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 properties identified by tax parcel numbers 05314202 and 05314221 and further identified on the attached map from R-17MF LWPA (multi-family residential, Lake Wylie watershed – overlay, protected area) to B-2 (CD) LWPA (general business, conditional, Lake Wylie watershed – overlay, protected 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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 486-487.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
Approximately 3.08 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested B-2 from R-17MF

Rezoning Map

Current Zoning: R-17MF LWPA (Multi Family Residential, Lake Wylie Protected Area)
Requested Zoning: B-2 LWPA (General Business, Lake Wylie Protected Area)
Petition No.: 2019-089
Petitioner: Alpa Parmar

ORDINANCE NO. 9966-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 a portion of tax parcel number 06125112, and further identified on the attached map from R-17 MF AIR (multi-family residential, airport noise overlay to B-2 (CD) AIR (general business, conditional, airport noise overlay).

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

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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 488-489.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-089: Alpa Parmar

Current Zoning: R-17MF AIR (Multi-Family Residential, Airport Noise Overlay)
Requested Zoning: B-2(CD) AIR (General Business, Conditional, Airport Noise Overlay)

Approximately 16.7 acres

Location of Requested Rezoning

Rezoning Map

Existing Zoning & Rezoning Request

Requested B-2(CD) AIR from R-17MF AIR

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use

Map Created 1/24/2020
Petition No.: 2020-086
Petitioner: Greystar GP II, LLC

ORDINANCE NO. 9967-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 properties identified by tax parcel numbers 04739110, 04708214 and 04708213, and further identified on the attached map from RE-2 (research) and RE-2 (CD) (research, conditional) to R-12 MF (CD) (multi-family residential, conditional) with five-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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 490-491.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-086: Greystar GP II, LLC

Current Zoning: RE-2 (Research), RE-2(CD) (Research, Conditional)

Requested Zoning: R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 71.94 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification:
- Single Family
- Research
- Institutional
- Business
- Commercial Center
- Light Industrial
- Mixed Use
- Transit-Oriented

Map Created 5/14/2020
Petition No.: 2020-088
Petitioner: WSB Retail Partners, LLC

ORDINANCE NO. 9968-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 properties identified by tax parcel numbers – 02932113, 02932112, 02932133, 02932132, 02932106 and 02932121 – and further identified on the attached map from MX-1 (mixed use) and R-3 (single-family residential) to CC (commercial center) and UR-2 (CD) (urban residential, conditional) with five-years 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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 492-493.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-088: WSB Retail Partners, LLC

Current Zoning  MX-1 (Mixed Use), R-3 (Single Family Residential)
Requested Zoning  CC (Commercial Center), UR-2(CD) (Urban Residential, Conditional)

With 5 Year Vested Rights

Approximately 58.04 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Requested CC  5 Year Vested from MX-1
Requested CC  5 Year Vested from R-3
Requested UR-2(CD)  5 Year Vested from MX-1
Requested UR-2(CD)  5 Year Vested from R-3

Map Created 8/31/2020
Petition No.: 2020-091
Petitioner: Mecklenburg County

ORDINANCE NO. 9969-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 properties identified by the tax parcels listed below, and further identified on the attached map from R-4 (single-family residential) to INST (CD) (institutional, 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

Parcels Included in Rezoning Petition 2020-091

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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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 494-495A.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-091: Mecklenburg County

Current Zoning: R-4 (Single Family Residential)
Requested Zoning: INST(CD) (Institutional, Conditional)

Approximately 40.85 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

- Requested INST(CD) from R-4

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

Map Created 7/6/2020
ORDINANCE NO. 9970-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 properties identified by tax parcel number 04711202 and a portion of tax parcel number 04711201, and further identified on the attached map from R-8 MF (CD) (multi-family residential, conditional) and R-4 (single-family residential) to R-8 MF (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, 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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 496-497.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC

**Current Zoning**  R-8MF(CD) (Multi-Family Residential, Conditional), R-4 (Single Family Residential), RE-2 (Research)

**Requested Zoning**  R-8MF(CD) (Multi-Family Residential, Conditional)

Approximately 23.369 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- **RE-2**
- **RE-3**
- Requested R-8MF(CD) from RE-2
- Requested R-8MF(CD) from R-4

**Zoning Classification**

- Single Family
- Multi-Family
- Research
- Institutional

---

**Rezoning Map**

- **2020-102**
- **Inside City Limits**
- **Parcel**
- **Streams**
- **FEMA Flood Plain**

**City Council District**

4-Renee Perkins-Johnson

**Map Created 8/12/2020**
Petition No.: 2020-105  
Petitioner: Matt Connolly – White Zombie, LLC

ORDINANCE NO. 9971-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 properties identified by tax parcel number 08108415, and further described on the attached map from MUDD-O (mixed-use development, optional) to UR-C (CD) (urban residential – commercial 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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 498-499.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-105: Saratoga Asset Management LLC**

**Current Zoning** MUDP(O) (Mixed Use Development District, Optional)  
**Requested Zoning** UR-C(CD) (Urban Residential, Commercial, Conditional)

Approximately 1.05 acres  
**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- **Zoning Classification**
  - Single Family
  - Multi-Family
  - Urban Residential
  - Business
  - General Industrial
  - General Commercial
  - Mixed Use

---

**Rezoning Map**

- **City Council District**
- **2020-105**
- **Inside City Limits**
- **Parcel**
- **Cross Charlotte Trail**
- **Greenway**
- **Railway**
- **Streams**
- **FEMA Flood Plain**

---

**Ordinance No. 9971-Z**

January 19, 2021

Ordinance Book 63, Page 499
Petition No.: 2020-107
Petitioner: Drakeford Communities

ORDINANCE NO. 9972-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 parcel number 12906110, and further identified on the attached map from R-4 (single-family residential) to R-8 (CD) (single-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, 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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 500-501.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-107: Drakeford Communities

Current Zoning R-4 (Single Family Residential)
Requested Zoning  R-8(CD) (Single Family Residential, Conditional)

Approximately 1.3 acres
Location of Requested Rezoning

Rezoning Map

2020-107
Inside City Limits
Parcel
Streams
FEMA Flood Plain
City Council District
1-Larken Egleston

Requested R-8(CD) from R-4

Zoning Classification
Single Family
Multi-Family
Office

Map Created 8/12/2020
ORDINANCE NO. 9973-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 14117104, and further identified on the attached map from R-17 MF (CD) LLWPA (multi-family residential, conditional, Lower Lake Wylie Protected Area) to NS LLWPA (neighborhood services, Lower Lake Wylie Protected 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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 502-503.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-111: Justin Houston

Current Zoning: R-17MF(CD) LLWPA (Multi-Family Residential, Conditional, Lower Lake Wylie - Protected Area)

Requested Zoning: NS LLWPA (Neighborhood Services, Lower Lake Wylie - Protected Area)

Approximately 1.61 acres

Location of Requested Rezoning

Rezoning Map

Existing Zoning & Rezoning Request

Requested NS LLWPA from R-17MF(CD) LLWPA

Zoning Classification
- Multi-Family
- Mixed Residential
- Commercial Center
- Mixed Use

Map Created 12/2/2020
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 parcel number 05723104, and further identified on the attached map from B-1 LLWPA (neighborhood business, Lower Lake Wylie Protected Area), R-4 LLWPA (single-family residential, Lower Lake Wylie Protected Area) to I-1 LLWPA (light industrial, Lower Lake Wylie Protected Area).

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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 504-505.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-114: Freedom Drive Terminal, LLC**

**Current Zoning**  B-1 LLWPA (Neighborhood Business, Lower Lake Wylie - Protected Area), R-4 (Single Family Residential, Lower Lake Wylie - Protected Area)

**Requested Zoning**  I-1 LLWPA (Light Industrial, Lower Lake Wylie - Protected Area)

Approximately 6.014 acres

**Location of Requested Rezoning**

---

**Existing Zoning & Rezoning Request**

- Requested I-1 LLWPA from B-1 LLWPA
- Requested I-1 LLWPA from R-4 LLWPA

**Zoning Classification**

- Single Family
- Business
- Commercial Center
- General Industrial

---

**Rezoning Map**

- City Council District
  - 3-Victoria Watlington

---

**Map Created 8/18/2020**
Petition No.: 2020-121
Petitioner: James Doyle – Chamberlain Townhomes, LLC

ORDINANCE NO. 9975-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 properties identified by parcel numbers 07110402, 07110401, 07110455 and 07110456, and further identified on the attached map from I-1 and R-22 MF (light industrial and multi-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:

______________________________
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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 506-507.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-121: Chamberlain Townhomes, LLC**

**Current Zoning**  I-1 (Light Industrial), R-22MF (Multi-Family Residential)

**Requested Zoning**  UR-1(CD) (Urban Residential)

Approximately 1.10 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use

Map Created 8/26/2020
ORDINANCE NO. 9976-Z

Petition No.: 2020-126
Petitioner: Carolina Capital Real Estate Partners

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 properties identified by the tax parcel numbers listed below, and further identified on the attached map from I-2 (general industrial) to TOD-TR (transit-oriented development – transition).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

______________________________
City Attorney

Parcels Included in Rezoning Petition 2020-126

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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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 508-509.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

[Stamp]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-126: Carolina Capital Real Estate Partners

Current Zoning  I-2 (General Industrial)
Requested Zoning  TOD-TR (Transit Oriented Development, Transit Transition)

Approximately 4.25 acres

Location of Requested Rezoning

City Council District  3-Victoria Watson

Existing Zoning & Rezoning Request

Requested TOD-TR from I-2

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

Map Created 9/15/2020
ORDINANCE NO. 9977-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 properties identified by tax parcel numbers 12104301, 12104302, 12104303, 12104304 and 12104319, and further identified on the attached map from TOD-NC (transit-oriented development -neighborhood center) to TOD-UC (transit-oriented development – urban center).

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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 510-511.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-129: Providence Group Capital, LLC

Current Zoning  TOD-NC (Transit Oriented Development - Neighborhood Center)
Requested Zoning  TOD-UC (Transit Oriented Development - Urban Center)

Approximately 3.264 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-UC from TOD-NC

Zoning Classification

Requested TOD-UC from TOD-NC

Map Created 9/15/2020
ORDINANCE NO. 9978-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 02512205, and further identified on the attached map from I-1 (light industrial) 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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 512-513.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
Current Zoning: I-1 (Light Industrial)
Requested Zoning: I-2 (General Industrial)

Approximately 12.77 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-2 from I-1

Zoning Classification

- Single Family
- Manufactured Home
- Multi-Family
- Urban Residential
- Mixed Residential
- Business
- Light Industrial
- General Industrial

City Council District

2-Malcolm Graham

Map Created 9/15/2020
ORDINANCE NO. 9979-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 properties identified by tax parcel numbers 08117818, 08117801 and 08117815, and further identified on the attached map from B-2 PED (general business, pedestrian overlay) to TOD-CC PED (transit-oriented development – community center, pedestrian overlay).

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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 514-515.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-131: John Nichols

Current Zoning: B-2 PED (General Business, Pedscape Overlay)

Requested Zoning: TOD-CC PED (Transit Oriented Development - Community Center, Pedscape Overlay)

Approximately 1.54 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business
- Light Industrial
- General Industrial
- Mixed Use
- Transit-Oriented

Requested TOD-CC PED from B-2 PED

City Council District

1-Larken Egleston

Map Created 11/4/2020
Petition No.: 2020-132
Petitioner: 1124 Galloway, LLC

ORDINANCE NO. 9980-Z

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

BE IT ORDAINE 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 properties identified by tax parcel number 02911104, and further identified on the attached map from R-2 (single-family residential) to R-12 MF (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, 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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 516-517.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-132: 1124 Galloway, LLC

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-12MF(CD) (Multi-Family Residential, Conditional)

Approximately 8.04 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-12MF(CD) from R-3

Zoning Classification
- Single Family
- Multi-Family
- Urban Residential
- Research

City Council District

4-Renee Perkins-Johnson

Map Created 9/15/2020

January 19, 2021
Ordinance Book 63, Page 517
Ordinance No 9980-Z
ORDINANCE NO. 9981-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 04308515, and further identified on the attached map from I-1 (light industrial) 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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 518-519.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-136: Holly Springs Realty, LLC

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

Approximately 8.95 acres

Existing Zoning & Rezoning Request

Requested I-2 from I-1

Zoning Classification
- Single Family
- Manufactured Home
- Multi-Family
- Urban Residential
- Mixed Residential
- Office
- Business
- Commercial Center
- Light Industrial
- General Industrial
- Mixed Use
- 0-0.5 Miles
- 0.5-1 Mile
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District
- 2-Malcolm Graham

Map Created 9/15/2020
Petition No.: 2020-138
Petitioner: Rosemary Burt

ORDINANCE NO. 9982-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 08705510, and further identified on the attached map from R-4 (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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 520-521.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-138: Rosemary Burt

Current Zoning  R-4 (Single Family Residential)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 0.472 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from R-4

Zoning Classification
- Single Family
- Multi-Family
- Office
- Business

Map Created 9/15/2020
ORDINANCE NO. 9983-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 properties identified by tax parcel numbers 02764105 and 02764104, and further 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:

______________________________
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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 522-523.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-139: Red Cedar Capital Partners

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-4 (Single Family Residential)

Approximately 12.89 acres

Location of Requested Rezoning

Existent Zoning & Rezoning Request

Requested R-4 from R-3

Zoning Classification

| Single Family | Institutional |

Map Created 11/19/2020
Ordinance No. 9984-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 06904142, and further identified on the attached map from I-2 (CD) (industrial, conditional) 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, 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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 524-525.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2020-140: RJS Properties, Inc.

Current Zoning  I-2(CD) (General Industrial, Conditional)
Requested Zoning  UR-2(CD) (Urban Residential, Conditional)

Approximately 0.53 acres
Location of Requested Rezoning

Rezoning Map

City Council District
2-Malcolm Graham

Existing Zoning & Rezoning Request
Requested UR-2(CD) from I-2(CD)

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

Map Created 10/8/2020
ORDINANCE NO. 9985-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 properties identified by tax parcel numbers 12306407, 12306406 and 12306405, and further identified on the attached map from MUDD-O (mixed-use development, optional) and TOD-M (O) (transit-oriented development – mixed use, optional) to TOD-UC (transit-oriented development – urban center).

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 19th day of January 2021, the reference having been made in Minute Book 151, and recorded in full in Ordinance Book 63, Page(s) 526-527.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of January 2021.

______________________________
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2020-149: White Point Partners**

**Current Zoning:** MUD-D-O (Mixed Use Development, Optional), TOD-MO (Transit Oriented Development - Mixed Use)

**Requested Zoning:** TOD-UC (Transit Oriented Development - Urban Center)

Approximately 1.0 acres

**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Uptown Mixed Use
- Mixed Use
- Transit-Oriented

**City Council District**
- 3-Victoria Watlington

**Inside City Limits**
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- East Blvd Pedscape Plan
- Historic District

**Scale:** 1:1,100,000

**Map Created:** 12/15/2020

**January 19, 2021**

**Ordinance Book 63, Page 527**

**Ordinance No. 9985-Z**