February 18, 2019
Ordinance Book 62, Page 75

Petition No.: 2017-206
Petitioner: BWN Investments, LLC

ORDINANCE NO. 9510-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 (multi-family residential) to B-2(CD) (general business, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

City Attorney

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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 75-76.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2017-206: BWN Investments LLC

Current Zoning  R-17MF (Multi-Family Residential)
Requested Zoning  B-2(CD)(General Business, Conditional)

Approximately 3.35 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Commercial Center
- Business-Distribution

Map Created 10/31/2018
February 18, 2019
Ordinance Book 62, Page 77

Petition No.: 2018-011
Petitioner: Harrison Tucker & John Perovich

ORDINANCE NO. 9511-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-5 (single family residential) to UR-2(CD) (urban residential, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

[Signature]
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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 77-78.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-011: Harrison Tucker and John Perovich

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  UR-2(CD)(Urban Residential, Conditional)

Approximately .17 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-5

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Institutional
- Mixed Use

Map Created 7/2/2018
February 18, 2019
Ordinance Book 62, Page 79

Petition No.: 2018-051
Petitioner: SXCW Properties

ORDINANCE NO. 9512-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 CC (commercial center) to B-2(CD) (general business, conditional).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

[Signature]
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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 79-80.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-051: SXCW Properties, LLC

Current Zoning: CC (Commercial Center)
Requested Zoning: B-2(CD) (General Business, Conditional)

Approximately 3.72 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested B-2(CD) from CC

Zoning Classification:
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Business
- Commercial Center

Map Created 1/17/2019
February 18, 2019
Ordinance Book 62, Page 81

Petition No.: 2018-053
Petitioner: Boulevard Real Estate Advisors, LLC

ORDINANCE NO. 9513-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-5 (single family residential), B-1 (neighborhood business), I-1 (light industrial), I-2 (general industrial) to TOD-M(CD) (transit oriented development – mixed use, 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:

[Signature]
City Attorney

CERTIFICATION

I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 81-82.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCOCIC
2018-053: Boulevard Real Estate Advisors LLC

**Current Zoning** R-5 (Single Family Residential), B-1 (Neighborhood Business), I-2 (General Industrial), I-1 (Light Industrial)

**Requested Zoning** TOD-M(CD) (Transit Oriented Development-Mixed Use, Conditional)

Approximately 3.17 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

- **Requested TOD-M(CD) from I-1**
- **Requested TOD-M(CD) from R-5**
- **Requested TOD-M(CD) from B-1**
- **Requested TOD-M(CD) from I-2**

**Zoning Classification**
- Single Family
- Multi-Family
- Business
- Light Industrial
- General Industrial
- Transit-Oriented

City Council District
- 3-LaWana Mayfield

Map Created 1/14/2019
February 18, 2019  
Ordinance Book 62, Page 83

Petition No.: 2018-083  
Petitioner: Chick-fil-A

ORDINANCE NO. 9514-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 B-2(CD) (general business, conditional)

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

[Signature]
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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 83-84.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCOCMC
2018-083: Chick-fil-A, Corporation

**Current Zoning** B-1 (Neighborhood Business)

**Requested Zoning** B-2(CD) (General Business, Conditional)

Approximately 0.88 acres

**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

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

**Zoning Classification**

- Single Family
- Multi-Family
- Office
- Business
- Mixed Use

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Map Created 7/9/2018
February 18, 2019
Ordinance Book 62, Page 85

Petition No.: 2018-102
Petitioner: Audies Moore

ORDINANCE NO. 9515-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 B-2 (general business) to I-2 (general industrial).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

\[Signature\]
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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 85-86.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

\[Signature\]
Stephanie C. Kelly, City Clerk, MMC, MCMC
2018-102: Audies Moore

Current Zoning: B-2 (General Business)
Requested Zoning: I-2 (General Industrial)

Approximately .53 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2 from B-2

Zoning Classification:
- Single Family
- Multi-Family
- Business
- Light Industrial
- General Industrial

Rezoning Map

City Council District

2 Justin Harlow

Map Created 1/8/2019
February 18, 2019
Ordinance Book 62, Page 87

Petition No.: 2018-115
Petitioner: JDSI, LLC

ORDINANCE NO. 9516-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-3 (single family residential) to R-4 (single family residential).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

[Signature]
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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 87-88.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina; this 18th day of February, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-115: JDSI, LLC
Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-4 (Single Family Residential)

Approximately 20.08 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-4 from R-3

Zoning Classification

Single Family
Mixed Residential

Map Created 10/2/2018
February 18, 2019  
Ordinance Book 62, Page 89

Petition No.: 2018-129  
Petitioner: Thomas Concrete of Carolina, Inc.

**ORDINANCE NO. 9517-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 LLWCA (light industrial, Lower Lake Wylie – critical area) to I-2(CD) LLWCA (general industrial, conditional, Lower Lake Wylie – critical area)

**Section 2.** The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

[Signature]
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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 89-90.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

[City of Charlotte Seal]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-129: Thomas Concrete of Carolina, Inc.
Current Zoning  I-1 LLWCA (Light Industrial, Lower Lake Wylie Critical Area)
Requested Zoning  I-2(CD) LLWCA (General Industrial, Conditional, Lower Lake Wylie Critical Area)
Approximately 7 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2(CD) LLWCA from I-1 LLWCA

Zoning Classification
- Single Family
- Manufactured Home
- Light Industrial
- General Industrial

Map Created 10/30/2018
February 18, 2019
Ordinance Book 62, Page 91

Petition No.: 2018-130
Petitioner: 2301 Distribution, LLC

ORDINANCE NO. 9518-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-2 (general industrial) to TOD-M(O) (transit oriented development—mixed use, 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:

[Signature]
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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 91-92.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-130: 2301 Distribution, LLC

Current Zoning  I-2 (General Industrial)
Requested Zoning  TOD-M(O) (Transit Oriented Development- Mixed Use, Optional)

Approximately .97 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-M(O) from I-2

Zoning Classification
- Multi-Family
- Urban Residential
- Business
- Uptown Mixed Use
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 1/31/2019
February 18, 2019  
Ordinance Book 62, Page 93

Petition No.: 2018-131  
Petitioner: HCBV, LLC

ORDINANCE NO. 9519-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-2 (general industrial) to TOD-M (transit oriented development – mixed use).

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 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 93-94.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

Stephanie C. Kelly, City Clerk, MMC, NECMC
2018-131: HCBV, LLC

Current Zoning  I-2 (General Industrial)
Requested Zoning  TOD-M (Transit Oriented Development - Mixed Use)

Approximately 1.465 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request
February 18, 2019
Ordinance Book 62, Page 95

Petition No.: 2018-136
Petitioner: Asana Partners LP

ORDINANCE NO. 9520-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 TOD-M(O) (transit oriented development – mixed use, optional) to TOD-M(O) SPA (transit oriented development – mixed use, optional, site plan amendment)

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

APPROVED AS TO FORM:

City Attorney

CERTIFICATION

I, 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 a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 18th day of February, 2019, the reference having been made in Minute Book 147 and recorded in full in Ordinance Book 62, Page(s) 95-96.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 18th day of February, 2019.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2018-136: Asana Partners LP
Current Zoning  TOD-M(O) (Transit Oriented Development - Mixed Use, Optional)
Requested Zoning  TOD-M(O) SPA (Transit Oriented Development - Mixed Use, Optional, Site Plan Amendment)
Approximately 1.103 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-M(O) SPA from TOD-M(O)

Zoning Classification
- Single Family
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Map Created 10/29/2018