January 21, 2020
Ordinance Book 62, Page 689

Petition No.: 2019-030
Petitioner: Continental 475 Fund, LLC

ORDINANCE NO. 9718-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 R-12MF (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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 689-690.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-030 : Continental 475 Fund, LLC

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

Approximately 30.73 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Multi-Family
- Institutional
- Light Industrial

Map Created 12/9/2019
January 21, 2020
Ordinance Book 62, Page 691

Petition No.: 2019-035
Petitioner: Novant Health, Inc.

ORDINANCE NO. 9719-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 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

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 January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 691-692.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-035: Novant Health, Inc

**Current Zoning**  R-3 (Single Family Residential)

**Requested Zoning**  INST (CD) (Institutional, Conditional)

with 5 Year Vested Rights

Approximately 40.425 acres

**Location of Requested Rezoning**

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**Rezoning Map**

- **2019-035**
- **Inside City Limits**
- **Parcel**
- **Buildings**
- **Streams**
- **FEMA Flood Plain**

**City Council District**

☑ 7-Edmund H. Driggs

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**Existing Zoning & Rezoning Request**

**Requested INST(CD)**

5 Year Vested from R-3

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Institutional
- Office
- Business
- Commercial Center

Map Created 10/28/2019
January 20, 2020
Ordinance Book 62, Page 693

Petition No.: 2019-092
Petitioner: Carolina Development Group NC, LLC

ORDINANCE NO. 9720-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 HD-O (light industrial, historic district overlay) to UMUD-O HD-O (uptown mixed use, optional, historic district overlay).

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

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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 693-694.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-092: Carolina Development Group NC, LLC

Current Zoning  I-1 HD-O (Light Industrial, Historic District Overlay)
Requested Zoning  UMUD-O HD-O (Uptown Mixed Use, Optional, Historic District Overlay)

Approximately 0.98 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UMUD-O HD-O from I-1 HD-O

Zoning Classification

Urban Residential
Business
Light Industrial
Mixed Use
January 21, 2020
Ordinance Book 62, Page 695

Petition No.: 2019-094
Petitioner: Andrew Parker

ORDINANCE NO. 9721-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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 695-696.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2019-094: Andrew Parker**

**Current Zoning**  R-5 (Single Family Residential)

**Requested Zoning**  UR-2 (CD) (Urban Residential, Conditional)

Approximately 0.41 acres

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**Location of Requested Rezoning**

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**Existing Zoning & Rezoning Request**

**Zoning Classification**
- Single Family
- Multi-Family
- Urban Residential
- Office
- General Industrial
- Mixed Use
- Transit-Oriented

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Map Created 7/12/2019
January 21, 2020
Ordinance Book 62, Page 697

Petition No.: 2019-110
Petitioner: Jay Patel

ORDINANCE NO. 9722-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

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 697-698.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-110: Jay Patel
Current Zoning  MUD-O PED (Mixed Use Development District, Optional, Pedestrian Overlay)
Requested Zoning  TOD-CC PED (Transit Oriented Development-Community Center, Pedestrian Overlay)
Approximately 1.2417 acres
January 21, 2020
Ordinance Book 62, Page 699

Petition No.: 2019-124
Petitioner: Gvest Capital, LLC

ORDINANCE NO. 9723-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-6 (CD) (office, conditional) and R-17MF (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:

[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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 699-700.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-124: Gvest Capital, LLC

Current Zoning: O-6(CD) (Office, Conditional), R-17MF (Multi-Family Residential)
Requested Zoning: UR-2(CD) (Urban Residential, Conditional)

Approximately 5.86 acres

Rezoning Map

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested UR-2(CD) from O-6(CD)
Requested UR-2(CD) from R-17MF

Zoning Classification

- Single Family
- Multi-Family
- Office
- Business

Map Created 12/5/2019
January 21, 2020
Ordinance Book 62, Page 701

Petition No.: 2019-125
Petitioner: SCOC-Mallard Crossing, LLC

ORDINANCE NO. 9724-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 (CD) (neighborhood business, conditional) to B-1 (CD) SPA (neighborhood business, conditional, site plan amendment).

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

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

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION

I, 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 January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 701-702.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
**2019-125: SCOC-Mallard Crossing, LLC**

**Current Zoning**  B-1(CD) (Neighborhood Business, Conditional)

**Requested Zoning**  B-1(CD) SPA (Neighborhood Business, Conditional, Site Plan Amendment)

Approximately 8.434 acres

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**Location of Requested Rezoning**

**Existing Zoning & Rezoning Request**

**Zoning Classification**

- Single Family
- Multi-Family
- Urban Residential
- Research
- Office
- Business

Requested B-1(CD) SPA from B-1(CD)

Map Created 11/14/2019
January 21, 2020
Ordinance Book 62, Page 703

Petition No.: 2019-127
Petitioner: Regal Estates, LLC

ORDINANCE NO. 9725-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

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 703-704.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-127: Regal Estates, LLC

Current Zoning  R-4 (Single Family Residential)
Requested Zoning  R-8MF (Multi-Family Residential)

Approximately 0.851 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

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

Map Created 9/16/2019
January 21, 2020
Ordinance Book 62, Page 705

Petition No.: 2019-129
Petitioner: Lee Mynhardt,
Mynhardt Investments, LLC

ORDINANCE NO. 9726-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

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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 705-706.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Seal]

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-129: Mynhardt Investments, LLC

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  R-6 (Single Family Residential)
Approximately 0.34 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

Multi-Family
Urban Residential
Business
Mixed Use

Map Created 9/16/2019
January 21, 2020
Ordinance Book 62, Page 707

Petition No.: 2019-130
Petitioner: Greenway Holdings, LLC

ORDINANCE NO. 9727-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 MUDD (CD) (mixed use development, conditional) to MUDD (CD) SPA (mixed use development, 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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 707-708.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-130: Greenway Holdings, LLC

Current Zoning  MUDD(CD) (Mixed Use Development District, Conditional)
Requested Zoning  MUDD(CD) SPA
(Mixed Use Development District, Conditional, Site Plan Amendment)
Approximately 0.43 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification
- Single Family
- Urban Residential
- Office
- Business
- Mixed Use

Map Created 9/16/2019
January 21, 2020
Ordinance Book 62, Page 709

Petition No.: 2019-131
Petitioner: Red Cedar Capital Partners

ORDINANCE NO. 9728-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

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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 709-710.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

Stephanie C. Kelly, City Clerk, MMC/NCCMC
2019-131: Red Cedar Capital Partners

Current Zoning: R-3 LWPA (Single Family Residential, Lake Wyline Protected Area)
Requested Zoning: R-4 LWPA (Single Family Residential, Lake Wyline Protected Area)

Approximately 8.57 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-4 LWPA from R-3 LWPA

Zoning Classification
- Single Family
- Institutional
- Commercial Center

Map Created 9/16/2019
January 21, 2020
Ordinance Book 62, Page 711

Petition No.: 2019-132
Petitioner: Lennar Multifamily Communities, LLC

ORDINANCE NO. 9629-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

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 711-712.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC NCCMC
2019-132: Lennar Multifamily Communities, LLC

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

Approximately 5.9 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Zoning Classification

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

Requested TOD-TR from I-2

Map Created 12/9/2019
January 21, 2020
Ordinance Book 62, Page 713

Petition No.: 2019-133
Petitioner: Greg Zanitsch, TBGC, LLC

ORDINANCE NO. 9730-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 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:

[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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 713-714.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-133: TBGC, LLC

Current Zoning  R-5 (Single Family Residential)
Requested Zoning  MUDD-O (Mixed Use Development District, Optional)

Approximately 0.2 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested MUDD-O from R-5

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

Map Created 9/16/2019
January 21, 2020
Ordinance Book 62, Page 715

Petition No.: 2019-134
Petitioner: DJ Family Farms, LLC

ORDINANCE NO. 9731-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

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 715-716.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCGMC
2019-134: DJ Family Farms, LLC

Current Zoning  R-3 LLWPA (Single Family Residential, Lower Lake Wylie Protected Area)
Requested Zoning  I-1 LLWPA (Light Industrial, Lower Lake Wylie Protected Area)

Approximately 1.27 acres

Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested I-1 LLWPA from R-3 LLWPA

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

Map Created 9/16/2019
January 21, 2020
Ordinance Book 62, Page 717

Petition No.: 2019-136
Petitioner: Venkata Ammi Reddy

ORDINANCE NO. 9732-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) AIR (office, conditional, airport noise overlay) to O-1 (CD) AIR SPA (office, conditional, airport noise overlay, site plan amendment) 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:

[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 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 717-718.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC

**Current Zoning** O-1(CD) AIR (Office District, Conditional, Airport Noise Overlay)

**Requested Zoning** O-1(CD) AIR SPA (Office District, Conditional, Airport Noise Overlay, Site Plan Amendment, with Five Year Vested Rights)

Approximately 1.895 acres

**Location of Requested Rezoning**

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**Rezoning Map**

- **Charlotte**
- **Planning, Design & Development**

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

**Existing Zoning & Rezoning Request**

- **Requested O-1(CD) AIR SPA 5 Year Vested from O-1(CD) AIR**

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

Map Created 10/1/2019
January 21, 2020
Ordinance Book 62, Page 719

Petition No.: 2019-137
Petitioner: Kinger Homes

ORDINANCE NO. 9733-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

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 719-720.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-137: Kinger Homes

Current Zoning  R-3 (Single Family Residential)
Requested Zoning  R-6(CD) (Single Family Residential, Conditional)

Approximately 9.62 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested R-6(CD) from R-3

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

Map Created 11/14/2019
January 21, 2020
Ordinance Book 62, Page 721

Petition No.: 2019-147
Petitioner: Guy Properties

ORDINANCE NO. 9734-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

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 721-722.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-147: Guy Properties

Current Zoning  MUDD-O (Mixed Use Development District, Optional)
Requested Zoning  TOD-NC (Transit Oriented Development - Neighborhood Center)

Approximately 0.4416 acres
Location of Requested Rezoning

Rezoning Map

Charlotte
PLANNING, DESIGN & DEVELOPMENT

2019-147
Inside City Limits
Parcel
LYNX Blue Line Station
Cross Charlotte Trail
LYNX Blue Line
Railway
Streams
FEMA Flood Plain
City Council District
1-Laken Egleston

Existing Zoning & Rezoning Request

Requested TOD-NC from MUDD-O

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

Map Created 10/15/2019
January 21, 2020
Ordinance Book 62, Page 723

Petition No.: 2019-149
Petitioner: Wood Partners

ORDINANCE NO. 9735-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

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 an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 21st day of January 2020, the reference having been made in Minute Book 149, and recorded in full in Ordinance Book 62, Page(s) 723-724.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 21st day of January 2020.

[Signature]
Stephanie C. Kelly, City Clerk, MMC, NCCMC
2019-149: Wood Partners

Current Zoning  TOD-M(O) (Transit Oriented Development-Mixed Use, Optional)
Requested Zoning  TOD-UC (Transit Oriented Development - Urban Center)

Approximately 2.8 acres
Location of Requested Rezoning

Existing Zoning & Rezoning Request

Requested TOD-UC from TOD-M(O)

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

Map Created 10/15/2019