

Petition No.: 2023-152
Petitioner: Sam's Commercial Properties,
LLC

ORDINANCE NO. 836-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 02919128, and further identified on the attached map from CC (Commercial Center) to CG (General Commercial).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

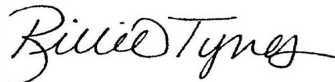


City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 309-310.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



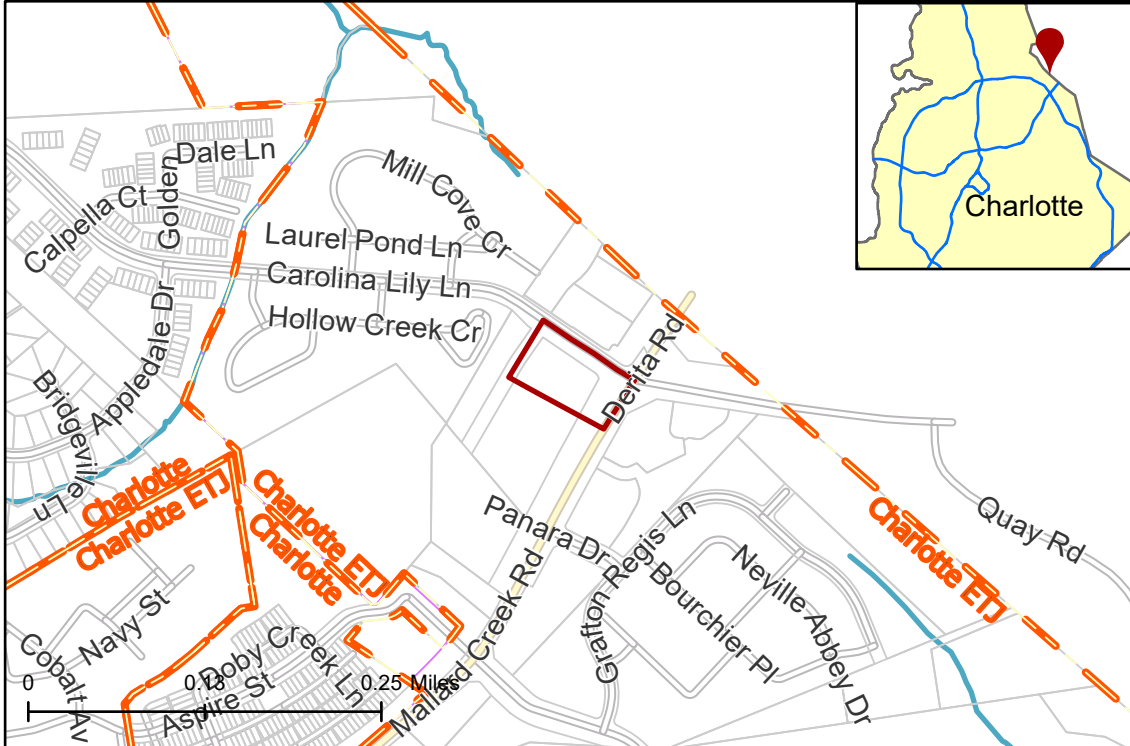
Billie Tynes, Deputy City Clerk

2023-152: Sam's Commercial Properties, LLC

Current Zoning CC (Commercial Center)
Requested Zoning CG (General Commercial)

Approximately 1.105 acres

Location of Requested Rezoning



Rezoning Map



- 2023-152
- Outside City Limits
- Parcel
- Streams

Adjacent to City Council District

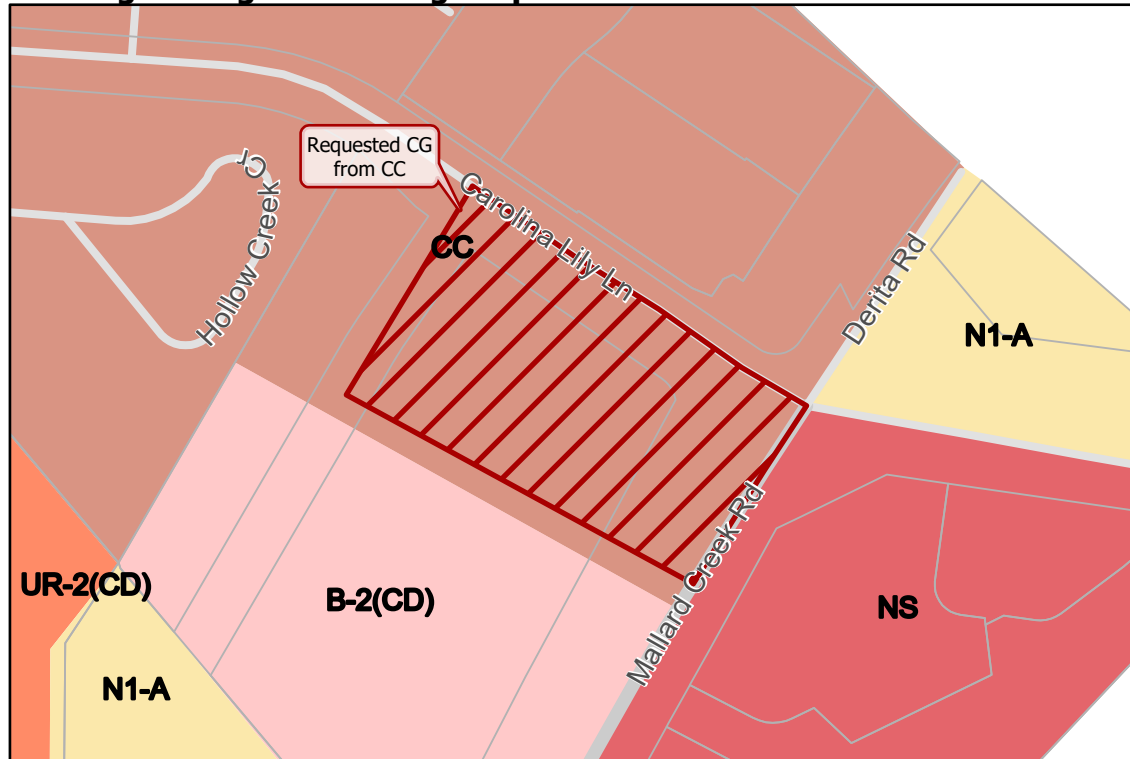
4-Renee Johnson

County Commissioner

1-Elaine Powell



Existing Zoning & Rezoning Request



Requested CG from CC

Zoning Classification

- Neighborhood 1
- Urban Residential
- Commercial
- Business
- Commercial Center



Map Created 12/5/2023

Petition No.: 2023-164
Petitioner: Eden Acquisitions LLC

ORDINANCE NO. 837-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 21912411, 21912419 and 21912114 (portion of), and further identified on the attached map from N1-A (Neighborhood 1-A), IC-1 (Institutional Campus-1) to N2-A (CD) (Neighborhood 2-A, 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

~~AP~~PROVED AS TO FORM:

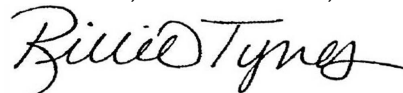


City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 311-312.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



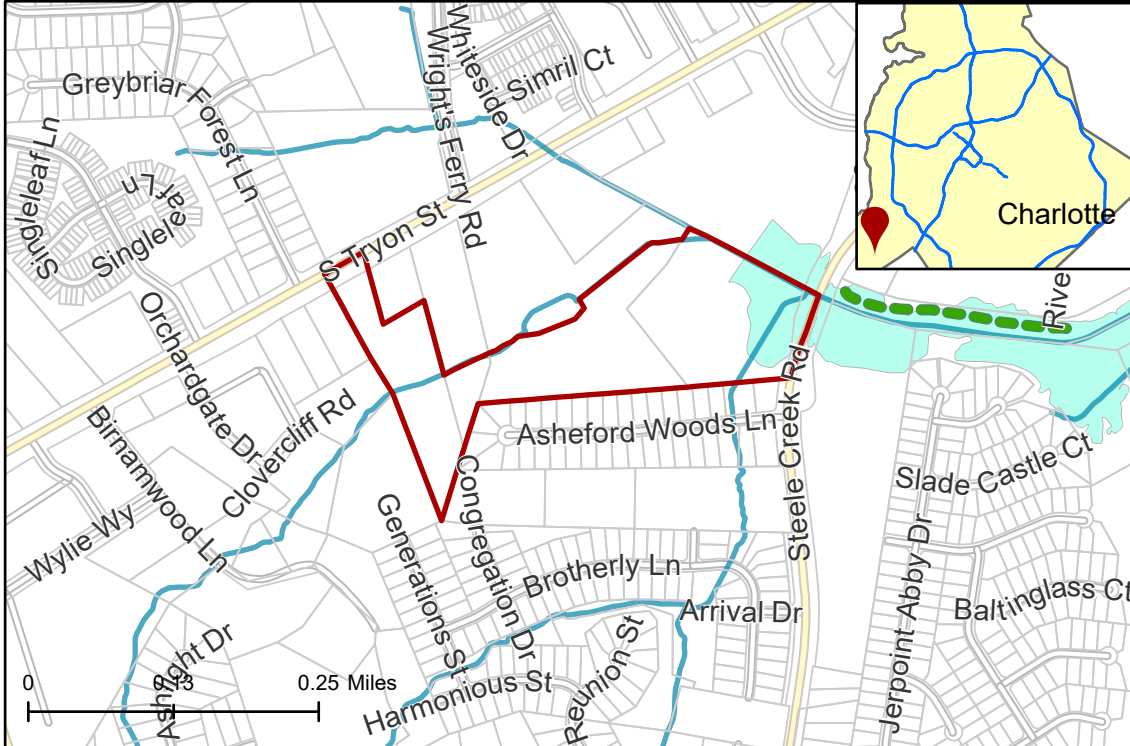
Billie Tynes, Deputy City Clerk

2023-164: Eden Acquisitions LLC

Current Zoning N1-A (Neighborhood 1-A), IC-1 (Institutional Campus-1)
Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 23.42 acres

Location of Requested Rezoning



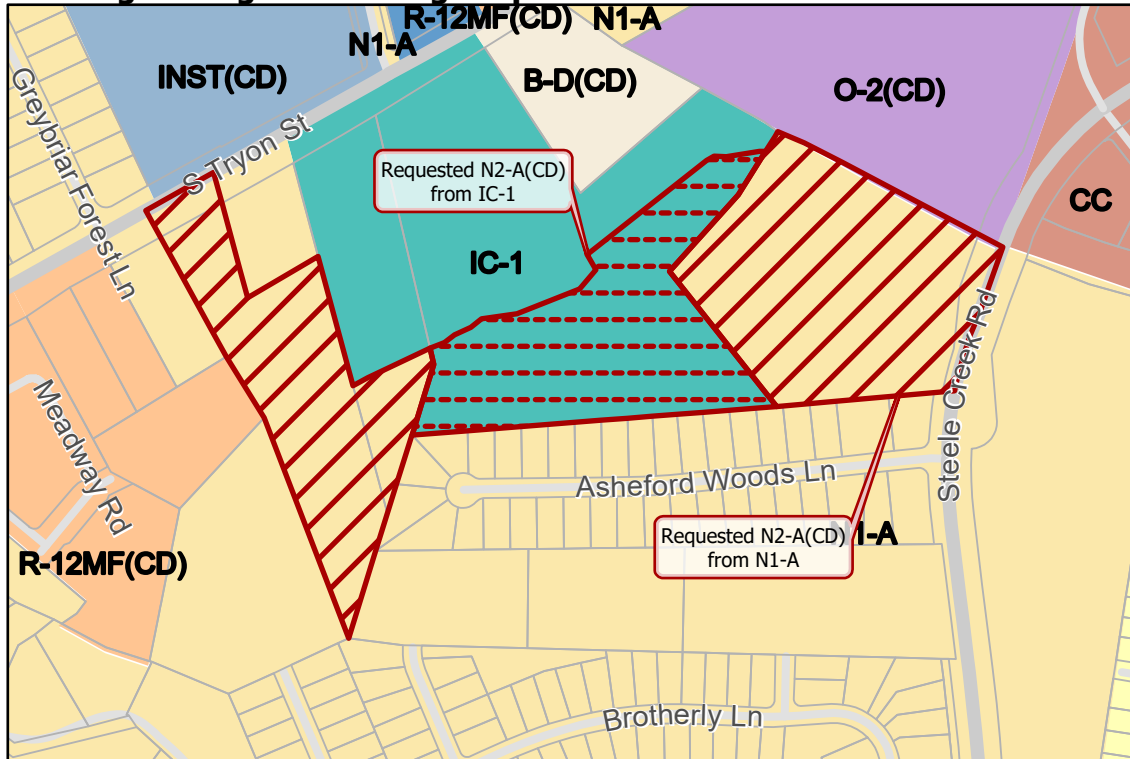
Rezoning Map



- 2023-164
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- City Council District**
- 3-Tiawana Brown



Existing Zoning & Rezoning Request



- Requested N2-A(CD) from N1-A
- Requested N2-A(CD) from IC-1
- Zoning Classification**
- Neighborhood 1
- Single Family
- Multi-Family
- Campus
- Institutional
- Office
- Commercial Center
- Business-Distribution
- Community Activity Center



Map Created 3/27/2024

Petition No.: 2024-013
Petitioner: Above and Beyond Students

ORDINANCE NO. 838-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 17113123, and further identified on the attached map from OFC (Office Flex Campus) to CAC-1 (Community Activity Center-1).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:



City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 313-314.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



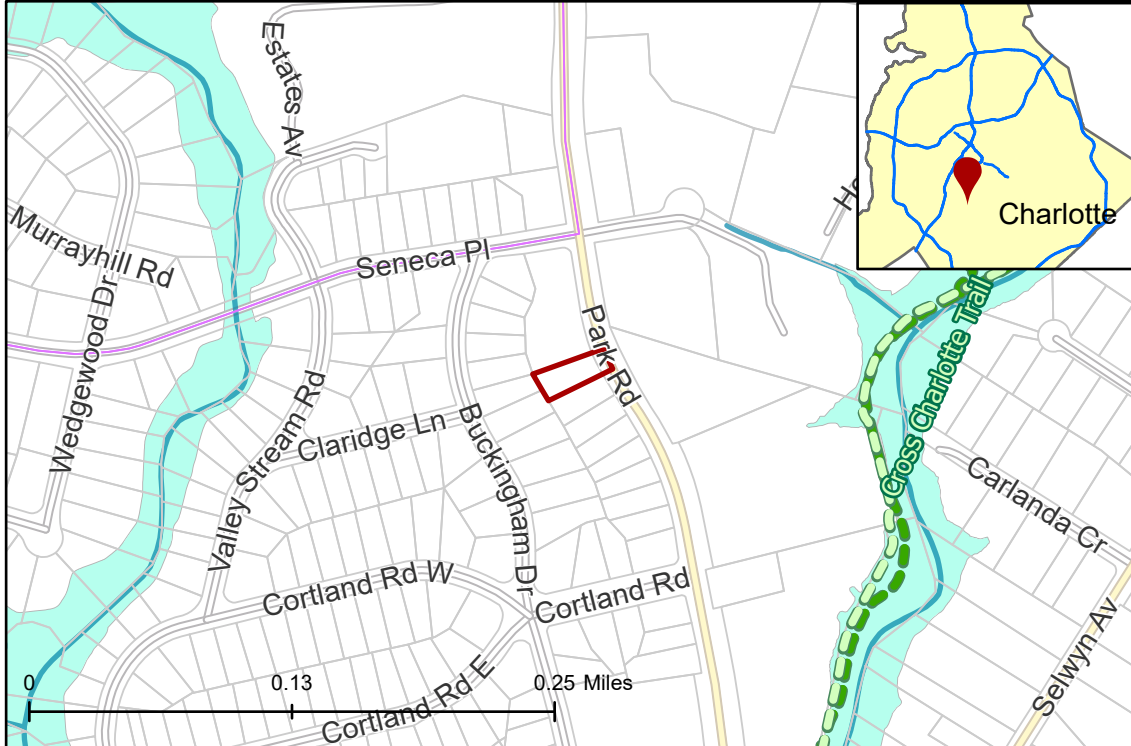
Billie Tynes, Deputy City Clerk

2024-013: Above and Beyond Students

Current Zoning OFC (Office Flex Campus)
Requested Zoning CAC-1 (Community Activity Center-1)

Approximately 0.24 acres

Location of Requested Rezoning



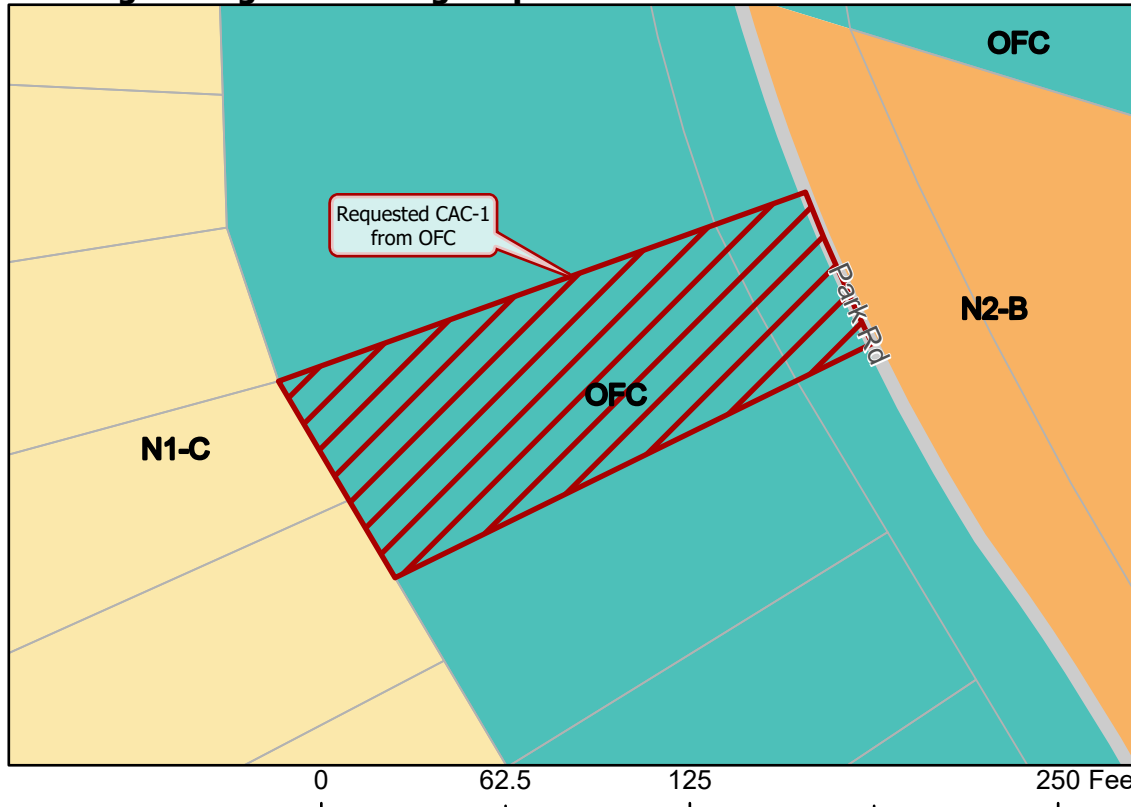
Rezoning Map



- 2024-013
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- City Council District**
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested CAC-1 from OFC
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Campus



Map Created 3/4/2024

Petition No.: 2024-030
Petitioner: Asana Partners LP

ORDINANCE NO. 839-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number portion of 18112403 and further identified on the attached map from CC (Community Center) to NC (Neighborhood Center).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:




City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 315-316.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



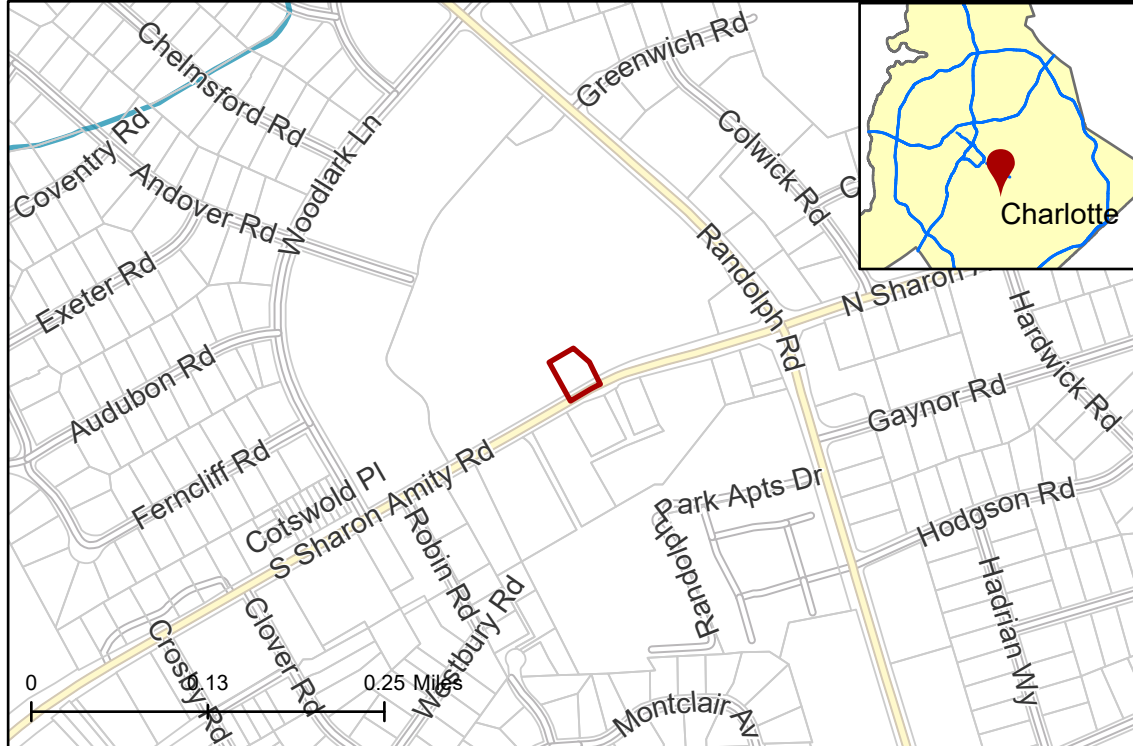
Billie Tynes, Deputy City Clerk

2024-030: Asana Partners LP

Current Zoning CC (Community Center)
Requested Zoning NC (Neighborhood Center)

Approximately 0.392 acres

Location of Requested Rezoning



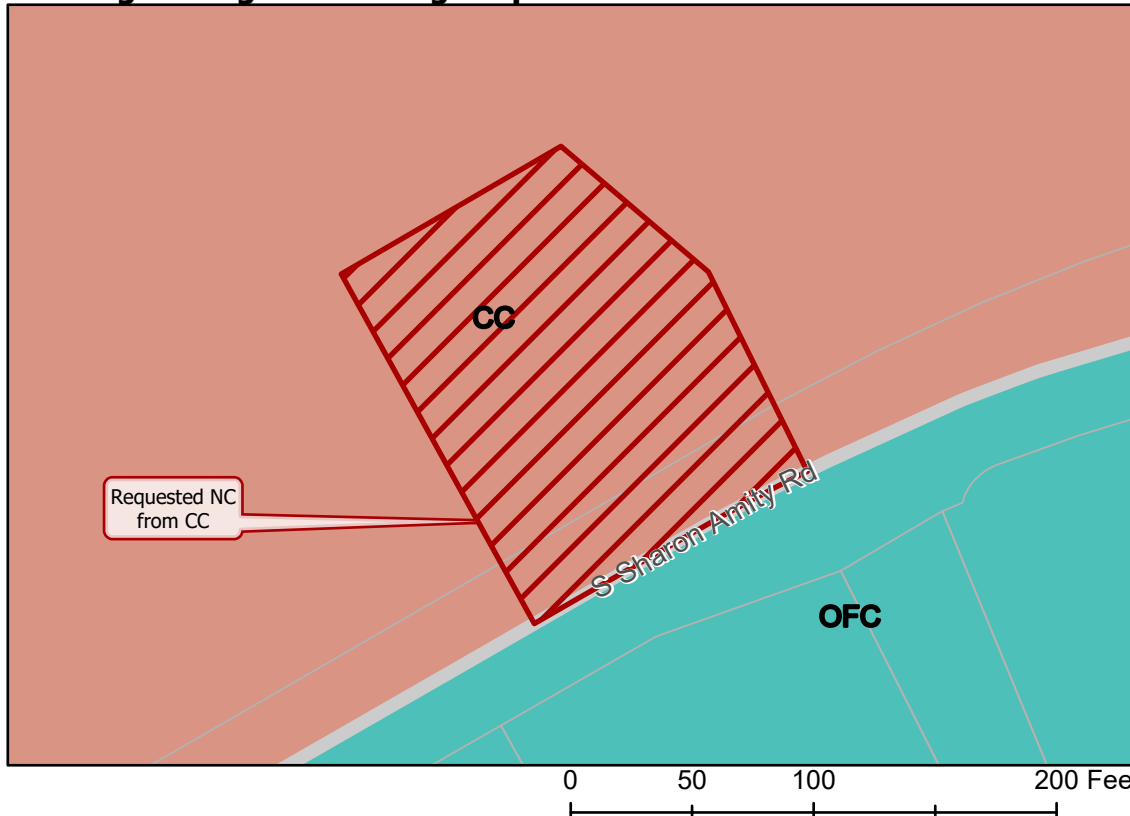
Rezoning Map



- 2024-030
- Inside City Limits
- Parcel
- Streams
- City Council District**
- 6-Tariq Bokhari



Existing Zoning & Rezoning Request



- Requested NC from CC
- Zoning Classification**
- Campus
- Commercial Center



Map Created 4/2/2024

Petition No.: 2024-032
Petitioner: Troy Knight

ORDINANCE NO. 840-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 07818209 and further identified on the attached map from NC (Neighborhood Center) to N2-B (Neighborhood 2-B).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:




City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 317-318.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



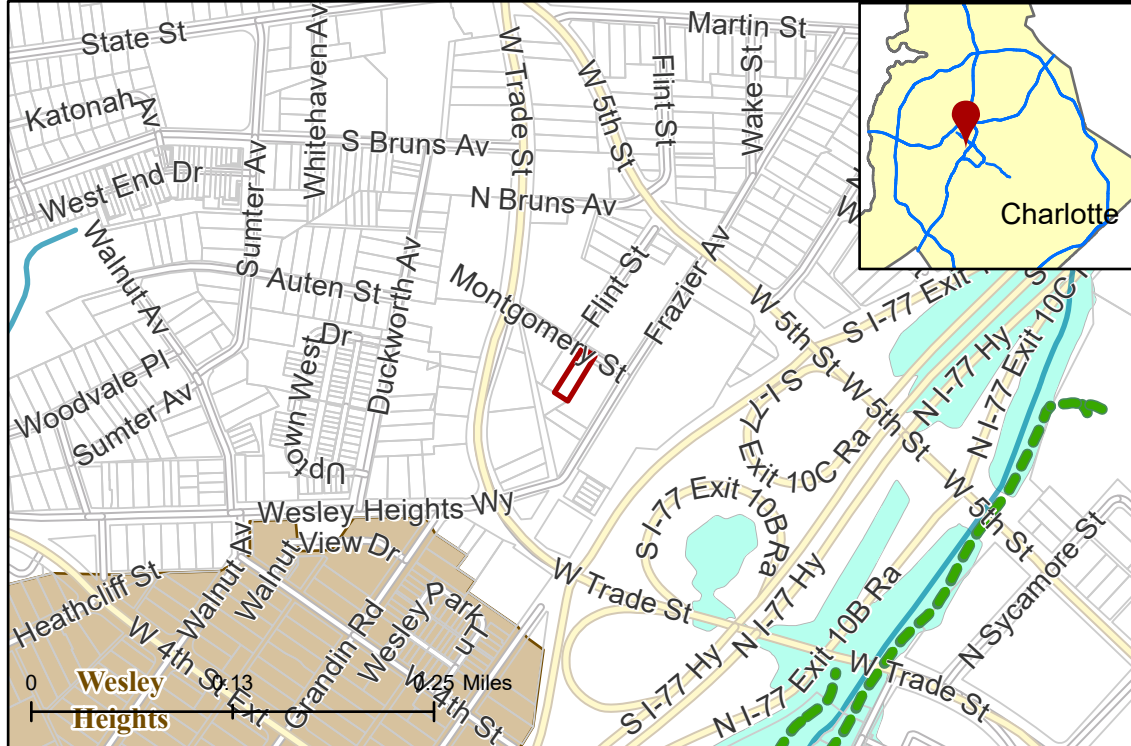
Billie Tynes, Deputy City Clerk

2024-032: Troy Knight

Current Zoning NC (Neighborhood Center)
Requested Zoning N2-B (Neighborhood 2-B)

Approximately 0.17 acres

Location of Requested Rezoning



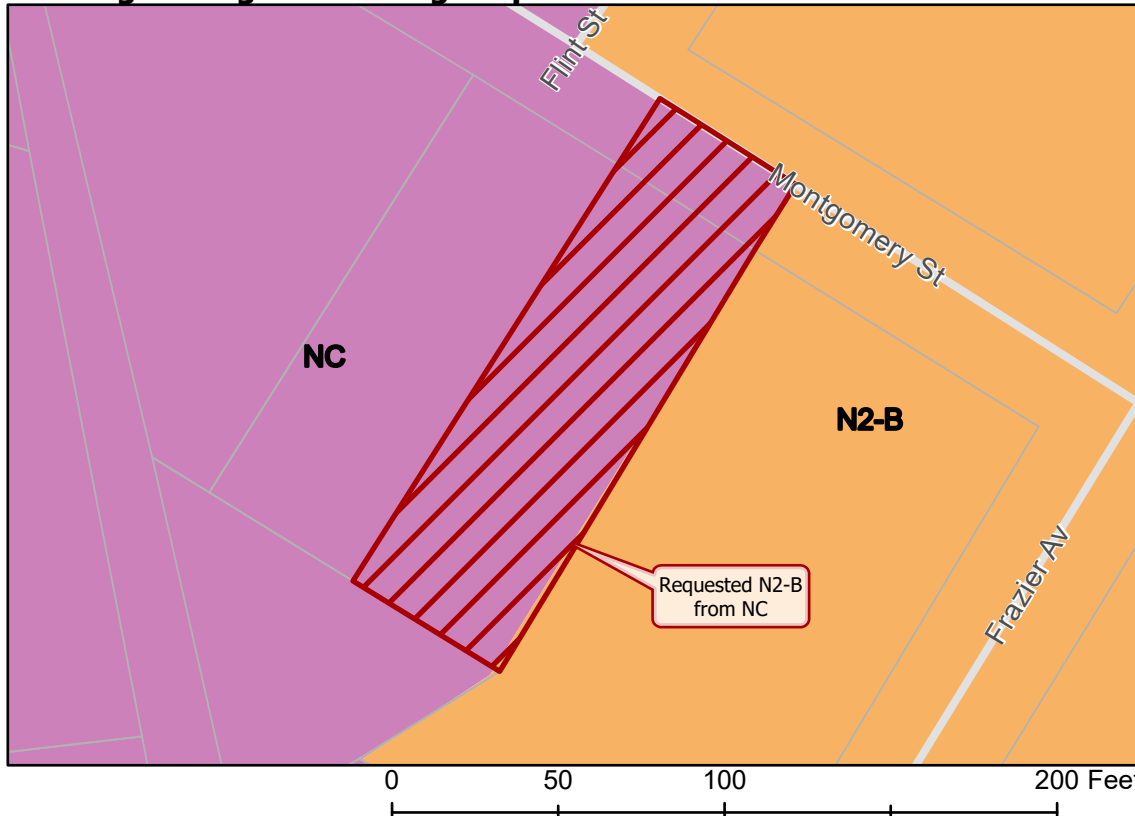
Rezoning Map



- 2024-032
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N2-B from NC
- Zoning Classification**
- Neighborhood 2
- Neighborhood Center



Petition No.: 2024-036
Petitioner: Julio Barriga

ORDINANCE NO. 841-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 06102411, and further identified on the attached map from N1-D (Neighborhood 1-D) to NC(CD) (Neighborhood Center, 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

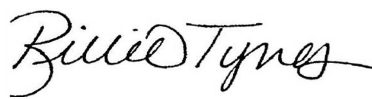


City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 319-320.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



Billie Tynes, Deputy City Clerk

2024-036: Julio Barriga

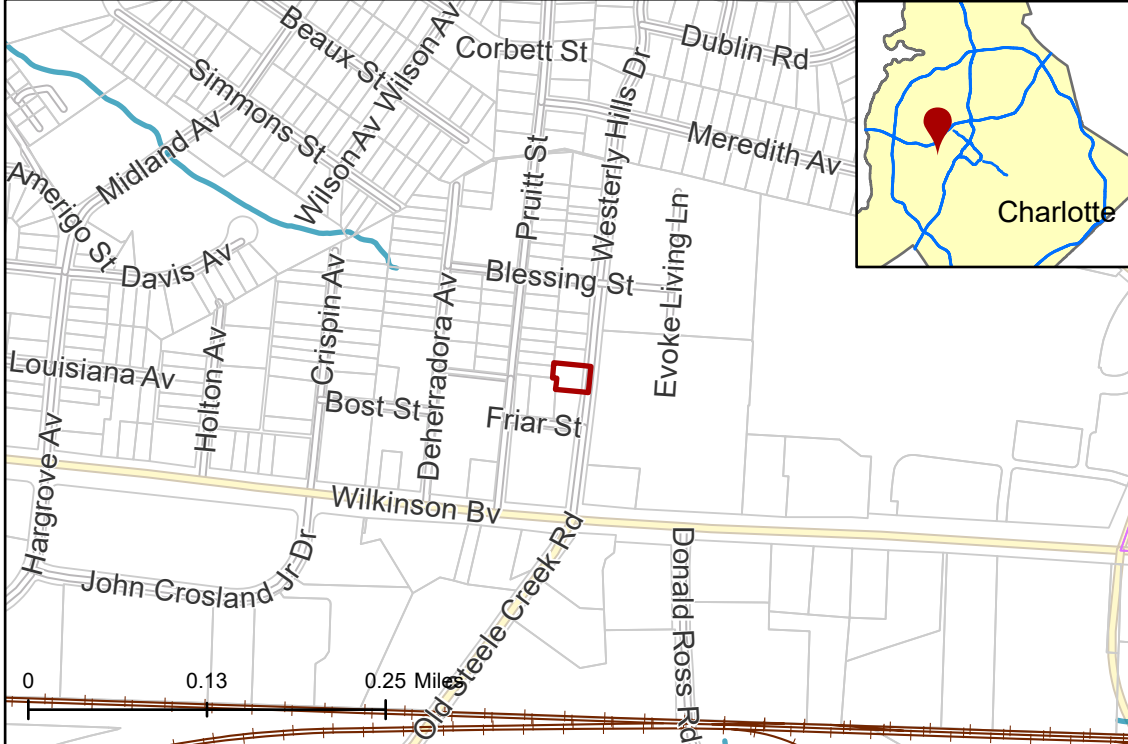
Rezoning Map

Current Zoning N1-D (Neighborhood 1-D)
Requested Zoning NC(CD) (Neighborhood Center, Conditional)



Approximately 0.23 acres

Location of Requested Rezoning

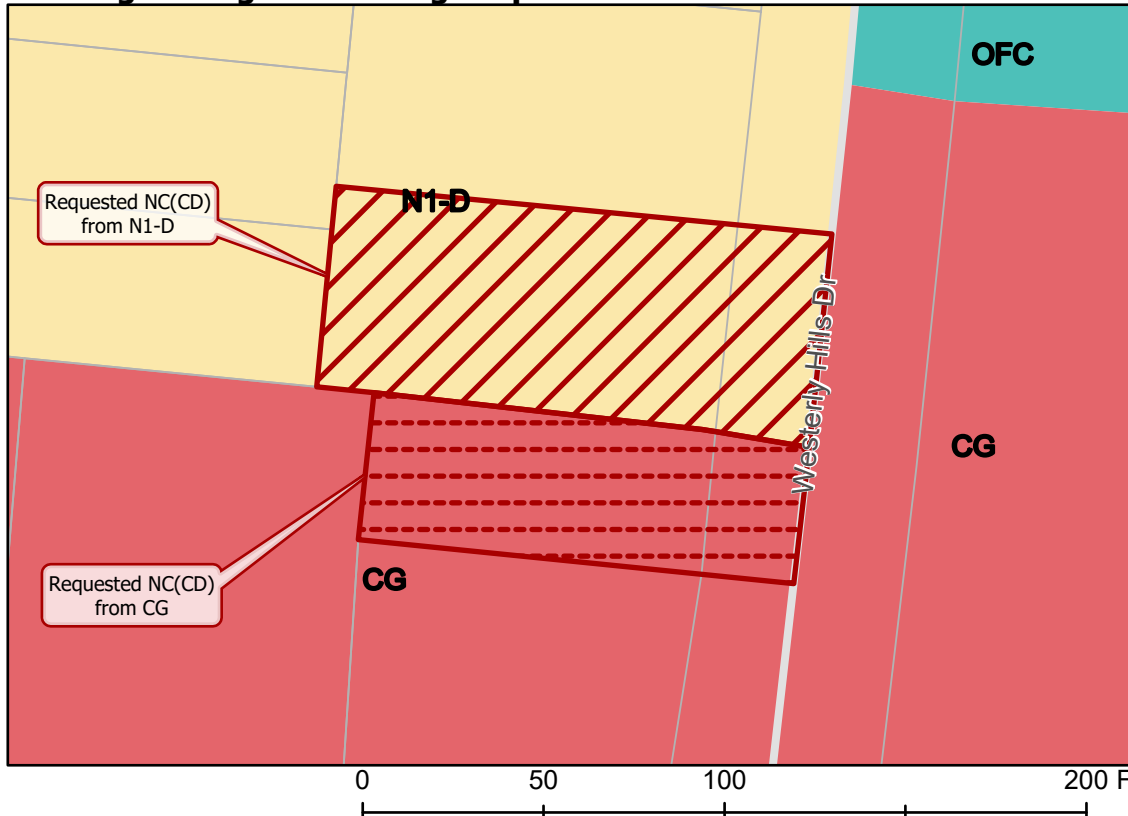


- 2024-036
- Inside City Limits
- Parcel
- Railway
- Streams

- City Council District
- 3-Tiawana Brown



Existing Zoning & Rezoning Request



- Requested NC(CD) from N1-D
- Requested NC(CD) from CG

- Zoning Classification
- Neighborhood 1
 - Campus
 - Commercial

Petition No.: 2024-038
Petitioner: Cambridge Properties, Inc.

ORDINANCE NO. 842-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04322129 and further identified on the attached map from CC (Community Center) to CG (General Commercial).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

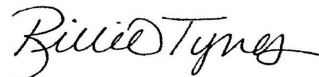


City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 321-322.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



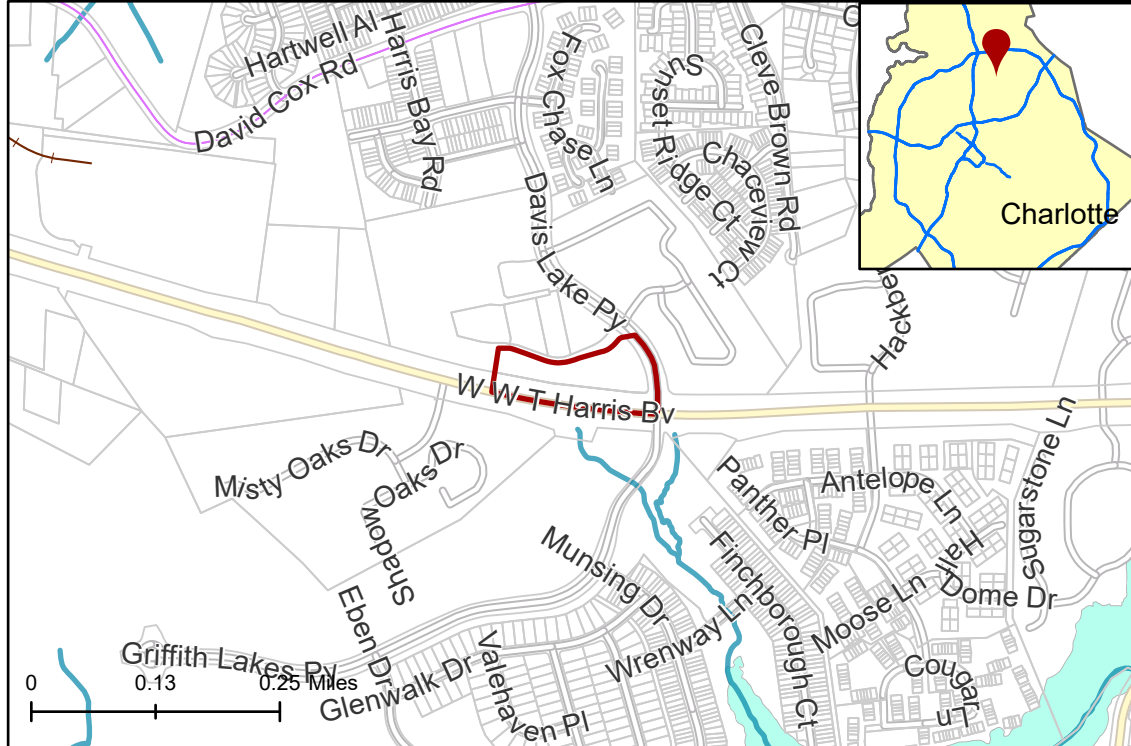
Billie Tynes, Deputy City Clerk

2024-038: Cambridge Properties, Inc.

Current Zoning CC (Community Center)
Requested Zoning CG (General Commercial)

Approximately 3.02 acres

Location of Requested Rezoning



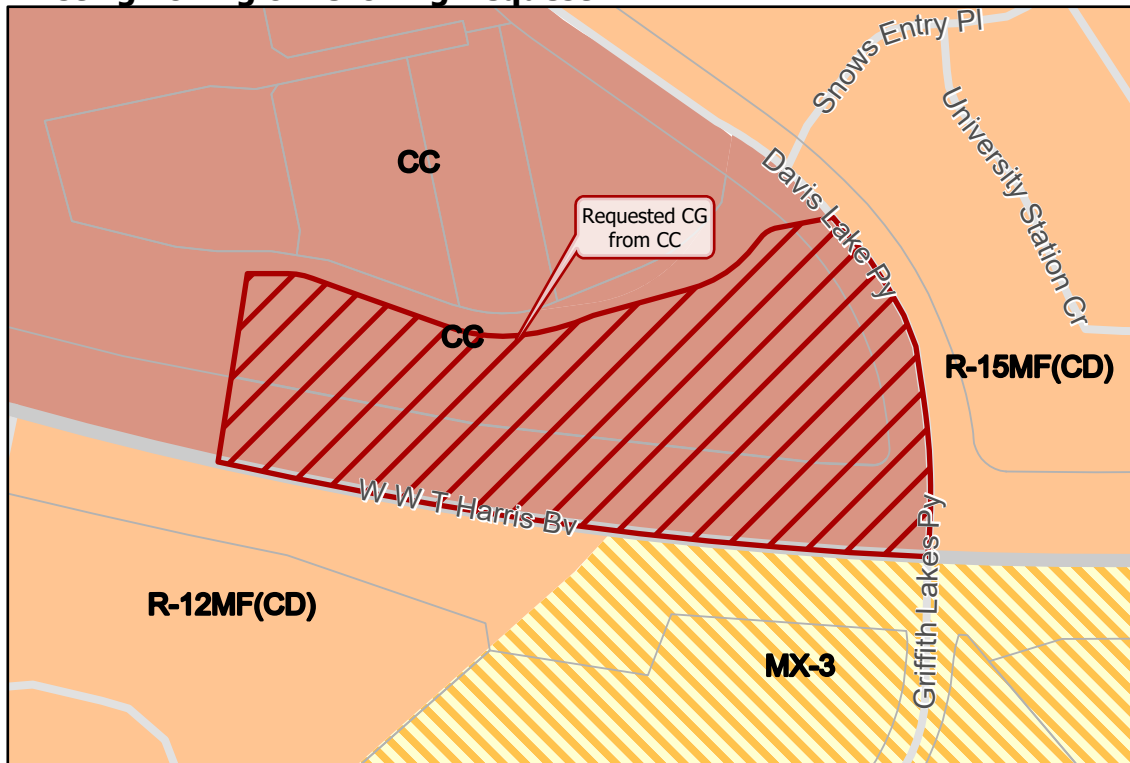
Rezoning Map



- 2024-038
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested CG from CC
- Zoning Classification**
- Multi-Family
- Mixed Residential
- Commercial Center



Map Created 4/2/2024

Petition No.: 2024-041
Petitioner: McAlway Road Ventures, LLC

ORDINANCE NO. 843-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04322129 and further identified on the attached map from OFC (Office Flex Campus) and N2-B (Neighborhood 2-B) to N2-B (Neighborhood 2-B).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

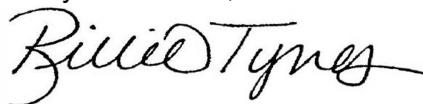


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



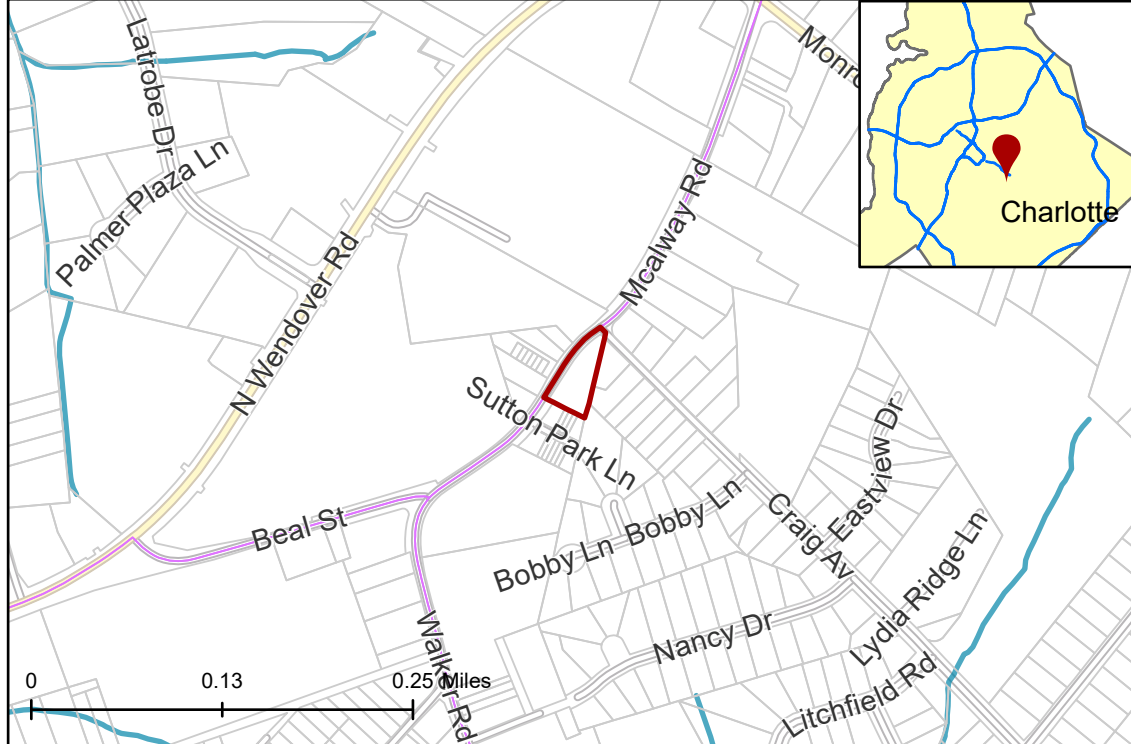
Billie Tynes, Deputy City Clerk

2024-041: McAlway Road Ventures, LLC

Current Zoning OFC (Office Flex Campus), N2-B (Neighborhood 2-B)
Requested Zoning N2-B (Neighborhood 2-B)

Approximately 0.548 acres

Location of Requested Rezoning



Rezoning Map



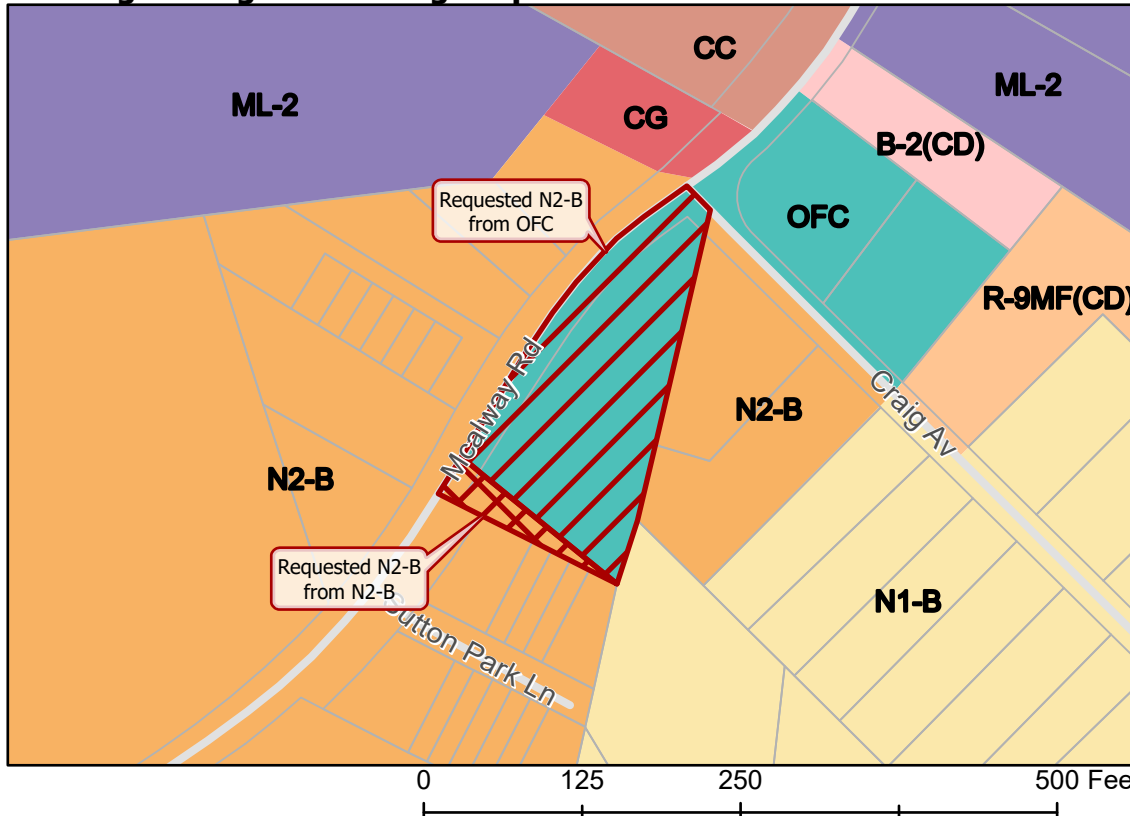
- 2024-041
- Inside City Limits
- Parcel
- Streams

City Council District

- 5-Marjorie Molina



Existing Zoning & Rezoning Request



- Requested N2-B from OFC
- Requested N2-B from N2-B

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Campus
- Commercial
- Business
- Commercial Center
- Manufacturing & Logistics



Map Created 6/11/2024

Petition No.: 2024-022
Petitioner: QTR Development Partners & Sunset Road Partners LLC

ORDINANCE NO. 844-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 03703102, 03703113, and further identified on the attached map from N1-A (Neighborhood 1-A) to N2-A(CD) (Neighborhood 2-A, 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:




City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 325-326.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.



Billie Tynes, Deputy City Clerk

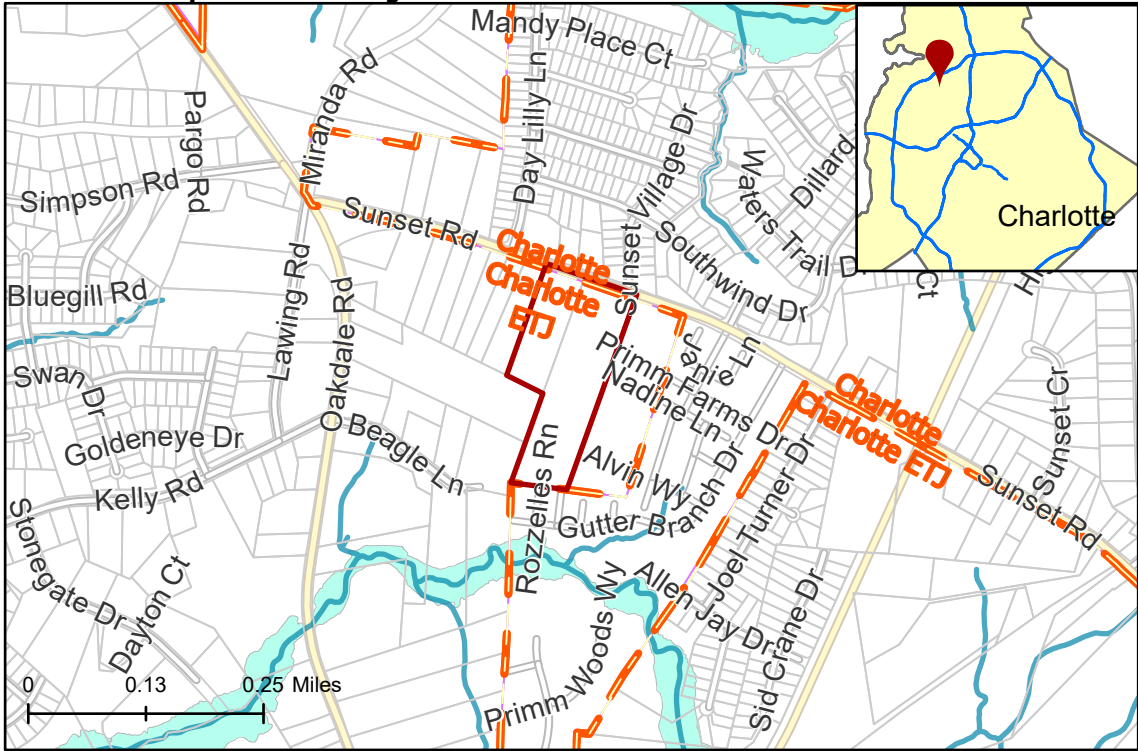
2024-022: QTR Development Partners & Sunset Road Partners LLC

Rezoning Map

Current Zoning N1-A (Neighborhood 1-A)
Requested Zoning N2-A(CD) (Neighborhood 2-A, Conditional)



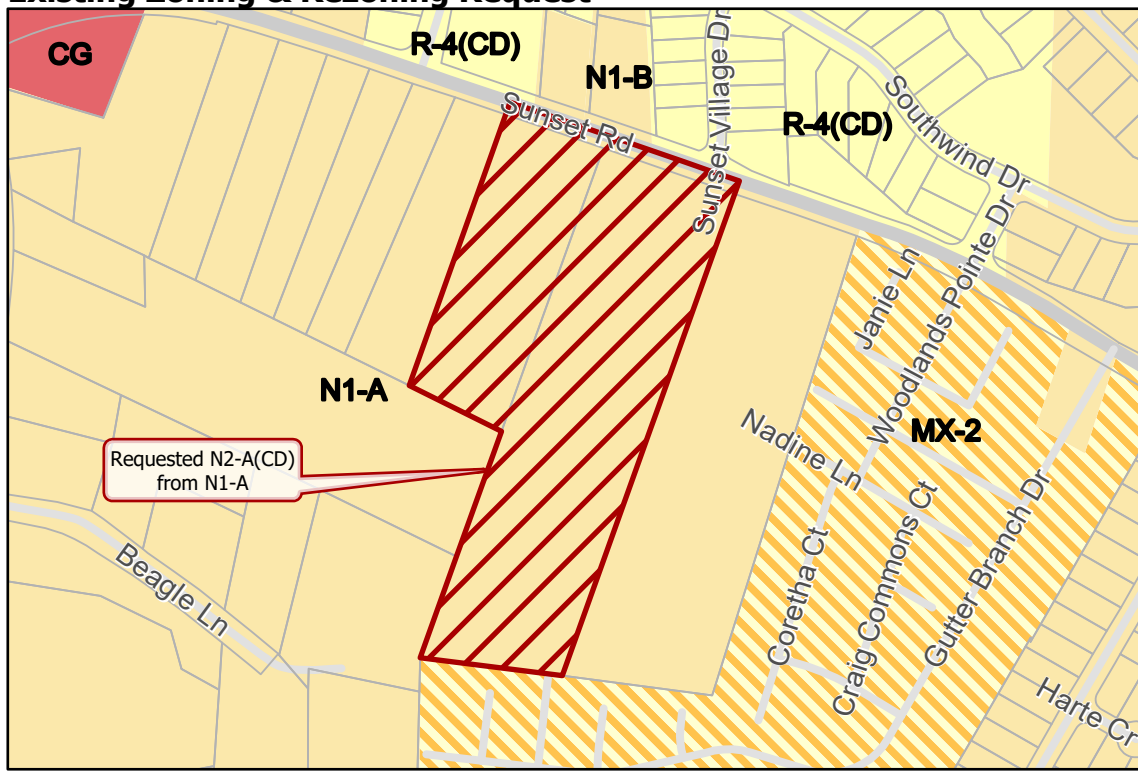
Approximately 12.11 acres
Location of Requested Rezoning



- 2024-022
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested N2-A(CD) from N1-A
- Zoning Classification**
- Neighborhood 1
- Single Family
- Mixed Residential
- Commercial



Petition No.: 2024-029
Petitioner: Embrey Development Company

ORDINANCE NO. 845-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 02506206, 02506209, and further identified on the attached map from OFC (Office Flex Campus) to IMU(CD) (Innovation 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.

SEE ATTACHED MAP

Section 3. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

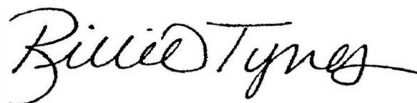


City Attorney

CERTIFICATION

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WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.

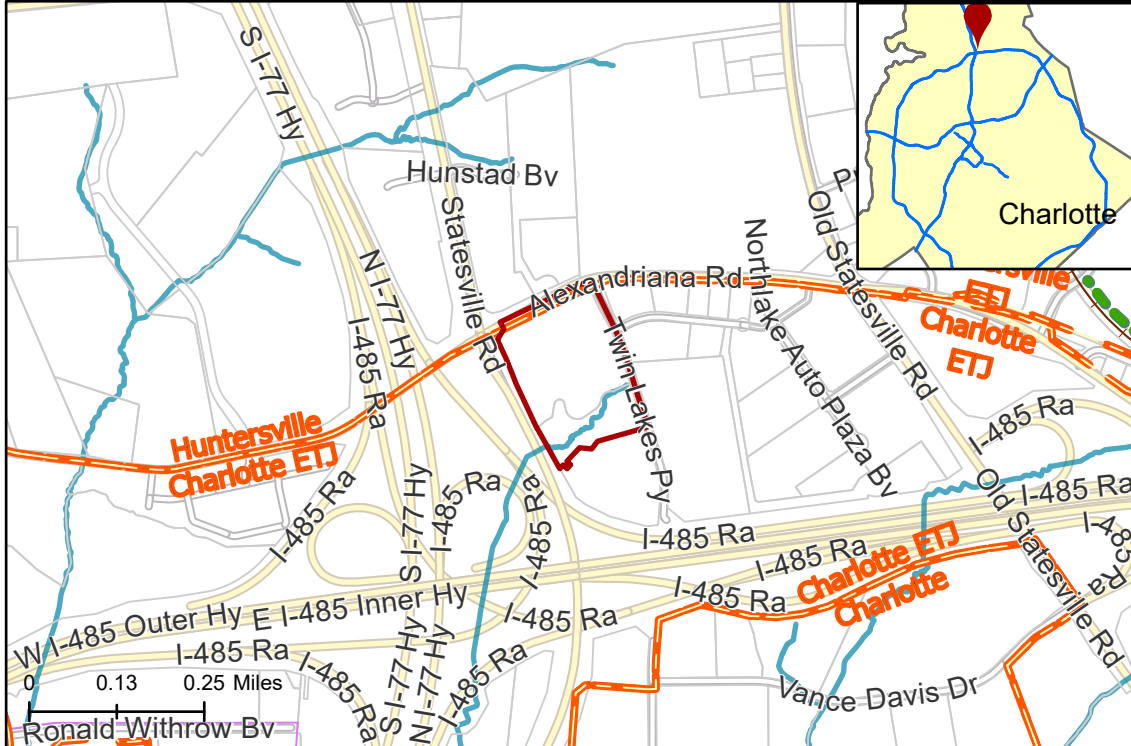


Billie Tynes, Deputy City Clerk

2024-029: Embrey Development Company

Current Zoning OFC (Office Flex Campus)
Requested Zoning IMU(CD) (Innovation Mixed Use, Conditional)

Approximately 19.81 acres
Location of Requested Rezoning



Rezoning Map

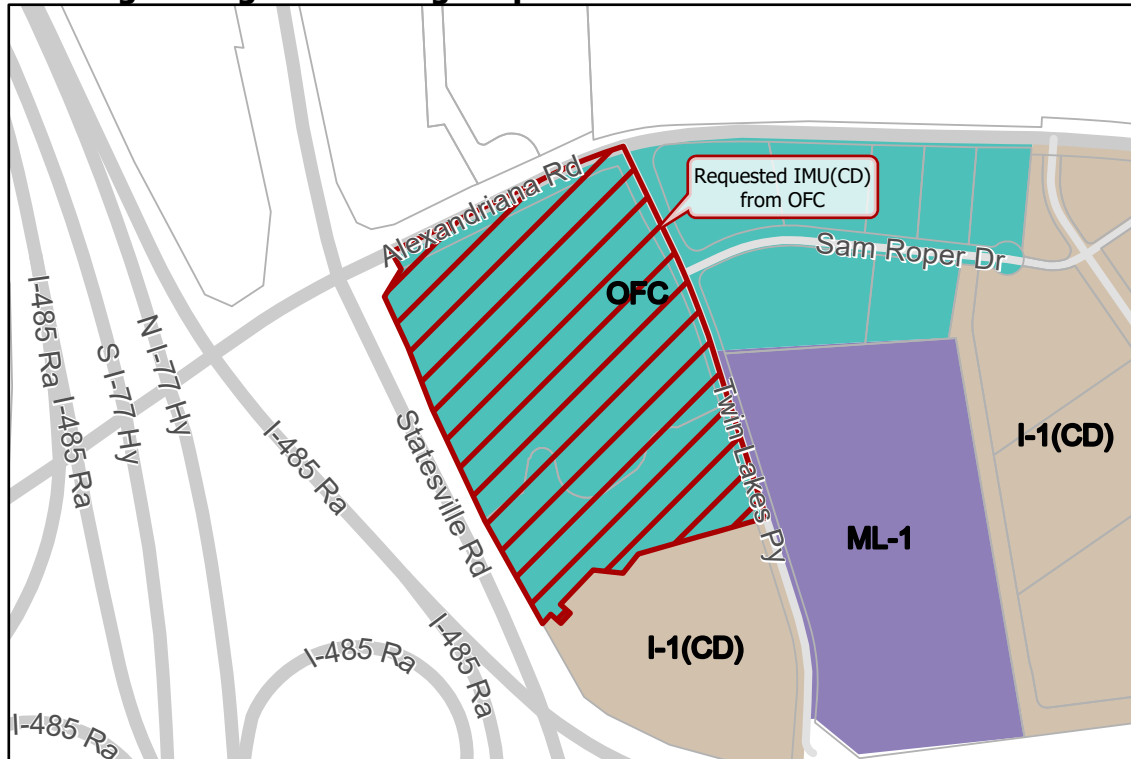


- 2024-029
- Outside City Limits
- Parcel
- Greenway
- Railway
- Streams

- Adjacent to
 City Council District
- 4-Renee Johnson
- County Commissioner
- 1-Elaine Powell



Existing Zoning & Rezoning Request



- Requested IMU(CD) from OFC

Zoning Classification

- Campus
- Manufacturing & Logistics
- Light Industrial



Petition No.: 2024-039
Petitioner: Gethsemane Cemetery and Memorial Gardens

ORDINANCE NO. 846-Z

ZONING REGULATIONS

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 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 04724102, 04701101, 04701102, 04701106, 04701107, 04701139 and further identified on the attached map from N1-B (Neighborhood 1-B) to IC-1 (Institutional Campus-1).

SEE ATTACHED MAP

Section 2. This ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

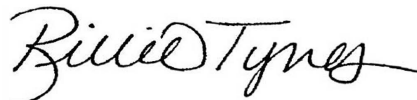


City Attorney

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 19th day of August 2024, the reference having been made in Minute Book 159, and recorded in full in Ordinance Book 67, Page(s) 329-330.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 19th day of August, 2024.

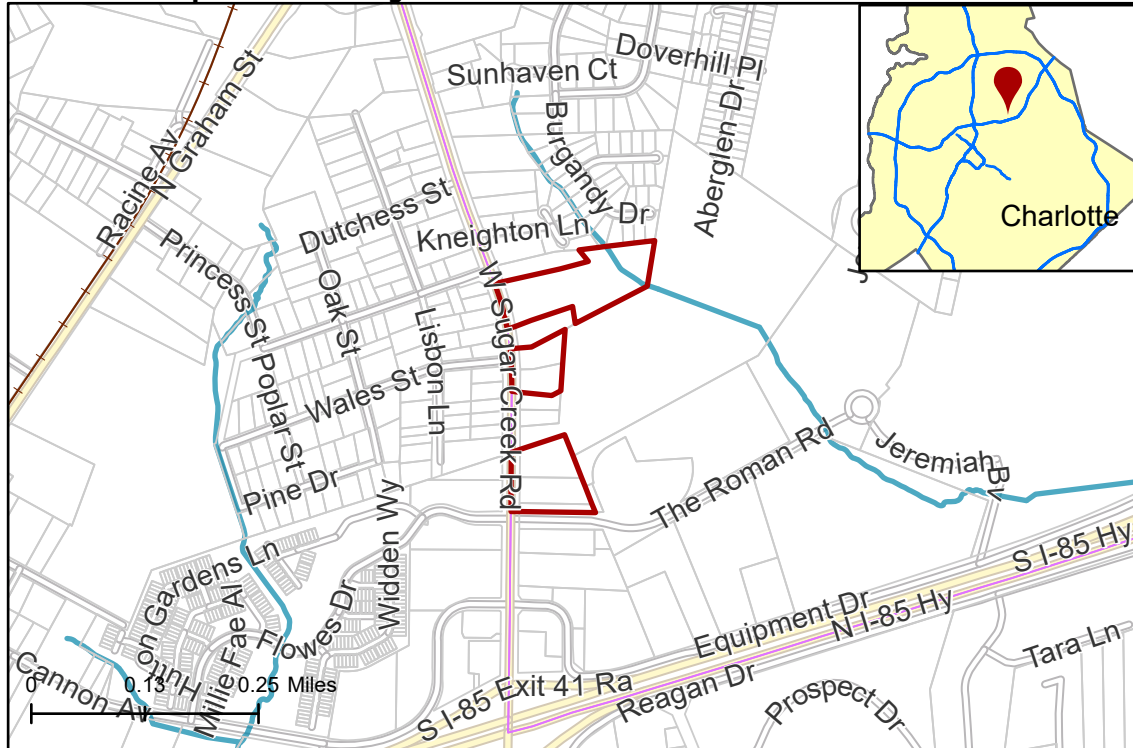


Billie Tynes, Deputy City Clerk

2024-039: Gethsemane Cemetery and Memorial Gardens

Current Zoning N1-B (Neighborhood 1-B)
Requested Zoning IC-1 (Institutional Campus-1)

Approximately 10.654 acres
Location of Requested Rezoning



Rezoning Map



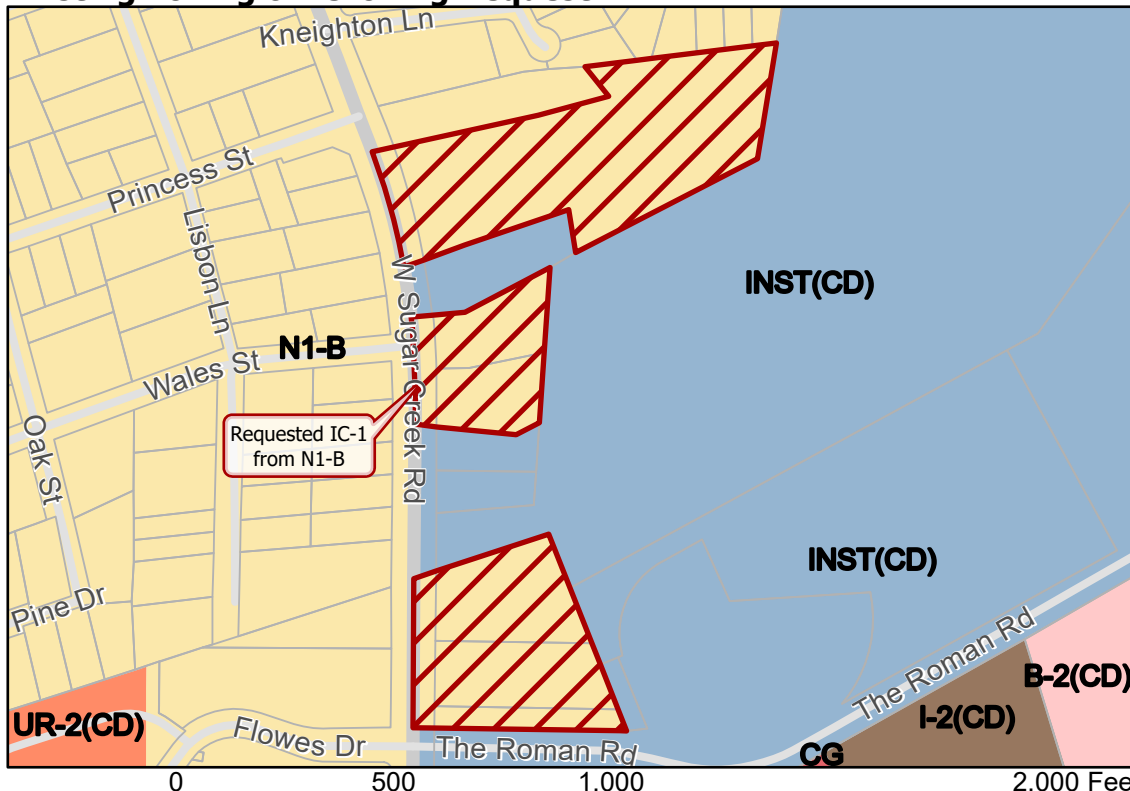
- 2024-039
- Inside City Limits
- Parcel
- Railway
- Streams

City Council District

- 4-Reneé Johnson



Existing Zoning & Rezoning Request



- Requested IC-1 from N1-B
- #### Zoning Classification
- Neighborhood 1
 - Urban Residential
 - Institutional
 - Commercial
 - Business
 - General Industrial

