

**Ordinance designating as an Historic Landmark a property known as the “Edward M. Rozzell House Property” (listed under Tax Parcel Number 03122258 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2016 and including the land, and all features of Tax Parcel Number 03122258). The property is owned by the United States of America, and is located at 11601 Old Rozzelles Ferry Road, Charlotte, Mecklenburg County, North Carolina.**

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 15<sup>th</sup> day of February, 2016, on the question of designating a property known as the Edward M. Rozzell House Property as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 8<sup>th</sup> day of February, 2016, on the question of designating a property known as the Edward M. Rozzell House Property as an historic landmark; and

WHEREAS, the Edward M. Rozzell House was designated as a local historic landmark in 2001; and

WHEREAS, the Edward M. Rozzell House Property was historically a part of the Rozzell farm (see Mecklenburg County Deed Book 4462, page 116); and

WHEREAS, the designation of the Edward M. Rozzell House Property could help preserve the historic setting of the Edward M. Rozzell House because the Charlotte-Mecklenburg Historic Landmark Commission would have design review over the additional 1.39 acres; and

WHEREAS, Edward M. Rozzell House Property has retained its historic rural character; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Edward M. Rozzell House Property possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the property known as the Edward M. Rozzell House Property is owned by the United State of America.

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

1. That the property known as the "Edward M. Rozzell House Property" (listed under Tax Parcel Number 03122258 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2016 and including the land, and all features of Tax Parcel Number 03122258) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 11601 Old Rozzelles Ferry Road, Mecklenburg County, North Carolina. Features of

the property are more completely described in the "Addendum to the Survey and Research Report for Edward M. Rozzell House" (2015).

2. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

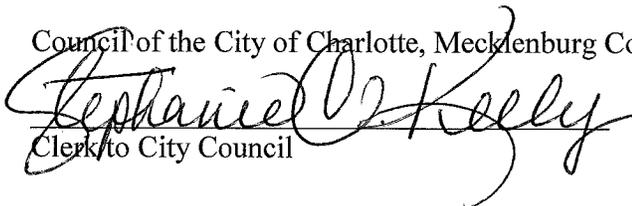
3. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

4. That a suitable sign may be posted indicating that said property has been designated as an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

5. That the owners of the historic landmark known as the "Edward M. Rozzell House Property" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 21st day of March, 2016, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

  
Clerk to City Council

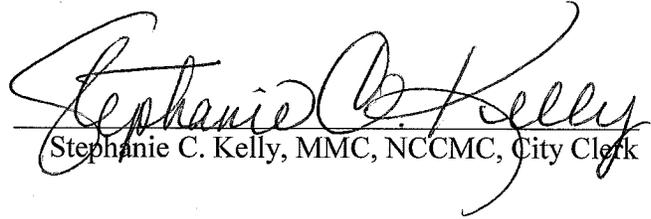
Approved as to form:

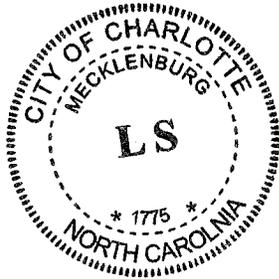
  
Senior Assistant City Attorney

**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 21st day of March 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 768-772.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, the 21st day of March, 2016.

  
Stephanie C. Kelly, MMC, NCCMC, City Clerk



**Ordinance designating as an Historic Landmark a property known as the “Sloan-Porter House” (listed under Tax Parcel Number 11317102 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2016 and including the interior and exterior of the house, the land, and all features of Tax Parcel Number 11317102). The property is owned by Brian S. Clarke and Christine Elizabeth Mille Clarke, and is located at 10124 Walkers Ferry Road, Mecklenburg County, North Carolina.**

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 15<sup>th</sup> day of February, 2016, on the question of designating a property known as the Sloan-Porter House as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 8<sup>th</sup> day of February, 2016, on the question of designating a property known as the Sloan-Porter House as an historic landmark; and

WHEREAS, the Sloan-Porter House is a rare and good example of the evolution of rural built environment in Mecklenburg County during the nineteenth century; and

WHEREAS, the Sloan-Porter House remains remarkably intact inside and out, with almost all of the historic woodwork in place and unaltered; and

WHEREAS, the Sloan-Porter House is an increasing rare example of a nineteenth century farmhouse that remains in its original rural setting; and

WHEREAS, the original log house, built ca. 1810 by Alexander Porter is one of the oldest surviving houses in Mecklenburg County and one of the few surviving homes early years of the nineteenth century; and

WHEREAS, the original log house, with its massive hand-hewn logs and half-dovetail notches, is a fine example of the early building techniques used in the North Carolina Piedmont and Mecklenburg County; and

WHEREAS, the Sloan-Porter House is associated with two prominent families of western Mecklenburg County, the Porters and the Sloans. Both families were among the very early settlers of western Mecklenburg County (arriving in the 1750s) and helped shape and lead the community that grew up around Steele Creek Presbyterian Church; and

WHEREAS, the Sloan-Porter House is one of a dwindling number of historic residences in the Dixie-Berryhill/Steele Creek area and is a significant reminder of the historic character of the Dixie-Berryhill/Steele Creek area; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Sloan-Porter House possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the property known as the Sloan-Porter House is owned by Brian S. Clarke, and Christine Elizabeth Mille Clarke.

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

1. That the property known as the "Sloan-Porter House" (listed under Tax Parcel Number 11317102 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of February 1, 2016 and including the house, land, and all features of Tax Parcel Number 11317102) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 10124 Walkers Ferry Road, Mecklenburg County, North Carolina. Features of the property are more completely described in the "Survey and Research Report on the Sloan-Porter House" (2015).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior architectural features and the contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

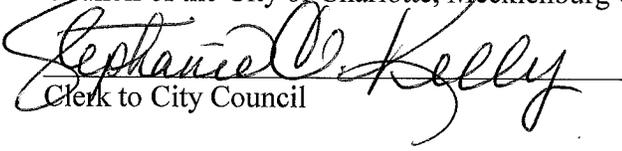
5. That a suitable sign may be posted indicating that said property has been designated as an historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the "Sloan-Porter House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 21st day of March, 2016, by the members of the City

Council of the City of Charlotte, Mecklenburg County, North Carolina.

  
Clerk to City Council

Approved as to form:

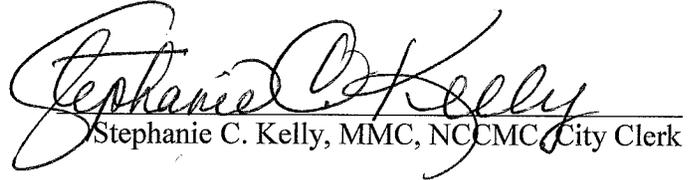
  
Senior Assistant City Attorney

**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 21st day of March 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 773-777.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, the 21st day of March, 2016.



  
Stephanie C. Kelly, MMC, NCCMC, City Clerk

Petition No.: 2015-058  
Petitioner: Childress Klein

**ORDINANCE NO. 7076-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

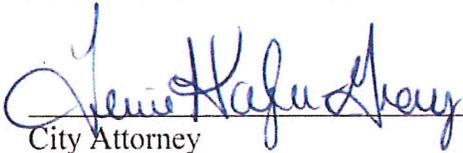
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from R-3 (Single-Family, Residential) and B-1(SCD) (Business Shopping Center District) to MUDD-O (5-Year Vested Rights) (Mixed-Use Development District, Optional, with 5-Year Vested Rights).

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:

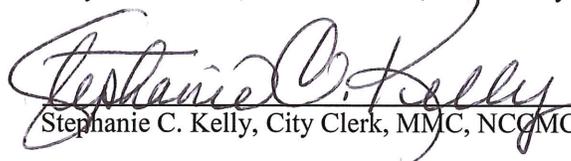
  
City Attorney

**CERTIFICATION**

I, 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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 778-779.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-058**

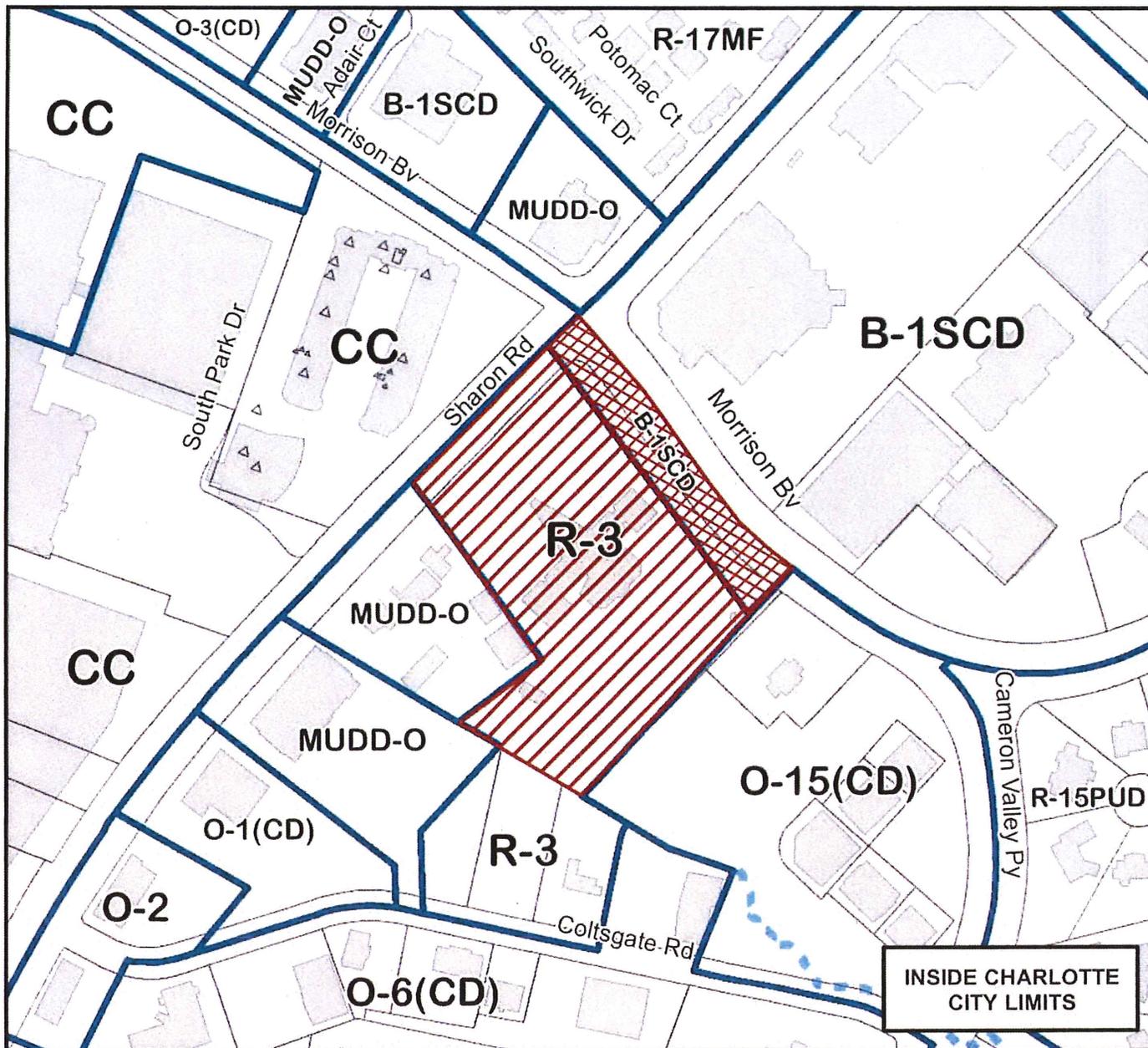
Ordinance No. 7076-Z

Petitioner: **Childress Klein**

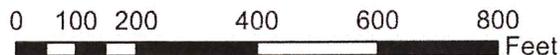
Zoning Classification (Existing): **R-3 & B-1SCD**  
(Single Family, Residential and Business Shopping Center District)

Zoning Classification (Requested): **MUDD-O (5-Year Vested Rights)**  
(Mixed Use Development District, Optional, Five Year Vested Rights)

Acreage & Location: Approximately 7.1 acres located on the southwest corner at the intersection of Morrison Boulevard and Sharon Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 3-25-2015.



Zoning Map #(s)  
**135**

- Requested MUDD-O(5-Year Vested Rights) from R-3
- Requested MUDD-O(5-Year Vested Rights) from B-1SCD
- Existing Building Footprints
- Existing Zoning Boundaries
- Charlotte City Limits
- Pedestrian Overlay
- FEMA flood plain
- Watershed
- Lakes and Ponds
- Creeks and Streams
- Historic District

Petition No.: 2015-059  
Petitioner: Childress Klein

**ORDINANCE NO. 7077-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

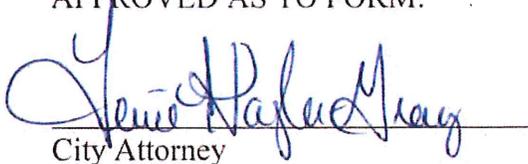
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from R-3 (Single-Family, Residential) 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:

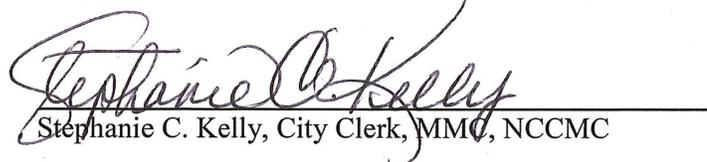
  
City Attorney

**CERTIFICATION**

I, 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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 780-781.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-059**

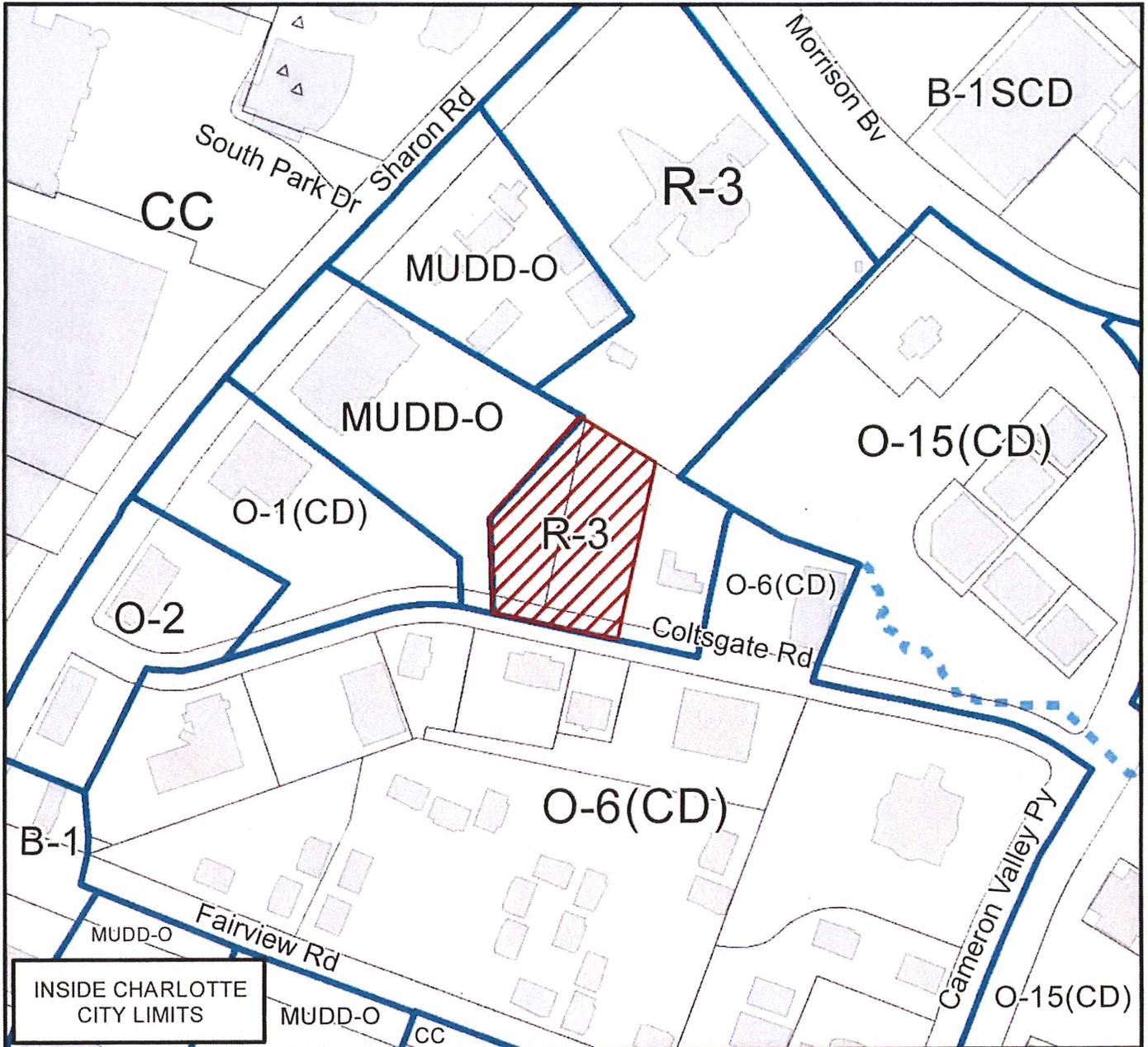
Ordinance No. 7077-Z

Petitioner: Childress Klein

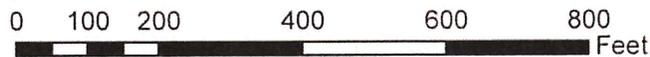
Zoning Classification (Existing): R-3  
(Single Family, Residential)

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

Acres & Location: Approximately 1.53 acres located on the north side of Coltsgate Road between Sharon Road and Cameron Valley Parkway.

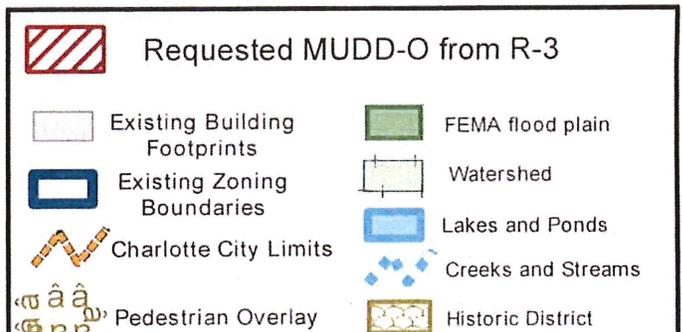


Map Produced by the Charlotte-Mecklenburg Planning Department, 3-25-2015.



Zoning Map #(s)

**135**



March 21, 2016  
Ordinance Book 59, Page 782

Petition No.: 2015-116  
Petitioner: Hwy 521 Partners, LLC

**ORDINANCE NO. 7078-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

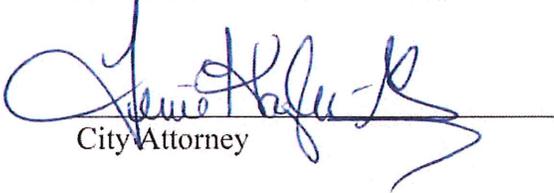
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from O-1(CD) (Office, Conditional) to CC (Commercial Center).

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:

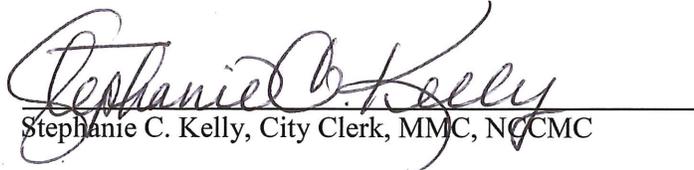
  
City Attorney

**CERTIFICATION**

I, 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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 782-783.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-116**

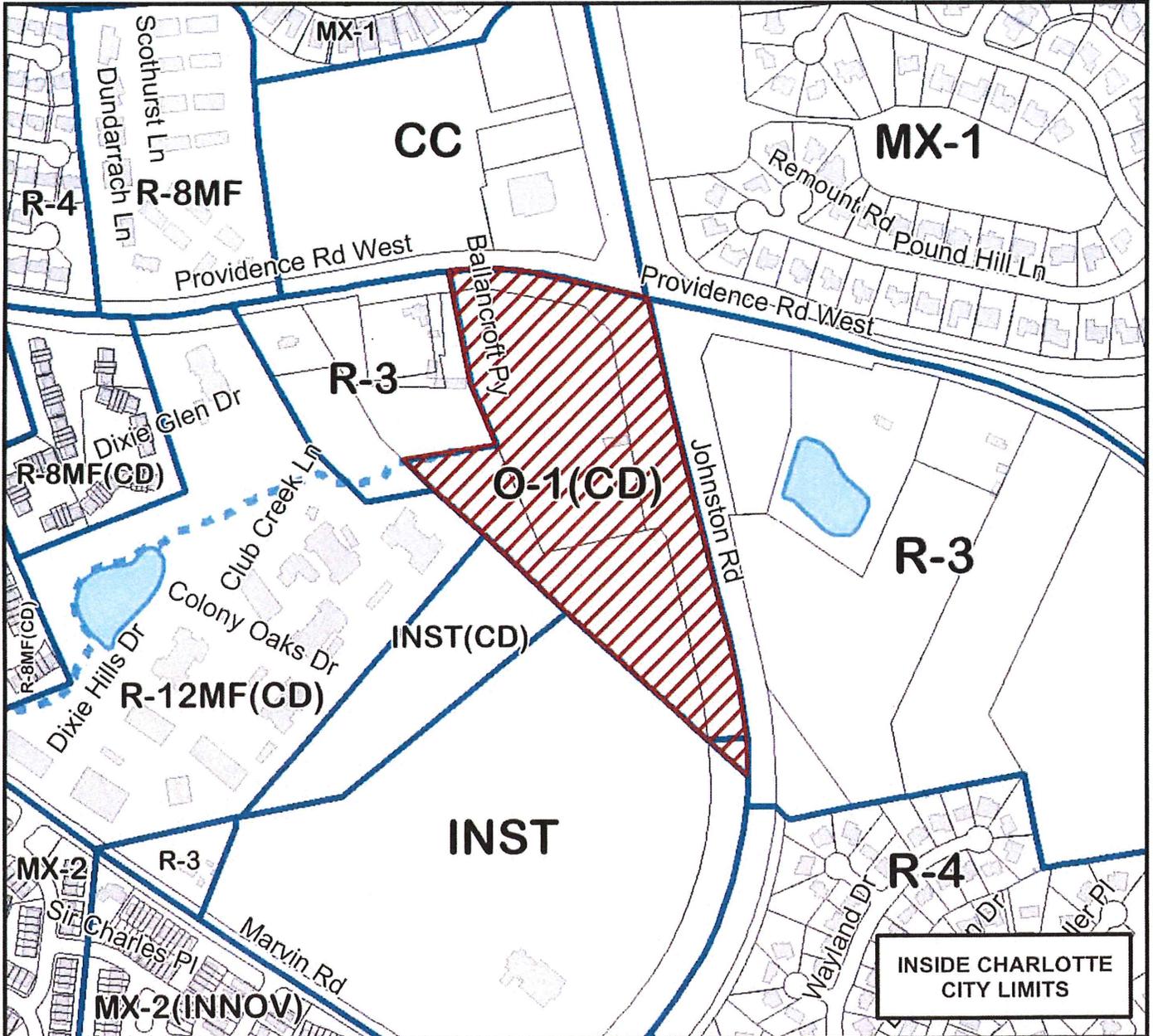
Ordinance No. 7078-Z

Petitioner: **Hwy 521 Partners, LLC**

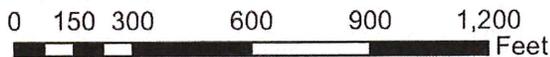
Zoning Classification (Existing): **O-1(CD)**  
(Office, Conditional)

Zoning Classification (Requested): **CC**  
(Commercial Center)

Acreage & Location: Approximately 13.22 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 7-31-2015.



Zoning Map #(s)

**182**



Requested CC from O-1(CD)



Existing Building Footprints



Existing Zoning Boundaries



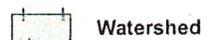
Charlotte City Limits



Pedestrian Overlay



FEMA flood plain



Watershed



Lakes and Ponds



Creeks and Streams



Historic District

Petition No.: 2015-126  
Petitioner: Parkwood Residences, LLC

**ORDINANCE NO. 7079-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

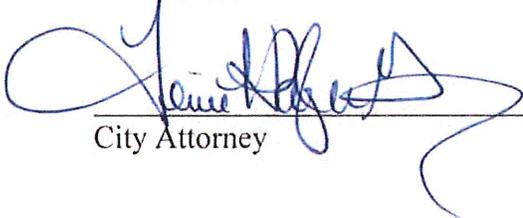
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from I-1 (Light Industrial) and I-2 (General Industrial) to TOD-R (O) with 5-Year Vested Rights (Transit-Oriented Development – Residential, Optional with 5-Year Vested Rights).

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:

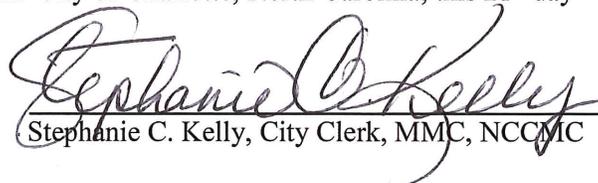
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, 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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 784-785.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2015-126**

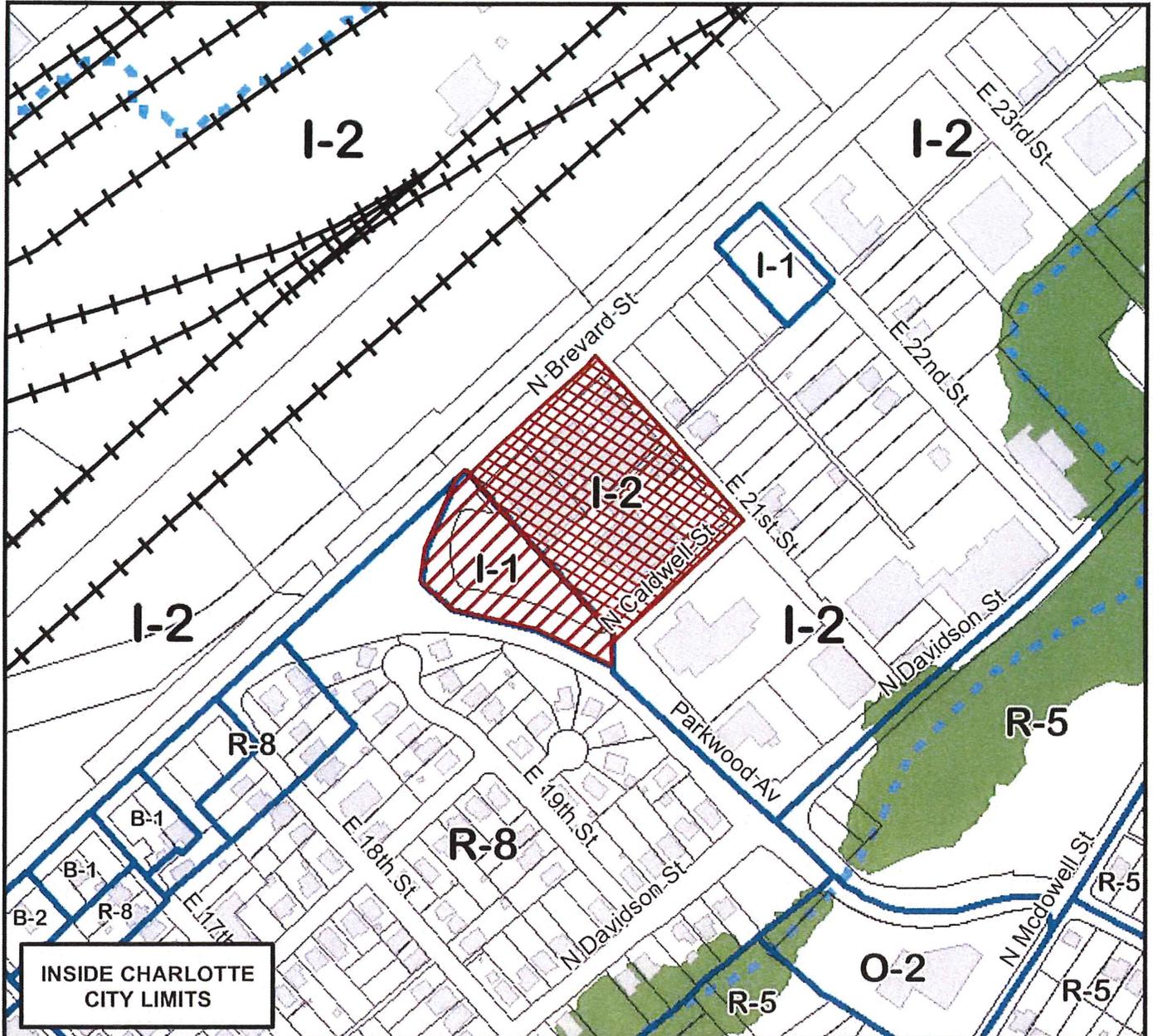
Ordinance No. 7079-Z

Petitioner: **Parkwood Residences, LLC**

Zoning Classification (Existing): **I-1 & I-2**  
(Light Industrial and General Industrial)

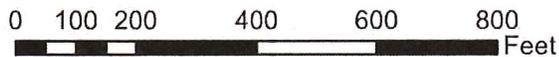
Zoning Classification (Requested): **TOD-RO 5-Year Vested Rights**  
(Transit Oriented Development, Residential, Conditional, Five Year Vested Rights)

Acresage & Location: Approximately 3.63 acres located on the southeast corner at the intersection of North Brevard Street and East 21st Street.



**INSIDE CHARLOTTE CITY LIMITS**

Map Produced by the Charlotte-Mecklenburg Planning Department, 2-2-2016.



Zoning Map #(s)  
**88, 89**

- Requested TOD-RO 5-Year Vested Rights from I-1
- Requested TOD-RO 5-Year Vested Rights from I-2
- Existing Building Footprints
- Existing Zoning Boundaries
- Charlotte City Limits
- Pedestrian Overlay
- FEMA flood plain
- Watershed
- Lakes and Ponds
- Creeks and Streams
- Historic District

March 21, 2016  
Ordinance Book 59, Page 786

Petition No.: 2016-008  
Petitioner: City Center Hotel, Inc.

**ORDINANCE NO. 7080-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

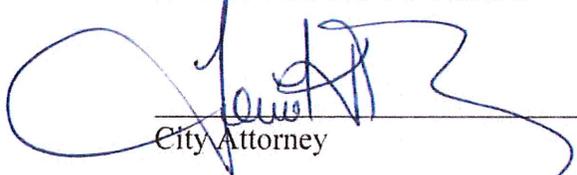
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from O-2 (Office District, Conditional) and B-2(CD) (General Business, Conditional) to B-2(CD) with 5-Year Vested Rights (General Business, Conditional with 5-Year Vested Rights) and B-2(CD) SPA (General Business, Conditional, Site Plan Amendment with 5-Year Vested Rights).

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:

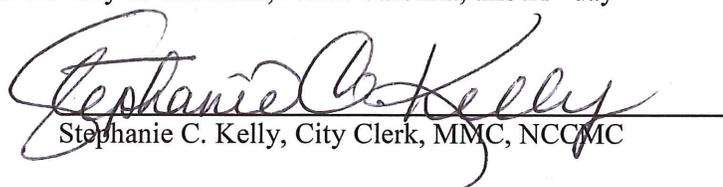
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, 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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 786-787.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-008**

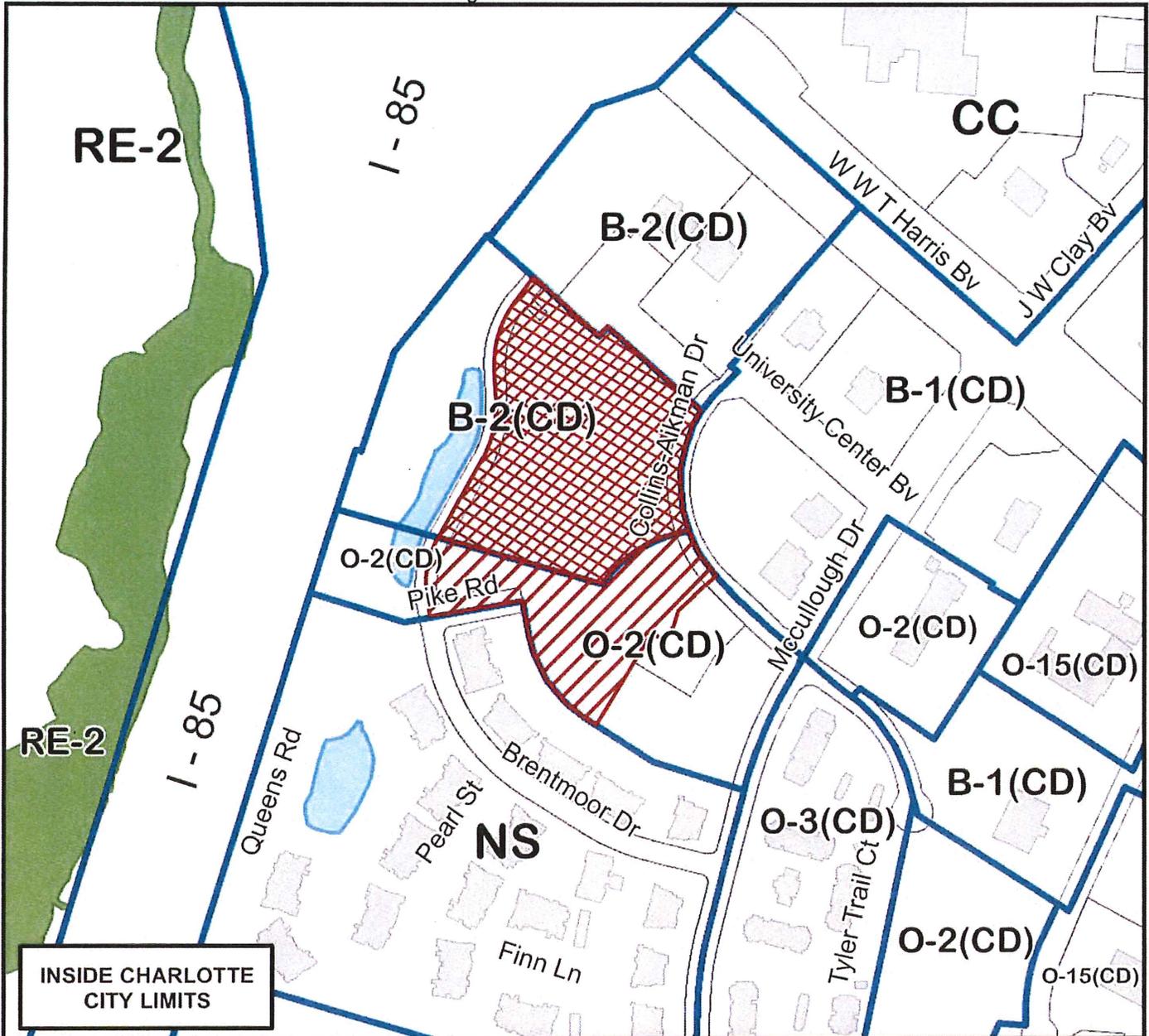
Petitioner: **City Center Hotel, Inc.**

Ordinance No. 7080-Z

**Zoning Classification (Existing):** O-2(CD) & B-2(CD)  
(Office, Conditional and General Business, Conditional)

**Zoning Classification (Requested):** B-2(CD) 5-Year Vested Rights & B-2(CD) SPA 5-Year Vested Rights  
(General Business, Conditional, Five Year Vested Rights and General Business, Conditional, Site Plan Amendment, Five Year Vested Rights)

**Acreeage & Location:** Approximately 8.64 acres located on the west side of Collins Aikman Drive between McCullough Drive and West W.T. Harris Boulevard.



Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-2015.

0 125 250 500 750 1,000 Feet



Zoning Map #(s)

58

- Requested B-2(CD) 5-Year Vested Rights from O-2(CD)
- Requested B-2(CD) SPA 5-Year Vested Rights from B-2(CD)
- Existing Building Footprints
- Existing Zoning Boundaries
- Charlotte City Limits
- Pedestrian Overlav
- FEMA flood plain
- Watershed
- Lakes and Ponds
- Creeks and Streams
- Historic District

Petition No.: 2016-010  
Petitioner: Fourstore, LLC

**ORDINANCE NO. 7081-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

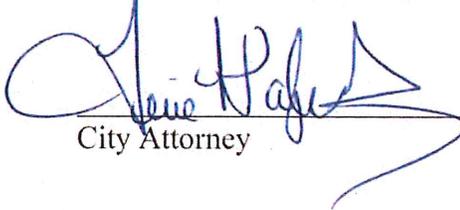
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from R-4 (Single-Family, Residential) to BD(CD) (Distributive 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:

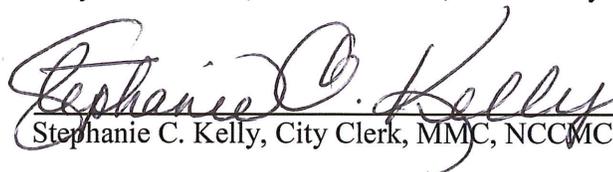
  
City Attorney

**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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 788-789.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-010**

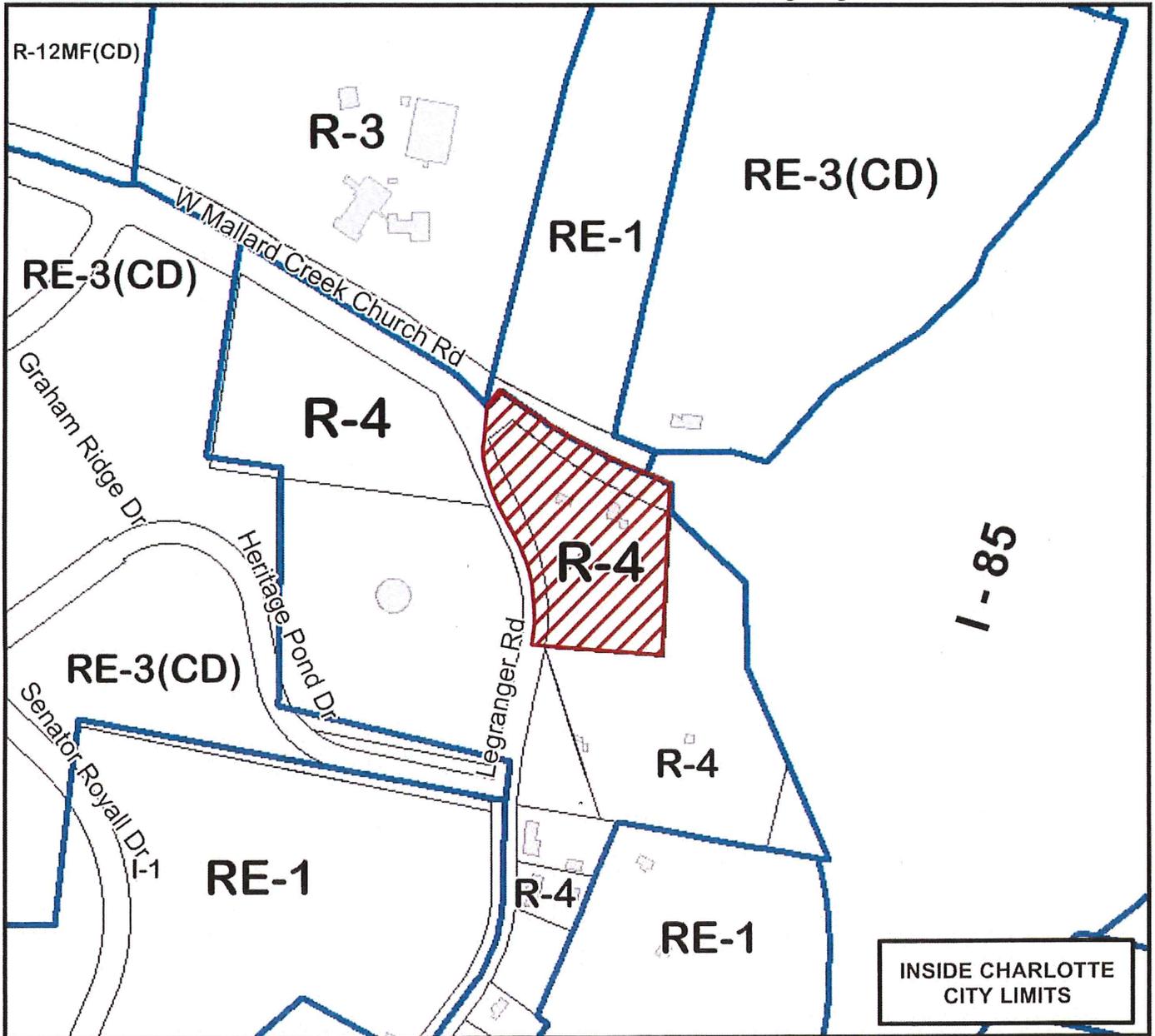
Ordinance No. 7081-Z

Petitioner: **Fourstore, LLC**

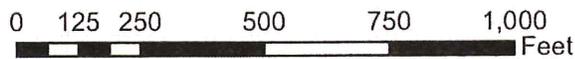
Zoning Classification (Existing): **R-4**  
(Single Family, Residential)

Zoning Classification (Requested): **BD(CD)**  
(Distributive Business, Conditional)

Acresage & Location: Approximately 4.3 acres located on the southeast corner at the intersection of West Mallard Creek Church Road and Legranger Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 11-5-2015.



Zoning Map #(s)  
**53**

	Requested BD(CD) from R-4		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams
	Pedestrian Overlay		Historic District

Petition No.: 2016-021  
Petitioner: Charlotte-Douglas  
International Airport

**ORDINANCE NO. 7082-Z**

**ZONING REGULATIONS**

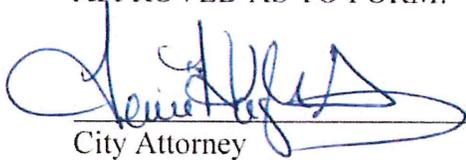
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from R-17MF (Multi-Family, Residential) to I-2 (General Industrial).

SEE ATTACHED MAP

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

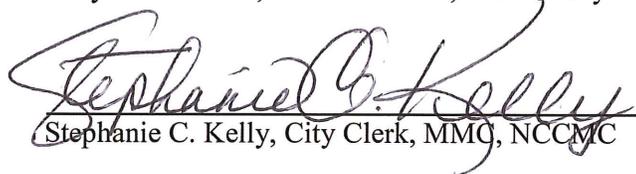
APPROVED AS TO FORM:

  
\_\_\_\_\_  
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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 790-791.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.

  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



Petition #: **2016-021**

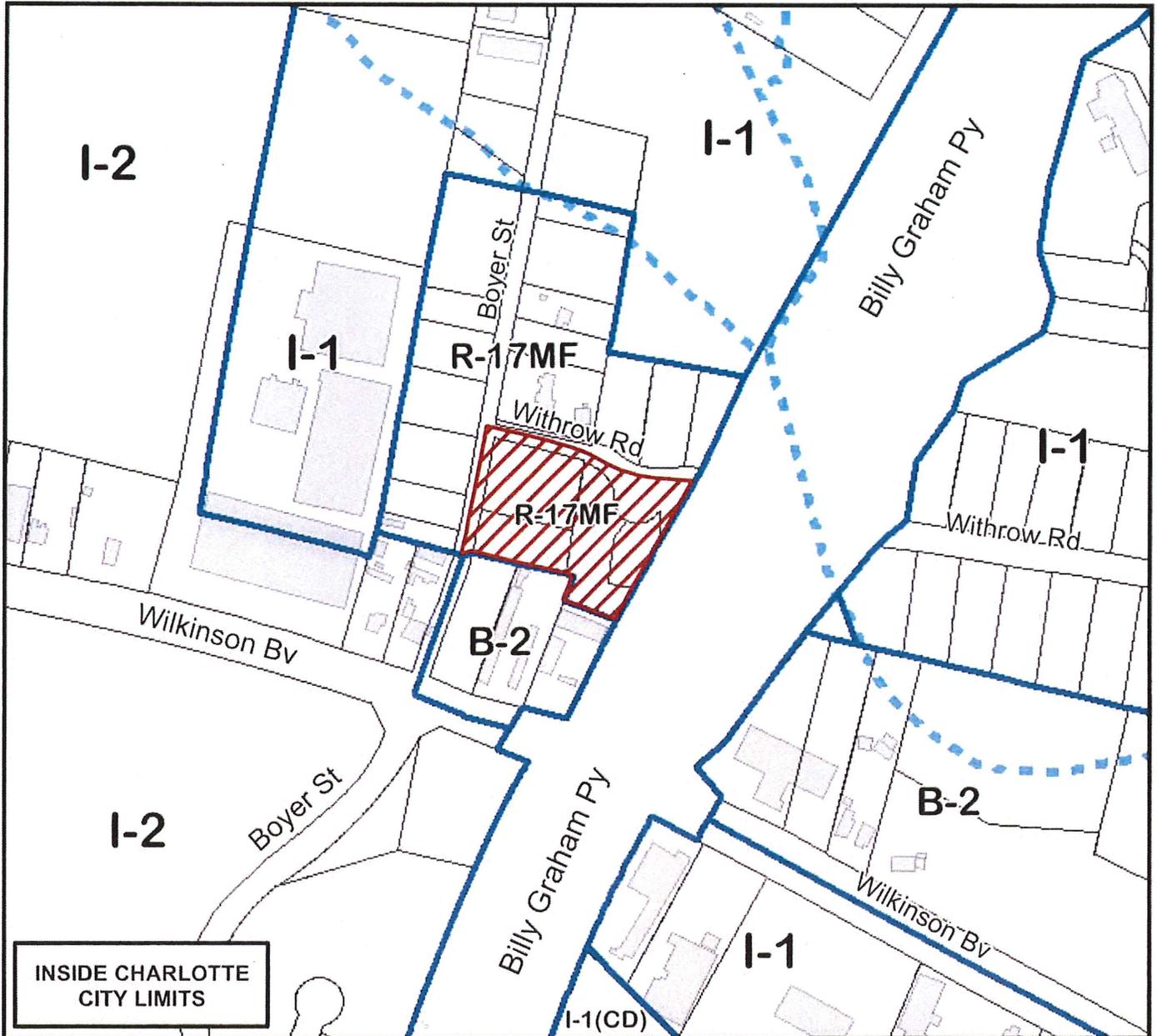
Petitioner: **Charlotte-Douglas International Airport**

Ordinance No. 7082-Z

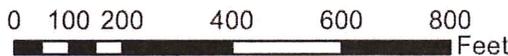
Zoning Classification (Existing): **R-17MF**  
(Multi-Family, Residential)

Zoning Classification (Requested): **I-2**  
(General Industrial)

Acreage & Location: Approximately 2.02 acres located on the southeast corner at the intersection of Boyer Street and Withrow Road near Billy Graham Parkway.



Map Produced by the Charlotte-Mecklenburg Planning Department, 12-3-2015.



Zoning Map #(s)  
**86**

	Requested I-2 from R-17MF
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Pedestrian Overlay
	FEMA flood plain
	Watershed
	Lakes and Ponds
	Creeks and Streams
	Historic District

Petition No.: 2016-022  
Petitioner: Philip W. McLamb

**ORDINANCE NO. 7083-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

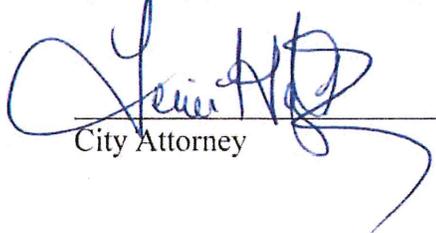
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from B-1 (Neighborhood Business) to MUDD-O (Mixed-Use Development, 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:

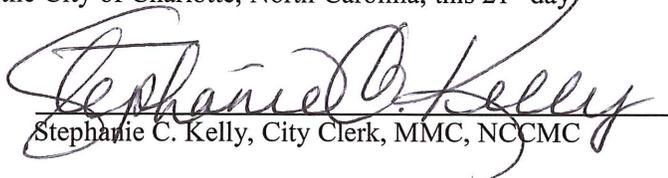
  
\_\_\_\_\_  
City Attorney

**CERTIFICATION**

I, 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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 792-793.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
\_\_\_\_\_  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-022**

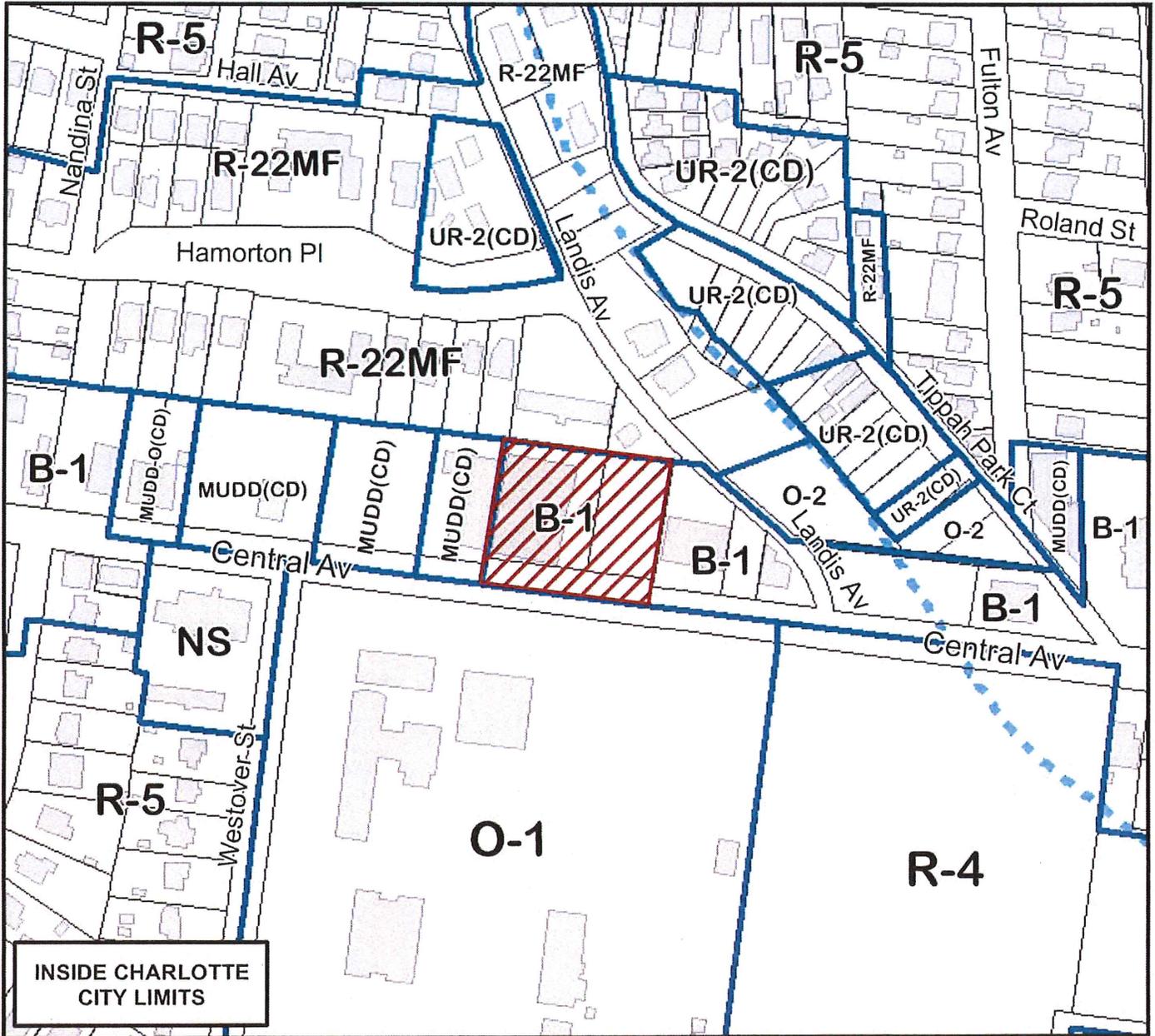
Petitioner: **Phillip W. McLamb**

Ordinance No. 7083-Z

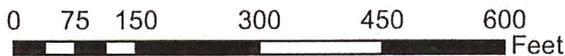
Zoning Classification (Existing): **B-1**  
(Neighborhood Business)

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

Acreage & Location: Approximately 1.02 acres located on the north side of Central Avenue near the intersection of Landis Avenue and Central Avenue.



Map Produced by the Charlotte-Mecklenburg Planning Department, 2-1-2016.



Zoning Map #(s)  
**101**

	Requested MUDD-O from B-1
	Existing Building Footprints
	Existing Zoning Boundaries
	Charlotte City Limits
	Pedestrian Overlay
	FEMA flood plain
	Watershed
	Lakes and Ponds
	Creeks and Streams
	Historic District

March 21, 2016  
Ordinance Book 59, Page 794

Petition No.: 2016-023  
Petitioner: American Towers, LLC

**ORDINANCE NO. 7084-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

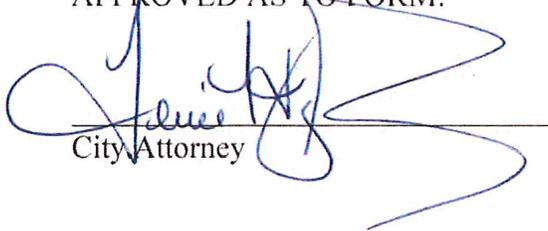
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from I-1(CD) (Light Industrial, Conditional) to I-1(CD) SPA (Light 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.

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

APPROVED AS TO FORM:

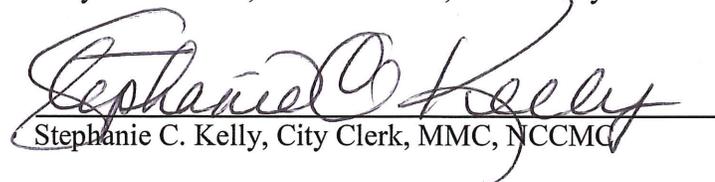
  
City Attorney

**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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 794-795.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-023**

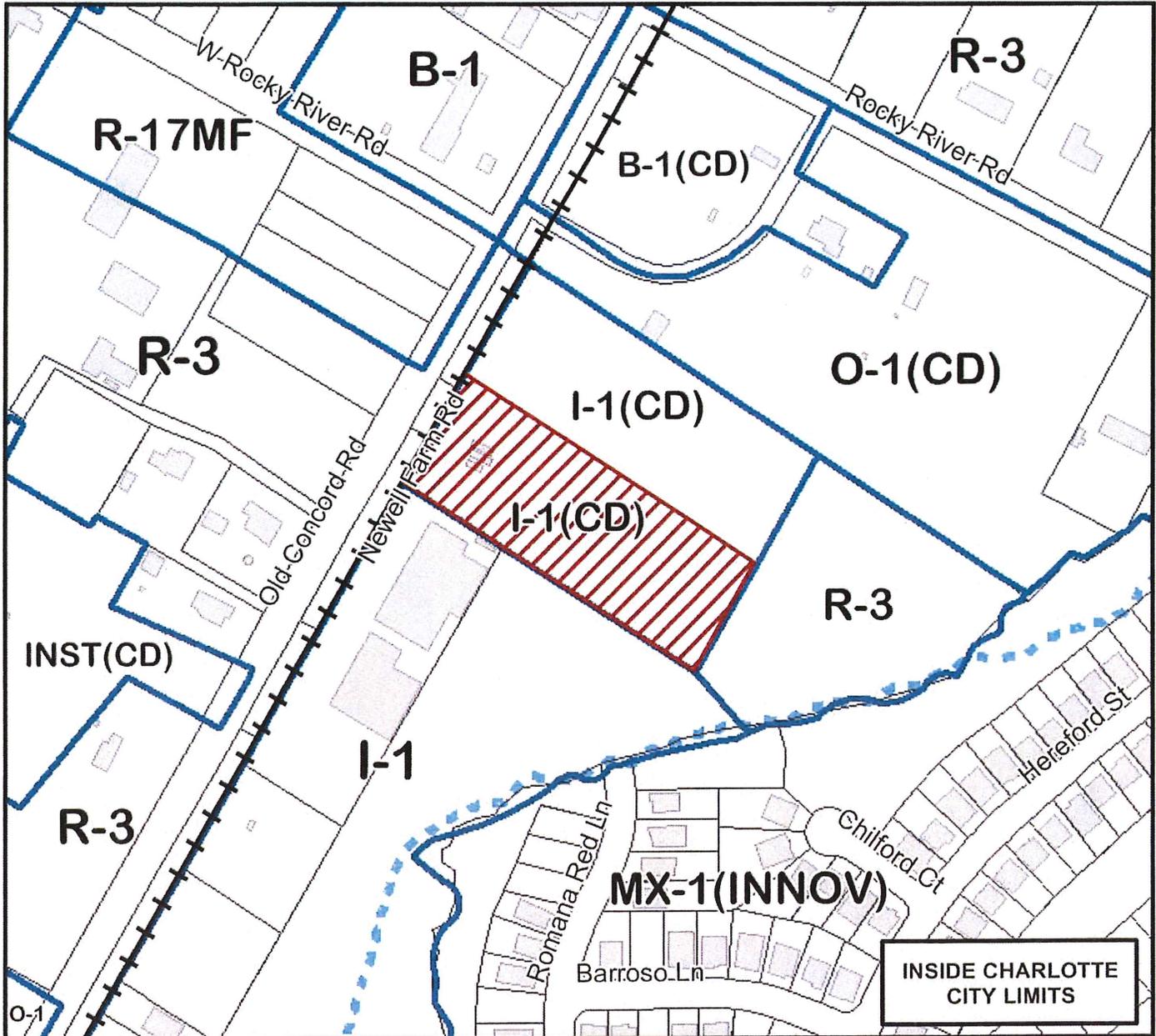
Ordinance No. 7084-Z

Petitioner: **American Towers**

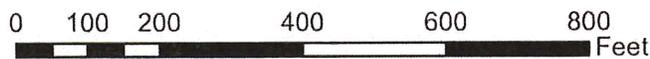
Zoning Classification (Existing): **I-1(CD)**  
(Light Industrial, Conditional)

Zoning Classification (Requested): **I-1(CD) SPA**  
(Light Industrial, Conditional, Site Plan Amendment)

Acreage & Location: Approximately 2.8 acres located on the east side of Newell Farm Road near the intersection of Old Concord Road and Newell Farm Road.

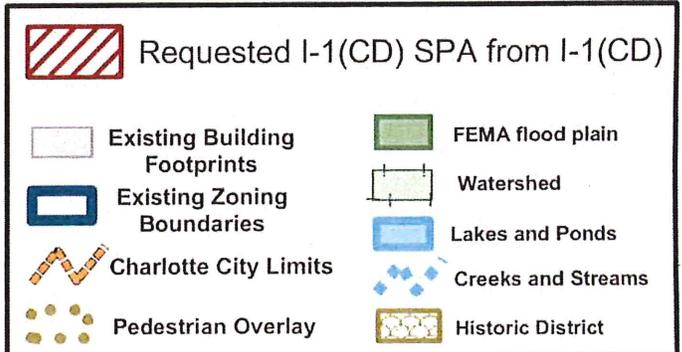


Map Produced by the Charlotte-Mecklenburg Planning Department, 12-3-2015.



Zoning Map #(s)

**76**



Petition No.: 2016-027  
Petitioner: Linda Pistone

**ORDINANCE NO. 7085-Z**

**ZONING REGULATIONS**

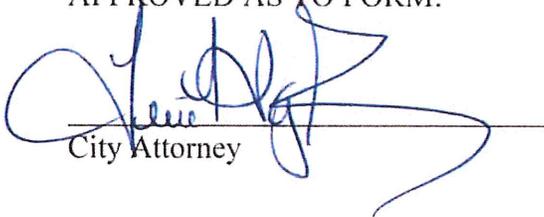
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-1(CD) (Light Industrial, Conditional) to I-1 (Light Industrial).

SEE ATTACHED MAP

Section 2. That 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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 796-797.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.

  
Stephanie C. Kelly, City Clerk, MMC, NCCMC



Petition #: **2016-027**

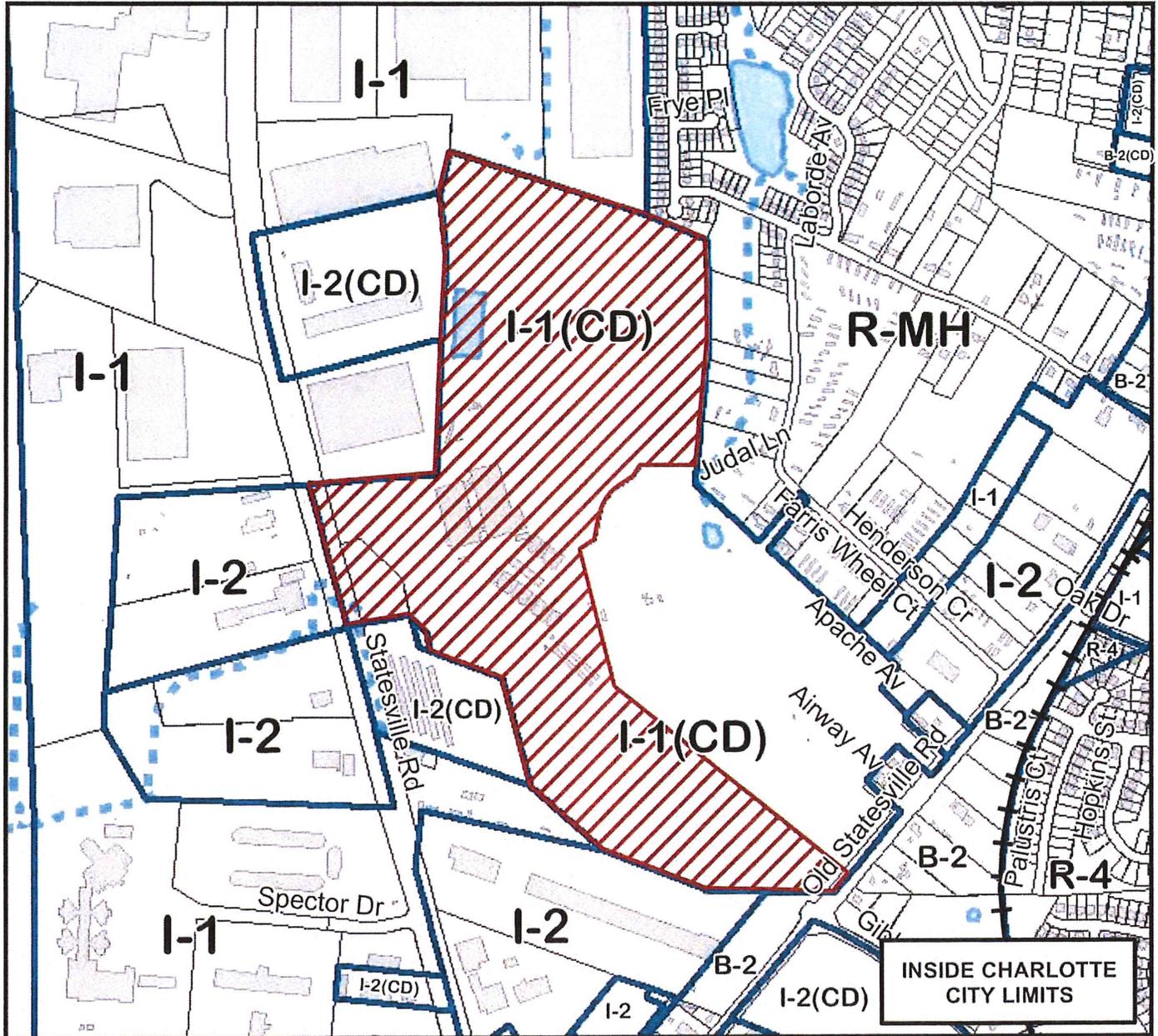
Ordinance No. 7085-Z

Petitioner: **Linda Pistone**

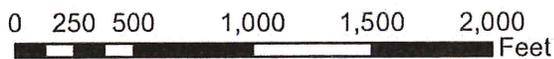
Zoning Classification (Existing): I-1(CD)  
(Light Industrial, Conditional)

Zoning Classification (Requested): I-1  
(Light Industrial)

Acresage & Location: Approximately 95.67 acres located on the east side of Statesville Road and west side of Id Statesville Road near the intersection of Statesville Road and Old Statesville Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 12-3-2015.



Zoning Map #(s)  
**51, 60**

	Requested I-1 from I-1(CD)		FEMA flood plain
	Existing Building Footprints		Watershed
	Existing Zoning Boundaries		Lakes and Ponds
	Charlotte City Limits		Creeks and Streams
	Pedestrian Overlay		Historic District

Petition No.: 2016-031  
Petitioner: Domenic Polzella

**ORDINANCE NO. 7086-Z**

**ZONING REGULATIONS**

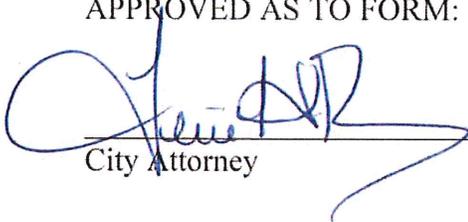
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing the property identified on the attached map from I-1 (Light Industrial) to B-2 (General Business).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

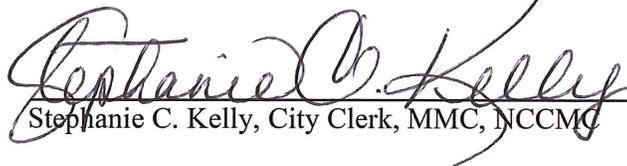
  
City Attorney

**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 21<sup>st</sup> day of March, 2016, the reference having been made in Minute Book 140, and recorded in full in Ordinance Book 59, Page(s) 798-799.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



  
Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-031**

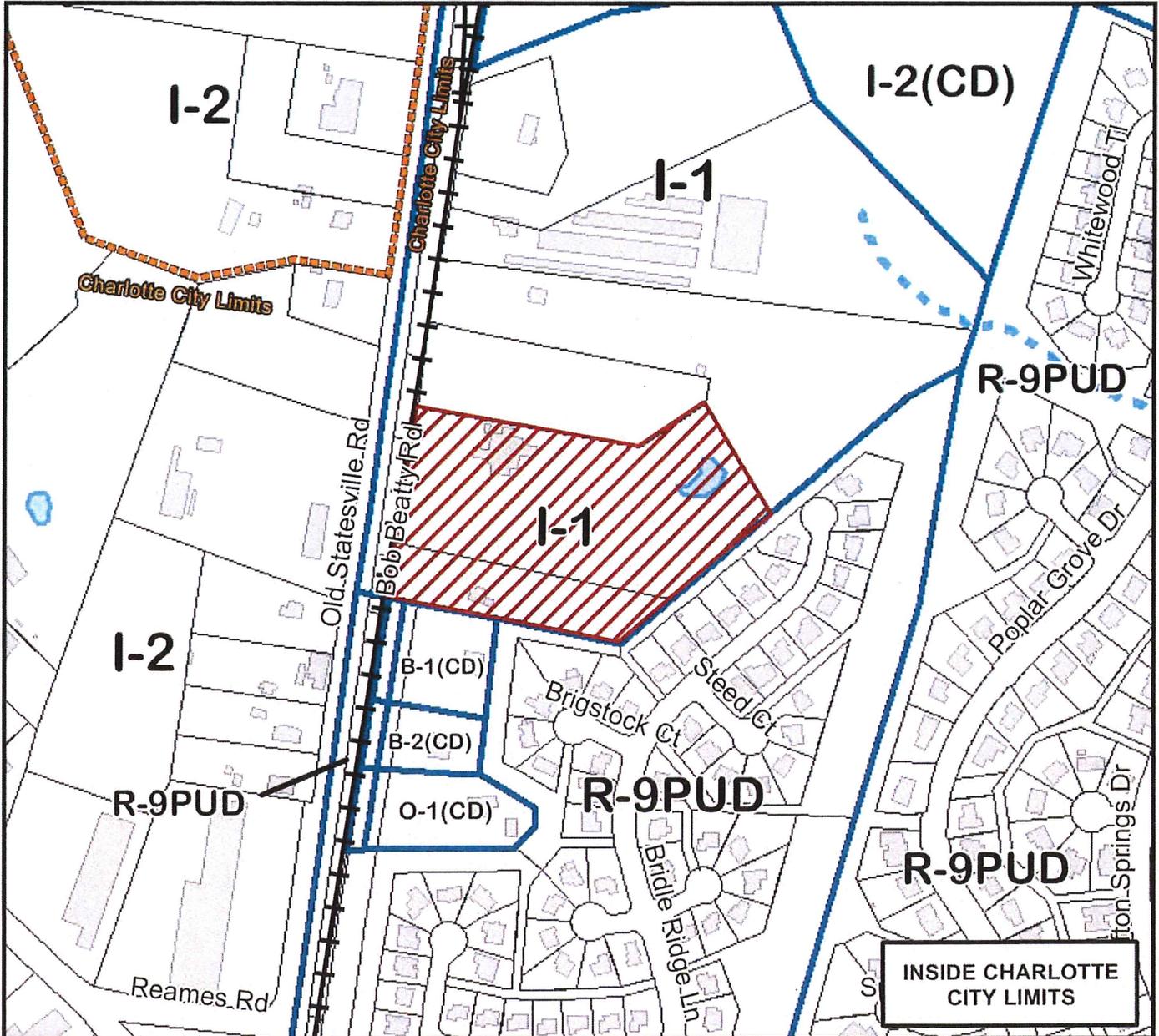
Petitioner: **Domenenic Polzella**

Ordinance No. 7086-Z

Zoning Classification (Existing): I-1  
(Light Industrial)

Zoning Classification (Requested): B-2  
(General Business)

Acreeage & Location: Approximately 7 acres located on the east side of Bob Beatty Road near the intersection of Old Statesville Road and Bob Beatty Road.

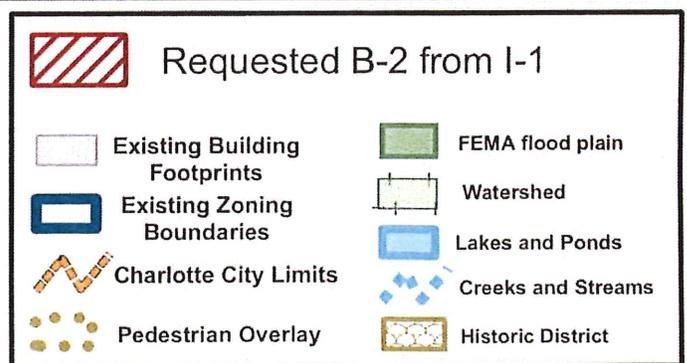


Map Produced by the Charlotte-Mecklenburg Planning Department, 12-3-2015.



Zoning Map #(s)

**78**



Petition No.: 2016-032  
Petitioner: NR Pinehurst Property Owner, LLC

**ORDINANCE NO. 7087-Z**

**AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.**

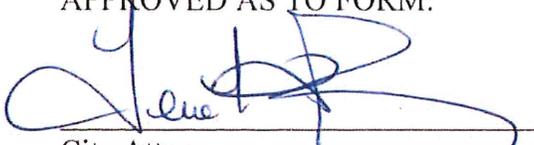
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

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 zoning of the property described on the attached map from R-17MF(CD) (Multi-Family, Residential, Conditional) to MUDD-O with 5-Year Vested Rights (Mixed-Use Development District, Optional, with 5-Year Vested Rights).

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:

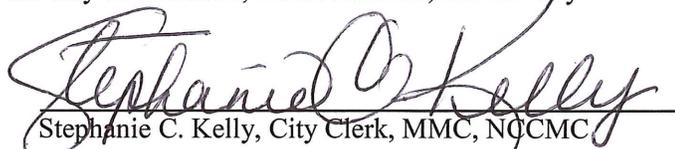


City Attorney

**CERTIFICATION**

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21<sup>st</sup> day of March, 2016.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

Petition #: **2016-032**

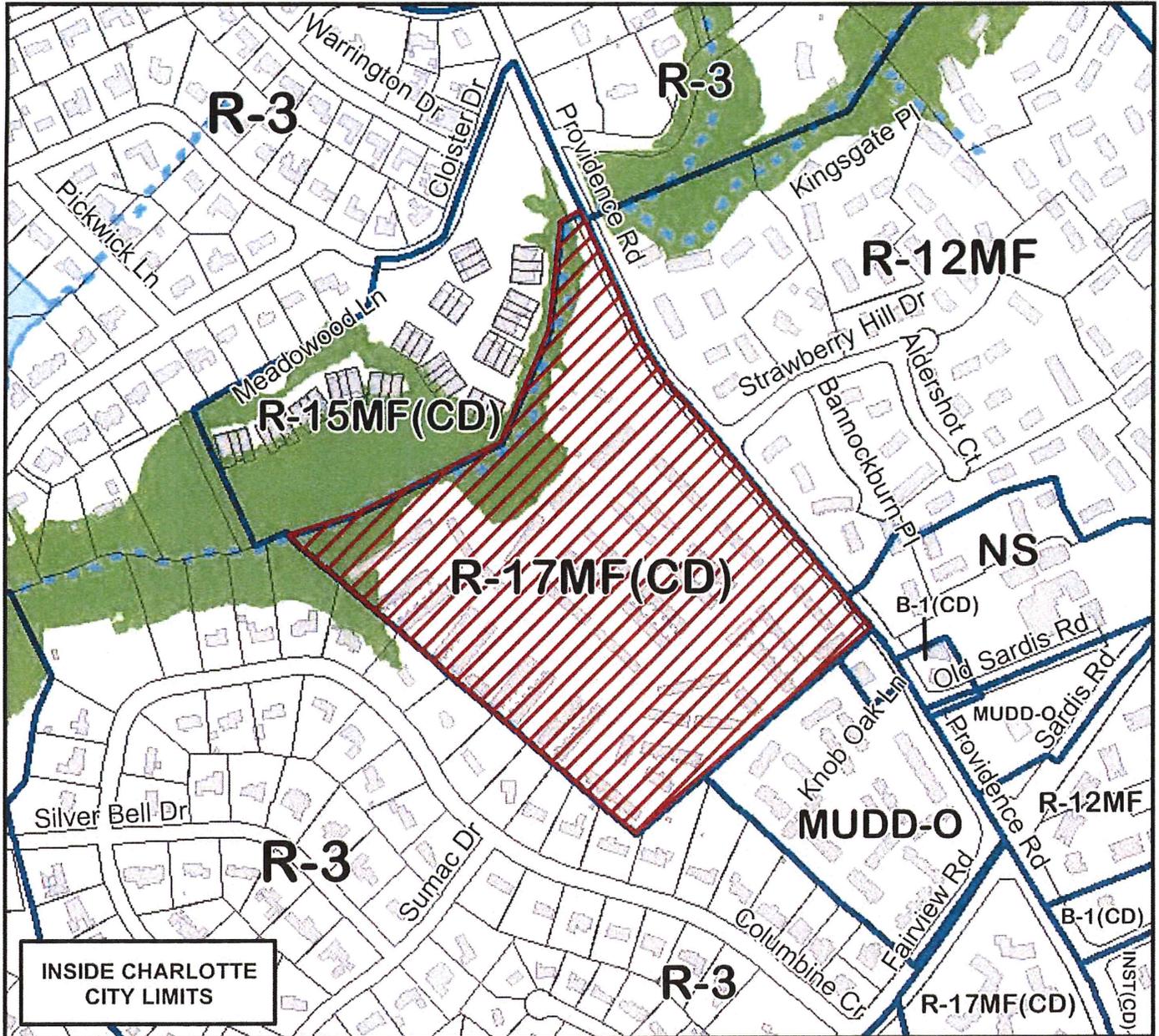
Petitioner: **NR Pinehurst Property Owner, LLC**

Ordinance No. 7087-Z

Zoning Classification (Existing): **R-17MF(CD)**  
(Multi-Family, Residential, Conditional)

Zoning Classification (Requested): **MUDD-O 5-Year Vested Rights**  
(Mixed Use Development District, Optional, Five Year Vested Rights)

Acresage & Location: Approximately 36.1 acres located on the west side of Providence Road between Cloister Drive and Knob Oak Lane.



Map Produced by the Charlotte-Mecklenburg Planning Department, 2-1-2016.



Zoning Map #(s)  
**136**

