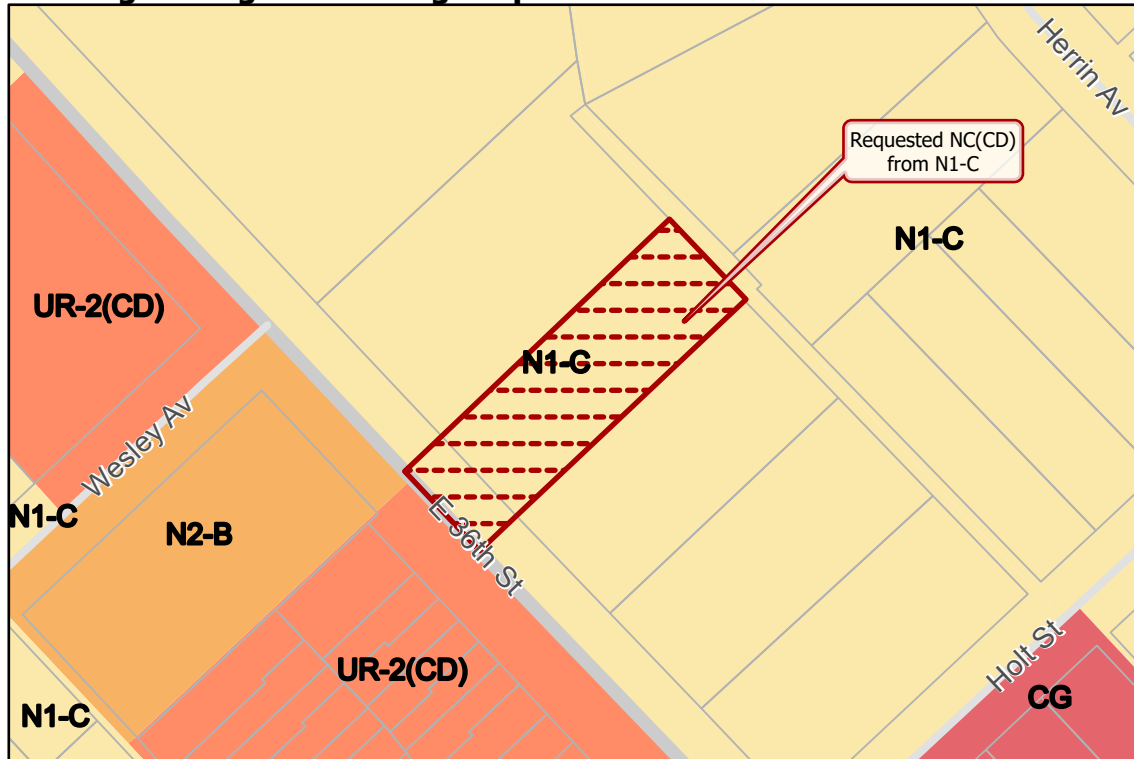
Approximately 0.28 acres

Location of Requested Rezoning**Rezoning Map**

- 2025-002
- Inside City Limits
- Parcel
- Streams

City Council District

- 1-Danté Anderson

**Existing Zoning & Rezoning Request**

- Requested NC(CD) from N1-C

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Commercial



Map Created 1/22/2025

Petition No.: 2025-006
Petitioner: Beacon RCP LLC

ORDINANCE NO. 975-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 05325115, 05326116, 05326105, and further identified on the attached map from I-1 (CD) (Light Industrial, Conditional) to ML-1(CD) (Manufacturing and Logistics-1, 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:

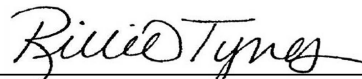


City Attorney

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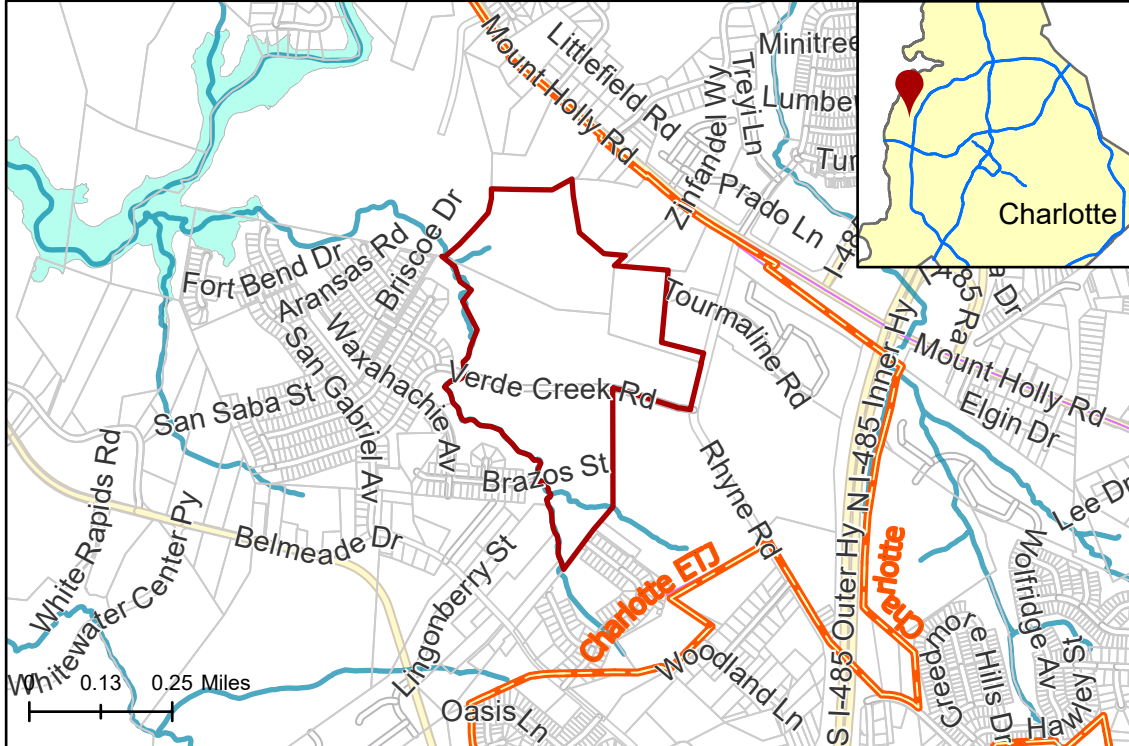
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of May 2025.



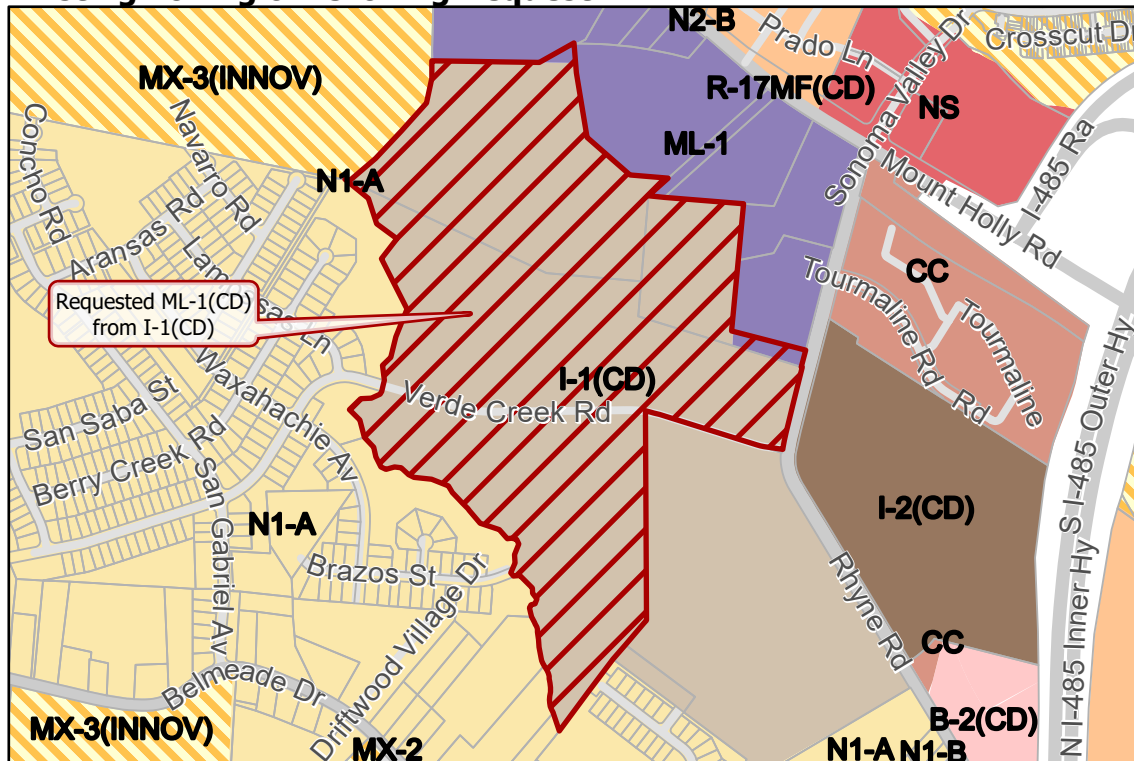
Billie Tynes, Deputy City Clerk

2025-006: Beacon RCP LLC**Parcel(s)** 05325115, 05326116, 05326105**Current Zoning** I-1 (CD) (Light Industrial, Conditional)**Requested Zoning** ML-1(CD) (Manufacturing and Logistics-1, Conditional)

Approximately 94.96 acres

Location of Requested Rezoning**Rezoning Map**

- 2025-006
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- County Commissioner**
- 2-Vilma D. Leake
- Adjacent to City Council District**
- 2-Malcolm Graham
- 3-Tiawana Brown

**Existing Zoning & Rezoning Request**

- Requested ML-1(CD) from I-1(CD)

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Mixed Residential
- Commercial
- Business
- Commercial Center
- Manufacturing & Logistics
- Light Industrial
- General Industrial



Map Created 1/22/2025

Petition No.: 2024-137
Petitioner: Wilkes Asset Management

ORDINANCE NO. 976-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 02933102, 02933118, 02933117, 02933101, and further identified on the attached map from 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:

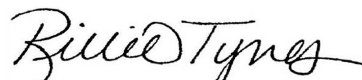


City Attorney

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of May 2025.



Billie Tynes, Deputy City Clerk

2024-137: Wilkes Asset Management

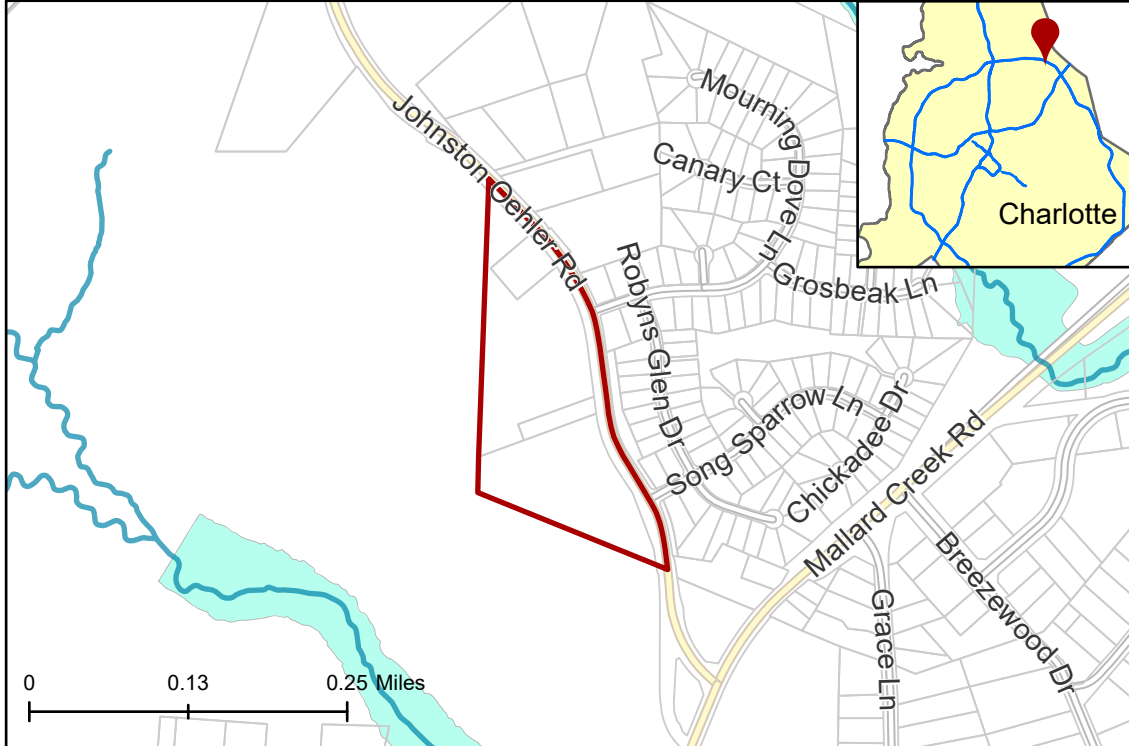
Parcel(s) 02933102, 02933118, 02933117, 02933101

Current Zoning N1-A (Neighborhood 1-A)

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

Approximately 13.29 acres

Location of Requested Rezoning



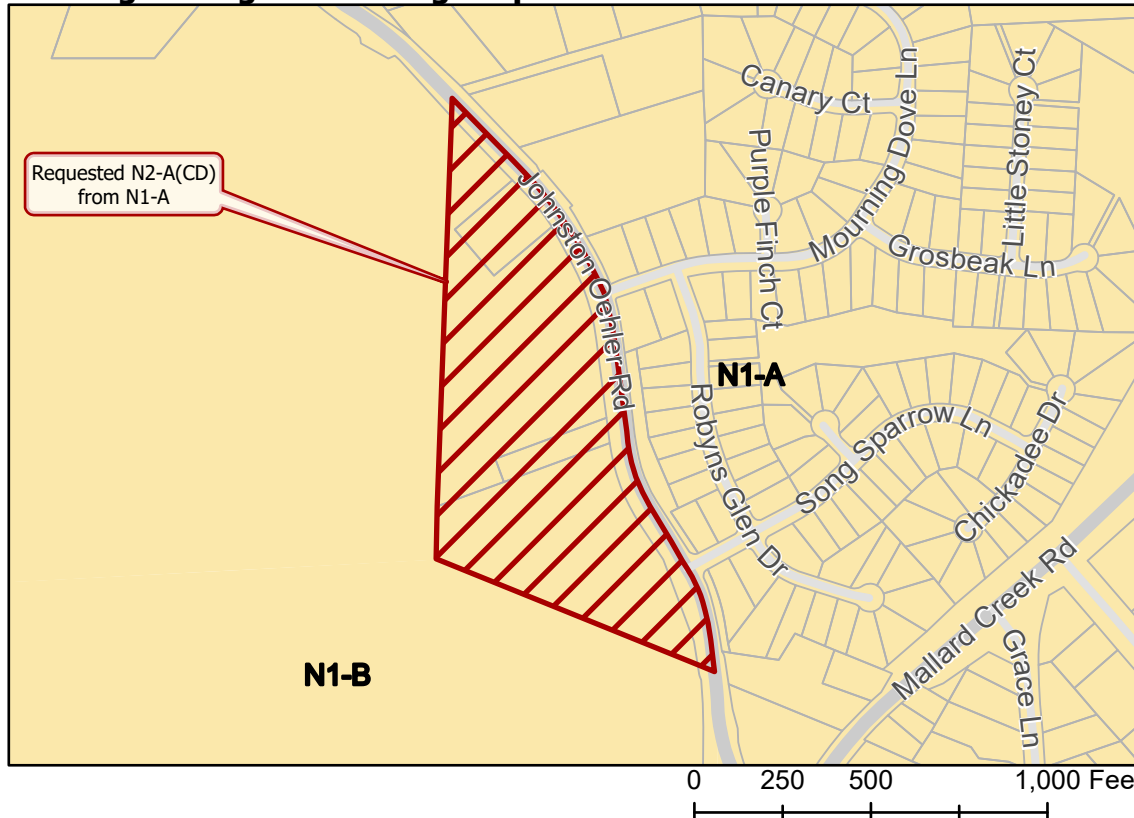
Rezoning Map



- 2024-137
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Reneé Johnson



Existing Zoning & Rezoning Request



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

Zoning Classification

- Neighborhood 1



Map Created 12/2/2024

Petition No.: 2024-144
Petitioner: Digital Moores Chapel LLC

ORDINANCE NO. 977-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 05316101, and further identified on the attached map from I-2 (CD) (General Industrial, Conditional) to I-2(CD)SPA (General Industrial, Conditional, 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.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

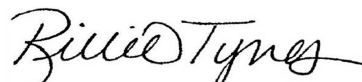


City Attorney

CERTIFICATION

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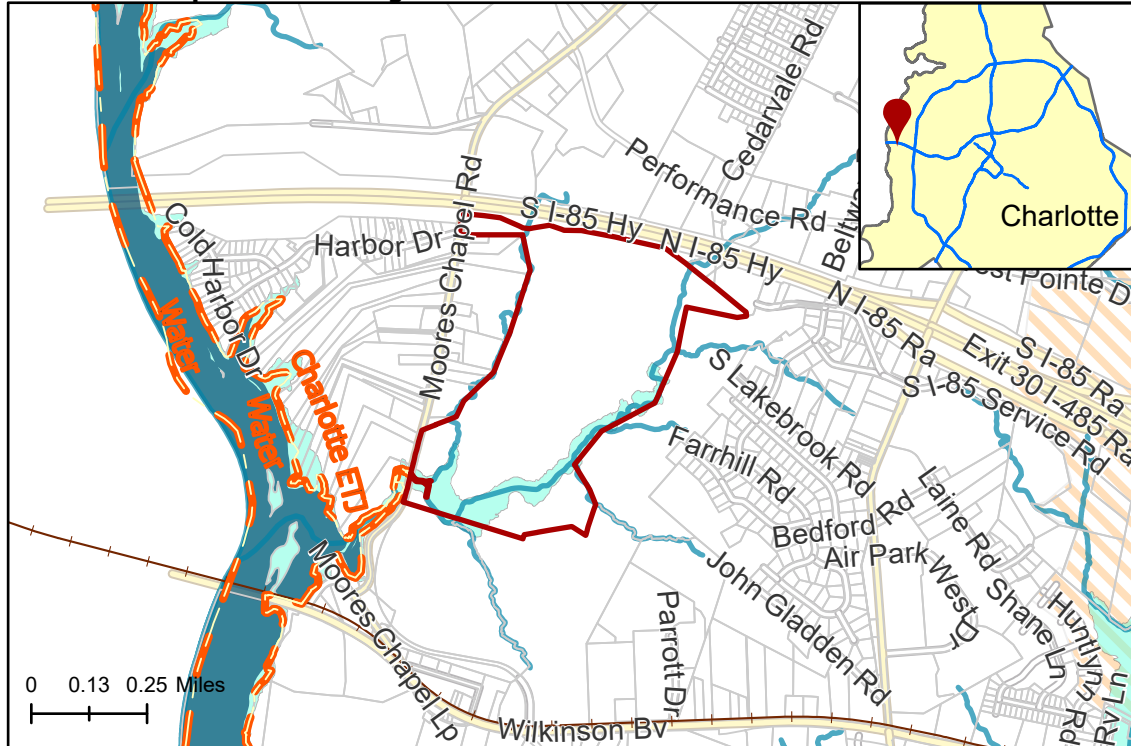
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of May 2025.



Billie Tynes, Deputy City Clerk

2024-144: Digital Moores Chapel LLC**Parcel(s)** 05316101**Current Zoning** I-2 (CD) (General Industrial, Conditional)**Requested Zoning** I-2(CD)SPA (General Industrial, Conditional, Site Plan Amendment)

Approximately 154.830 acres

Location of Requested Rezoning**Rezoning Map**

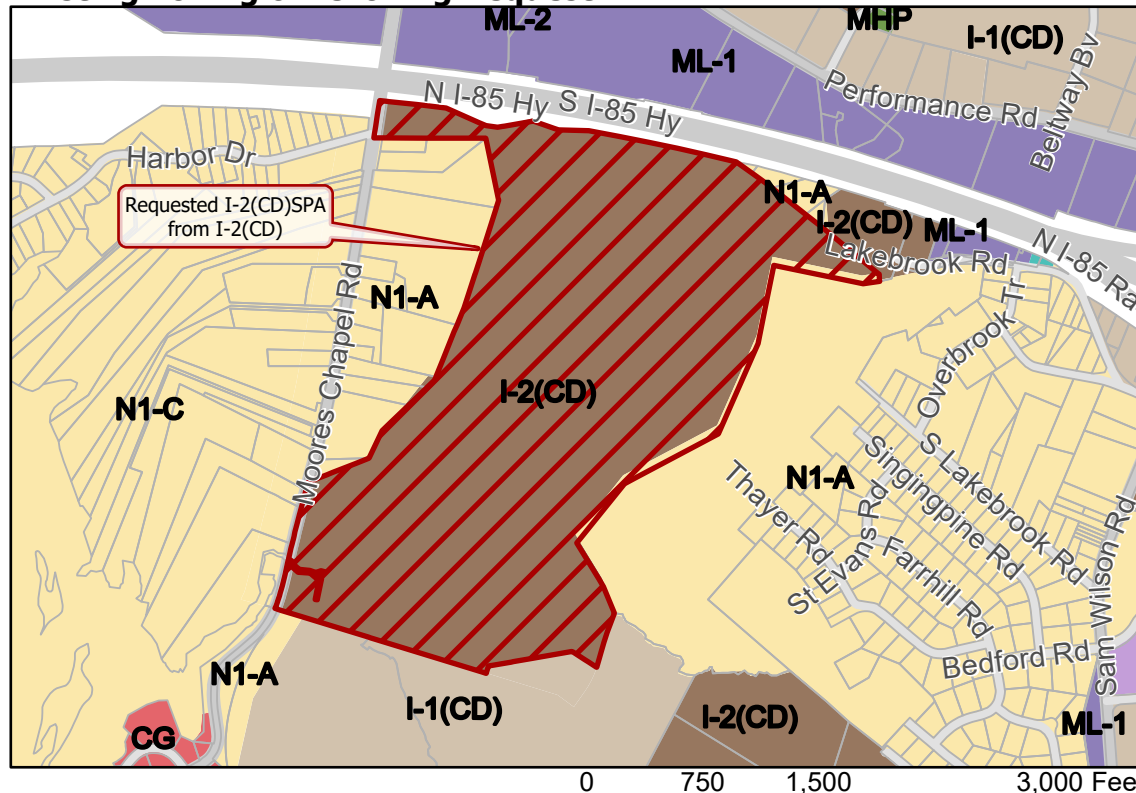
- 2024-144
- Outside City Limits
- Parcel
- Railway
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Airport Noise Overlay

Adjacent to
City Council District

 3-Tiawana Brown

County Commissioner

 2-Vilma D. Leake

**Existing Zoning & Rezoning Request**

 Requested I-2(CD)SPA
from I-2(CD)

Zoning Classification

- Neighborhood 1
- Manufactured Home
- Campus
- Office
- Commercial
- Manufacturing & Logistics
- Light Industrial
- General Industrial



Map Created 12/30/2024

Petition No.: 2025-022
Petitioner: Bill Scantland

ORDINANCE NO. 978-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 10915109, and further identified on the attached map from R-20MF(CD) (Multi Family Residential, Conditional) to N2-B(CD) (Neighborhood 2-B, 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

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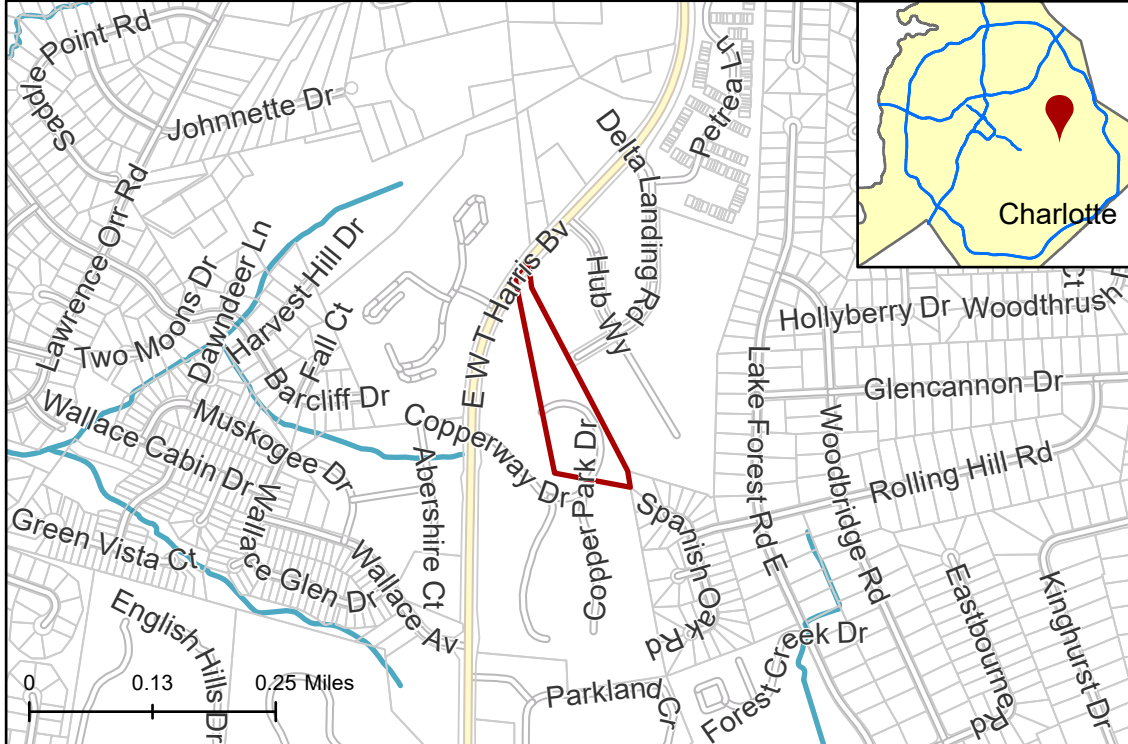
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of May 2025.



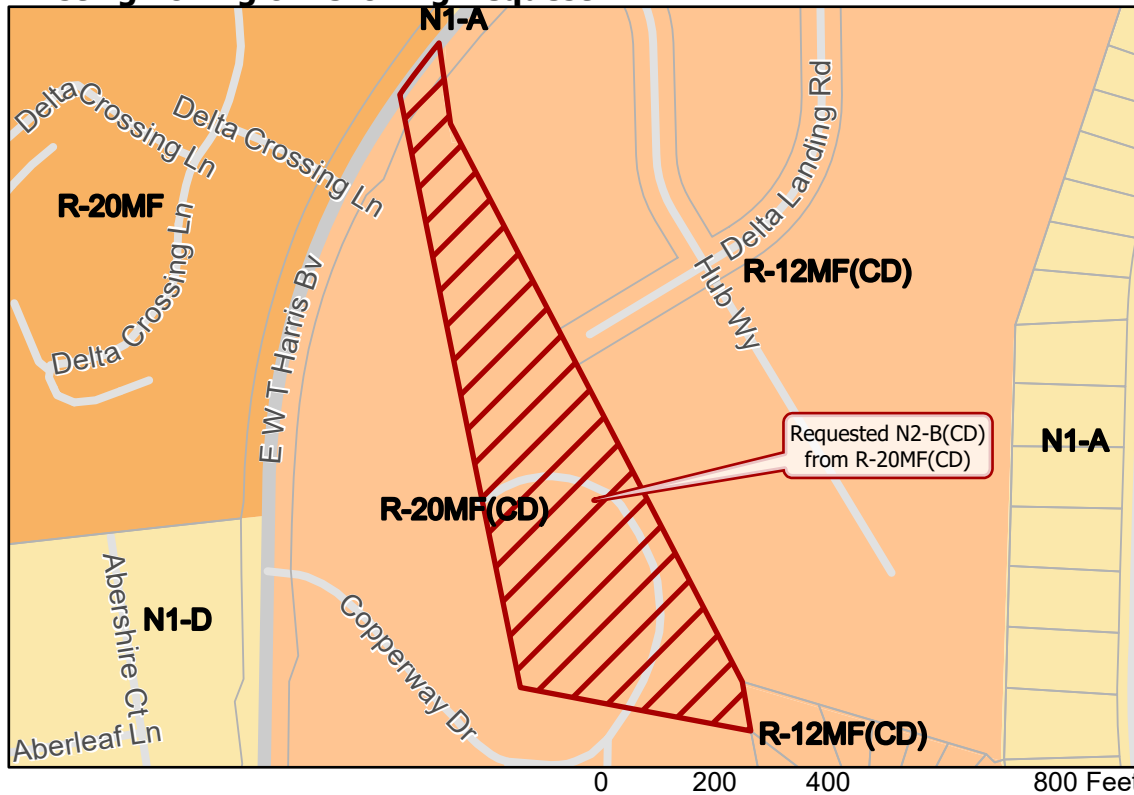
Billie Tynes, Deputy City Clerk

2025-022: Bill Scantland**Parcel(s)** 10915109**Current Zoning** R-20MF(CD) (Multi Family Residential, Conditional)**Requested Zoning** N2-B(CD) (Neighborhood 2-B, Conditional)

Approximately 5.791 acres

Location of Requested Rezoning**Rezoning Map**

- 2025-022
- Inside City Limits
- Parcel
- Streams
- City Council District 5-Marjorie Molina

**Existing Zoning & Rezoning Request**

- Requested N2-B(CD) from R-20MF(CD)

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family



Map Created 3/20/2025