ORDINANCE NO. 550-X

HAMILTON WOODS AREA ANNEXATION

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF CHARLOTTE, NORTH CAROLINA

WHEREAS, the City Council has been petitioned under G.S. 160A-31(a) to annex the area described below; and

WHEREAS, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held during a meeting that was accessible at the Charlotte-Mecklenburg Government Center at 6:30 p.m. on June 26, 2023 after due notice by the Mecklenburg Times on June 13, 2023; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Charlotte as of June 26, 2023:

LEGAL DESCRIPTION
THAT CERTAIN 26.094 ACRE PORTION OF LAND, BEING COMPRISED OF MECKLENBURG COUNTY TAX PARCELS: 21909112, 21909113, 21909114, 21909115, 21909116, 21909117, 21909119, 21909130, 21909131, 21909132 AND 21909133, SITUATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON ROD, SAID IRON ROD BEING ON THE WESTERLY LINE OF LARRY O. JENKINS AND KAREN MAGILL (DEED BOOK 37121-101 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY); THENCE ALONG TWO LINES OF JENKINS AND MAGILL THE FOLLOWING TWO (2) CALLS: (1) S 72°00'12" W A DISTANCE OF 315.75 FEET TO A FOUND AXLE; (2) S 02°47'42" E A DISTANCE OF 685.04 FEET TO A FOUND IRON PIPE, SAID IRON PIPE BEING ON THE NORTHERLY LINE OF PASS-A-GRILLE REALTY COMPANY (DEED BOOK 2710-33 OF SAID PUBLIC REGISTRY); THENCE LEAVING THE LINE OF JENKINS AND MAGILL AND ALONG THE LINE OF PASS-A-GRILLE REALTY COMPANY THE FOLLOWING SIX (6) CALLS:(1) N 31°46'44" W A DISTANCE OF 545.34 FEET TO A FOUND IRON PIPE; (2) N 06°13'17" W A DISTANCE OF 192.07 FEET TO A FOUND IRON ROD; (3) N 06°16'11" W A DISTANCE OF 144.72 FEET TO A FOUND BENT IRON PIPE; (4) N 05° 58'14" W A DISTANCE OF 536.93 FEET TO A FOUND BENT PINCH-TOP IRON PIPE; (5) N 06°03'46" W A DISTANCE OF 330.22 FEET TO A FOUND IRON ROD; (6) N 06°05'58" W A DISTANCE OF 215.04 FEET TO A FOUND IRON ROD, SAID IRON ROD BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF HAMILTON ROAD; THENCE LEAVING THE LINE OF PASS-A-GRILLE REALTY COMPANY AND CONTINUING ALONG HAMILTON ROAD THE FOLLOWING SIX (6) CALLS:(1) N 53°13'07" E A DISTANCE OF 69.34 FEET TO A SET IRON ROD; (2) N 53°13'07" E A DISTANCE OF 103.83 FEET TO A SET IRON ROD; (3) N 06°12'57" W A DISTANCE OF 34.54 FEET TO A SET IRON ROD; (4) N 55°11'39" E A DISTANCE OF 217.34 FEET TO A SET IRON ROD; (5) N 55°09'27" E A DISTANCE OF 140.90 FEET TO A SET IRON ROD; (6) N 55°09'27" E A DISTANCE OF 139.23 FEET TO A FOUND IRON ROD, SAID IRON ROD BEING ON THE WESTERLY SIDE OF HAMILTON ROAD; THENCE LEAVING THE WESTERLY SIDE OF HAMILTON ROAD AND CONTINUING ALONG THE SOUTHERLY LINE OF CARL L. YARAB AND LUANNE GIBSON (DEED BOOK 7285-658 OF SAID PUBLIC REGISTRY) THE FOLLOWING TWO (2) CALLS: (1) S 27°54'50" E A DISTANCE OF 479.11 FEET TO A FOUND IRON ROD; (2) S 27°38'34" E A DISTANCE OF 226.18 FEET TO A FOUND IRON PIPE, SAID IRON PIPE BEING ON THE SOUTHERLY LINE OF STEEL CREEK LANDING PHASE 1 SUBDIVISION (MAP BOOK 45-627 OF SAID PUBLIC REGISTRY); THENCE LEAVING THE LINE OF YARAB AND GIBSON AND CONTINUING ALONG THE LINE OF STEEL CREEK LANDING PHASE 1 SUBDIVISION THE FOLLOWING FIVE (5) CALLS:(1) S 10°23'37" W A DISTANCE OF 82.53 FEET TO A FOUND IRON ROD; (2) S 10°38'28" W A DISTANCE OF 202.88 FEET TO A SET IRON ROD; (3) S 10°44'55" W A DISTANCE OF 19.10 FEET TO A FOUND IRON ROD; (4) S 10°44'55" W A DISTANCE OF 180.94 FEET TO A SET IRON ROD; (5) S 10°44'55" W A DISTANCE OF 421.51 FEET TO THE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 26.094 ACRES (1,136,669 SQUARE FEET)
OF LAND, MORE OR LESS.

Section 2. Upon and after June 26, 2023 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes according to G.S.160A-58.10.

Section 3. Subject to change in accordance with applicable law, the annexed territory described above shall be included in the following Council electoral district 3.

Section 4. The Mayor of the City of Charlotte shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288.1.

Adopted this ______________ day of June, 2023

APPROVED AS TO FORM:

[Signature]
Charlotte 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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 154-157.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

[Signature]
Billie Tynes, Deputy City Clerk
ORDINANCE NO. 551-X

NORTHLAKE TOWN CENTER AREA ANNEXATION

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF CHARLOTTE, NORTH CAROLINA

WHEREAS, the City Council has been petitioned under G.S. 160A-31(a) to annex the area described below; and

WHEREAS, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held during a meeting that was accessible at the Charlotte-Mecklenburg Government Center at 6:30 p.m. on June 26, 2023 after due notice by the Mecklenburg Times on June 13, 2023; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Charlotte as of June 26, 2023:

LEGAL DESCRIPTION
All those certain tracts of land lying and being in Long Creek Township, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pin located on the easterly right-of-way margin of Northlake Centre Parkway (a variable width public right-of-way) as shown on plat recorded in Map Book 43 at Page 55 in the Mecklenburg County Registry, said iron pin also being on the city limits line of the City of Charlotte and having N.C. NAD-83 Grid Coordinates (N: 591,365.12 ft., E: 1,447,656.71 ft.); thence N 82°13'22" E a distance of 346.64 feet to an existing iron pin; thence with the arc of a circular curve to the right having a radius of 225.50 feet, an arc distance of 30.61 feet and being subtended by a chord of N 86°06'41" E, 30.59 feet to an existing iron pin; thence N 90°00'00" E a distance of 1,836.26 feet to an iron pin set; thence S 00°00'00" E a distance of 436.60 feet to an iron pin set; thence with the arc of a circular curve to the right having a radius of 420.00 feet, an arc distance of 193.84 feet and being subtended by a chord of S 13°13'19" W, 192.13 feet to an iron pin set; thence S 26°26'37" W a distance of 376.79 feet to an iron pin set; thence N 53°01'42" W a distance of 1,066.23 feet to an existing iron pin; thence S 38°55'5" W a distance of 398.69 feet to an existing iron pin; thence S 45°39'50" W a distance of 192.64 feet to an existing iron pin; thence S 53°01'42" W a distance of 193.84 feet and being subtended by a chord of S 86°06'41" E, 30.59 feet to an existing iron pin; thence N 90°00'00" E a distance of 1,836.26 feet to an iron pin set; thence N 82°13'22" E a distance of 346.64 feet to an existing iron pin; thence S 13°13'19" W, 192.13 feet to an iron pin; thence N 30°43'43" W a distance of 115.73 feet to an existing iron pin, said iron pin located on the easterly right-of-way margin of aforementioned Northlake Centre Parkway; thence with and along said right-of-way margin with the arc of a circular curve to the left having a radius of 2,510.63 feet, an arc distance of 268.55 feet and being subtended by a chord of N 12°36'21" E, 268.42 feet to a point; thence S 89°57'05" E a distance of 62.38 feet to a point; thence N 08°27'31" E a distance of 158.29 feet to a point; thence N 40°15'43" E a distance of 96.99 feet to a point, said point being located on the easterly right-of-way margin of aforementioned Northlake Centre Parkway; thence with the arc of a circular curve to the left having a radius of 870.21 feet, an arc distance of 159.75 feet and being subtended by a chord of N 05°54'39" W, 159.53 feet to an existing iron pin, said iron pin being the point and place of BEGINNING and containing 22.02 acres more or less.

Section 2. Upon and after June 26, 2023 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes according to G.S.160A-58.10.

Section 3. Subject to change in accordance with applicable law, the annexed territory described above shall be included in the following Council electoral district 4.
Section 4. The Mayor of the City of Charlotte shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288.1.

Adopted this _______ 26th _______ day of __________ June 2023.

APPROVED AS TO FORM:

Charlotte 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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 158-161.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

Billie Tynes, Deputy City Clerk
ORDINANCE NO. 552-X

OAK LAKE AREA ANNEXATION

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF CHARLOTTE, NORTH CAROLINA

WHEREAS, the City Council has been petitioned under G.S. 160A-31(a) to annex the area described below; and

WHEREAS, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held during a meeting that was accessible at the Charlotte-Mecklenburg Government Center at 6:30 p.m. on June 26, 2023 after due notice by the Mecklenburg Times on June 13, 2023; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Charlotte as of June 26, 2023:

LEGAL DESCRIPTION
That certain tract or parcel of land situated, lying and being in Mecklenburg County, State of North Carolina and being more particularly described as follows:

BEGINNING at a new 1/2-inch iron rod on the northwesterly right-of-way margin of I-485 (NCDOT Project 6.678006B and 6.678007B), as described in Deed Book 12784, Page 725 of the Mecklenburg County Public Registry (the "Registry"), said iron also being the easterly corner of the property of Eugene Davis Birmingham Revocable Trust (now or formerly) as described in Deed Book 15294, Page 345 of said Registry; Thence leaving aforesaid northwesterly right-of-way margin of I-485 with and along the northerly boundary of aforesaid property of Eugene Davis Birmingham Revocable Trust S 69°38'11" W a distance of 268.78 feet to an existing 1-inch iron pipe, said pipe being the southeast corner of the property of Robert C. Estrada and Lisa M. Estrada (now or formerly) as described in Deed Book 5695, Page 845 of said Registry; Thence with and along the easterly boundary of aforesaid property of Robert C. Estrada and Lisa M. Estrada N 41°48'50" W a distance of 202.47 feet to an existing 5/8-inch iron rod being the common corner of the Estrada property and the property of Mark V. Okeefe and Susan B. Okeefe (now or formerly) as described in Deed Book 5753, Page 326 of said Registry; Thence with and along the easterly boundary of aforesaid property of Mark V. Okeefe and Susan B. Okeefe N 41°53'33" W a distance of 183.83 feet to an existing 1-inch iron pipe being the common corner of the Okeefe property and the property of Randy C. Strickland (now or formerly) as described in Deed Book 19674, Page 464 of said Registry; Thence with and along the easterly boundary of aforesaid property of Randy C. Strickland N 41°37'02" W (passing an existing 1/2-inch iron rod at 356.86 feet) a distance of 385.63 feet to a point within Mount Holly-Huntersville Road (maintenance right-of-way); Thence with and along a line within aforesaid Mount Holly Huntersville Road for the following three (3) courses and distances:
1)  N 38°49'03" Ea distance of 148.54 feet to a point;
2)  N 30°27'53" Ea distance of 281.51 feet to a point;
3)  N 27°58'51" Ea distance of 271.30 feet to a point being the northwest corner of the property of Marion M. Elliot (now or formerly) as described in Deed Book 25134, Page 369 of said Registry; Thence with and along the southwesterly and southeasterly boundary of aforesaid property of Marion M. Elliot for the following four (4) courses and distances:
1)  S 64°24'25" E (passing an existing 1/2-inch iron rod at 29.11 feet) a distance of 153.62 feet to an existing 2-inch iron pipe;
2)  S 64°11'14" Ea distance of 156.93 feet to an existing 1/2-inch iron rod;
3)  S 64°20'19" Ea distance of 645.76 feet to an existing 1/2-inch iron rod and stone;
4)  N 38°51'50" Ea distance of 214.24 feet to an existing 1-inch iron pipe being a common corner of the Elliot property and the property of G.W. Helderman and Barbara T. Helderman (now or formerly) as described in Deed Book 4184, Page 351 of said Registry; Thence with and along the southeasterly boundary of aforesaid property of G.W. Helderman and Barbara T. Helderman N 36°48'24" Ea distance of 571.44 feet to an existing 1.5-inch by 2.5-inch iron rod being a common corner of the Helderman property and the property of Sandy L. Cooper (now or formerly) as described in Deed
Book 7662, Page 736 of said Registry; Thence with and along the southerly boundary of aforesaid property of Sandy L. Cooper S 64°59'14"44 E a distance of 257.75 feet to a new 1/2-inch iron rod on the northwesterly right-of-way margin of I-485; Thence with and along aforesaid northwesterly right-of-way margin of I-485 for the following six (6) courses and distances:

1) with a curve turning to the left having a radius of 3001.96 feet and an arc length of 588.48 feet (chord bearing of S 49°47'10"911 W and a chord length of 587.54 feet) to a new 1/2-inch iron rod;
2) S 50°15'14"911 W a distance of 130.06 feet to an existing metal monument;
3) S 41°03'10"6 W a distance of 118.98 feet to an existing metal monument;
4) S 39°24'11"911 W a distance of 534.09 feet to an existing metal monument;
5) S 43°42'12"611 W a distance of 173.27 feet to an existing metal monument;
6) S 42°34'14"4 W a distance of 124.12 feet to the POINT OF BEGINNING;

Having an area of 947,958 square feet or 21.7621 acres, more or less, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated January 18, 2023 ob no. 94806).

Section 2. Upon and after June 26, 2023 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes according to G.S.160A-58.10.

Section 3. Subject to change in accordance with applicable law, the annexed territory described above shall be included in the following Council electoral district 4.

Section 4. The Mayor of the City of Charlotte shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288.1.

Adopted this 26th day of June, 2023.

APPROVED AS TO FORM:

Charlotte 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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 162-166.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

Billie Tynes, Deputy City Clerk
AN ORDINANCE TO AMEND ORDINANCE NUMBER 318-X, THE 2022-2023 BUDGET ORDINANCE, PROVIDING AN APPROPRIATION OF $15,000 FOR NATIONAL LEAGUE OF CITIES GRANT.

BE IT ORDAINED, by the City Council of the City of Charlotte:

Section 1. That the sum of $15,000 is hereby estimated to be available from the following source:

National League of Cities Grant

Section 2. That the sum of $15,000 is hereby appropriated in the General Capital Projects Fund (4001) into the following project:

2300000005 (CBI National League of Cities Grant)

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

Section 4. That all ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall be effective upon 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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 167.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

[Signature]
Billie Tynes, Deputy City Clerk
Petition No.: 2021-120
Petitioner: Maria Mergianos

ORDINANCE NO. 554-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 09503403, and further identified on the attached map from OFC (office flex campus) and CG (general commercial) to NS (neighborhood services).

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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 168-169.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

[Signature]
Billie Tynes, Deputy City Clerk
2021-120: Maria Mergianos

Current Zoning  CG (Commercial), OFC (Campus)
Requested Zoning  NS (Neighborhood Services)

Approximately 0.45 acres

Location of Requested Rezoning

Rezoning Map

City Council District
1-Dante Anderson

Existing Zoning & Rezoning Request

Zoning Classification

Map Created 8/24/2021

June 26, 2023
Ordinance Book 66, Page 169
Ordinance No. 554-Z
Petition No.: 2022-136
Petitioner: Vision Ventures

ORDINANCE NO. 555-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 07908210, 07908209, 07908299, 07908298, 07908208, 07908207, 07908206, 07908205, and 07908204, and further identified on the attached map from N1-C (neighborhood 1 – C) 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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 170-171.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

______________________________
Billie Tynes, Deputy City Clerk
2022-136: Vision Ventures

Current Zoning  N1-C (Neighborhood 1-C)
Requested Zoning  UR-2 (CD) (Urban Residential, Conditional)

Approximately 1.64 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request
M U D D (C D)

Requested UR-2 (CD) from N1-C

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Mixed Use

City Council District
1-Dante Anderson

Rezoning Map

Charlotte

Map Created 6/7/2023
Petition No.: 2022-179
Petitioner: Coral Reef Investment Properties, LLC

ORDINANCE NO. 556-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 14528219 and 14528203, and further identified on the attached map from CG (general commercial) to MUDD(CD) (mixed use development, 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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 172-173.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

Billie Tynes, Deputy City Clerk
2022-179: Coral Reef Investment Properties LLC

**Current Zoning**  CG (Commercial)
**Requested Zoning**  MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 5.65 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Neighborhood 2
- Business
- Light Industrial
- General Industrial
- Transit-Oriented

Requested MUDD from CG

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Map Created 6/8/2023
Petition No.: 2022-181
Petitioner: AJ Klenk

ORDINANCE NO. 557-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 08307113, and further identified on the attached map from TOD-M(O) (transit oriented development – mixed use, optional) to MUDD-O (mixed use development district, optional).

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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 174-175.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

Billie Tynes, Deputy City Clerk
**Current Zoning**
TOD-M(O) (Transit-Oriented Development - Mixed, Optional)

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

Approximately 0.22 acres

**Location of Requested Rezoning**

**2022-181: AJ Klenk**

**Zoning Classification**
- Neighborhood 1
- Business
- Mixed Use
- Transit-Oriented

**City Council District**
1-Dante Anderson

**Requested MUDD-O from TOD-M(O)**

**Map Created 6/8/2023**

June 26, 2023
Ordinance Book 66, Page 175
Ordinance No. 557-Z
Petition No.: 2022-184
Petitioner: United Air Filter Company

ORDINANCE NO.  558-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 07325204, and further identified on the attached map from ML-2 (manufacturing and logistics) to UC (uptown core).

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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 176-177.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

[Signature]

Billie Tynes, Deputy City Clerk
2022-184: United Air Filter Company

**Current Zoning** ML-2 (General Industrial)
**Requested Zoning** UC (Uptown Core)

Approximately 2.13 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Uptown Mixed Use
- General Industrial
- Mixed Use

[Map of the area with labeled locations and zoning details]
ORDINANCE NO.  559-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 04322118, and further identified on the attached map from ML-1 (manufacturing and logistics – 1) to ML-2 (manufacturing and logistics – 2).

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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 178-179.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

______________________________
Billie Tynes, Deputy City Clerk
2022-185: Morningstar Properties, LLC

Current Zoning  ML-1 (Light Industrial)
Requested Zoning  ML-2 (General Industrial)

Approximately 6.018 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested ML-2 from ML-1

Zoning Classification
Light Industrial
General Industrial
ORDINANCE NO. 560-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 20517130, and further identified on the attached map from OFC (office flex campus) to ML-2 (manufacturing and logistics – 2).

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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 180-181

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

[Signature]

Billie Tynes, Deputy City Clerk
2022-188: Northbridge, LLC

Current Zoning: OFC (Campus)
Requested Zoning: ML-2 (Manufacturing and Logistics-2)

Approximately 6.25 acres

Location of Requested Rezoning

2022-188

Inside City Limits
Parcel
LYNX Blue Line
Railway
Streams
FEMA Flood Plain
City Council District

Existing Zoning & Rezoning Request

Requested ML-2 from OFC

Zoning Classification

Multi-Family
Office
Light Industrial
General Industrial
Transit-Oriented

Map Created 6/9/2023
ORDINANCE NO.  561-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 07901506, 07901501, 07901502, and 07901503, and further identified on the attached map from ML-2 (manufacturing and logistics – 2) to MUDD(CD) (mixed use development district, 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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 182-183.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

Billie Tynes, Deputy City Clerk
2022-192: Ascent Real Estate Capital, LLC

Current Zoning  ML-2 (General Industrial)
Requested Zoning  MUDD(CD) (Mixed Use Development District, Conditional)

Approximately 2.0 acres
Location of Requested Rezoning

City Council District

Existing Zoning & Rezoning Request

Zoning Classification

Requested MUDD-CD from ML-2

Map Created 6/9/2023
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 10505103, and further identified on the attached map from N1-A (neighborhood 1 – A) to R-8MF (CD) (multi-family 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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 184-185.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

Billie Tynes, Deputy City Clerk
2022-175: Rocky River Holdings LLC

**Current Zoning**  N1-A (Neighborhood 1-A)
**Requested Zoning**  R-8MF(CD) (Multi Family Residential, Conditional)

Approximately 38.25 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

- **N1-A**: Requesting R-8MF(CD) from N1-A
- **MX-1**: Requesting R-8MF(CD) from N1-A

**Zoning Classification**
- Neighborhood 1
- Multi-Family
- Mixed Residential
- Business

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**Rezoning Map**

- 2022-175
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain

**Adjacent to City Council District**
- 4-Renee Johnson
- 3-George Dunlap

**County Commissioner**

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June 26, 2023
Ordinance Book 66, Page 185
Ordinance No. 562-Z
Petition No.: 2022-190
Petitioner: Charlotte Pipe and Foundry Company

ORDINANCE NO.  563-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 15504407, and further identified on the attached map from UR-C (CD) (urban residential – commercial, conditional) to UR-C (CD) SPA (urban residential – commercial, 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.

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 26th day of June 2023, the reference having been made in Minute Book 157, and recorded in full in Ordinance Book 66, Page(s) 186-187.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 26th day of June 2023.

[Signature]
Billie Tynes, Deputy City Clerk
2022-190: Charlotte Pipe and Foundry Company

Current Zoning  UR-C(CD) (Urban Residential-Commercial, Conditional)
Requested Zoning  UR-C(CD) SPA (Urban Residential-Commercial, Conditional, Site Plan Amendment)

Location of Requested Rezoning

Approximately 1.08 acres

Existing Zoning & Rezoning Request

Requested UR-C(CD) SPA from UR-C(CD)