

Petition No.: 2025-004
Petitioner: The Charlotte-Mecklenburg Hospital Authority

ORDINANCE NO. 1086-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 12305403 and further identified on the attached map NC (Neighborhood Center) to CAC-2(CD) (Community Activity Center-2, 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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 192-193.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.




Billie Tynes, Deputy City Clerk, NCCMC

2025-004: The Charlotte-Mecklenburg Hospital Authority

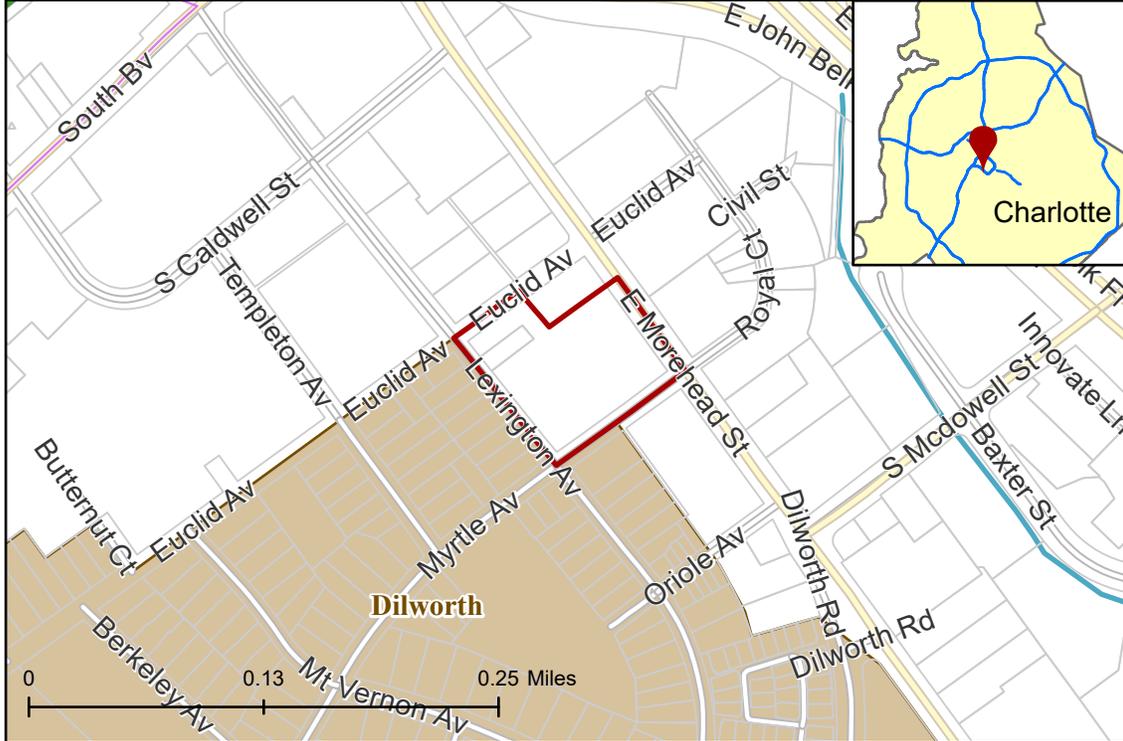
Parcel(s) 12305403

Current Zoning NC (Neighborhood Center)

Requested Zoning CAC-2(CD) (Community Activity Center-2, Conditional)

Approximately 3.14 acres

Location of Requested Rezoning



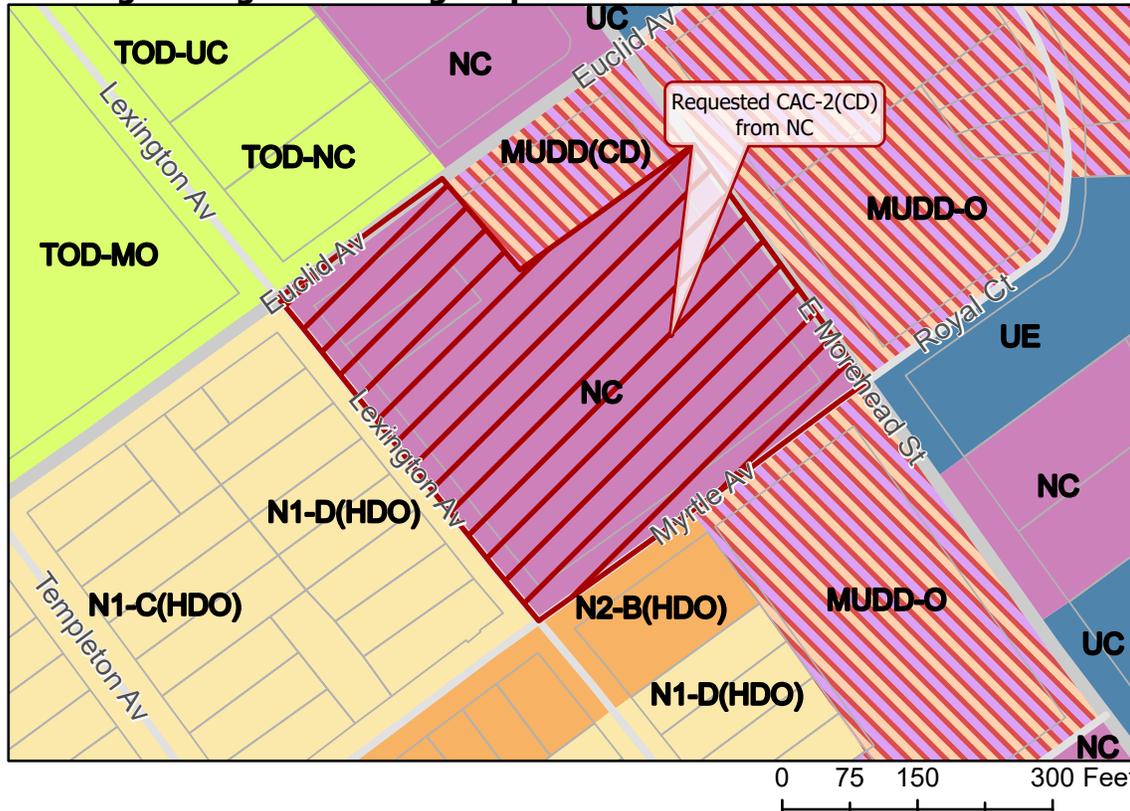
Rezoning Map



- 2025-004
- Inside City Limits
- Parcel
- Greenway
- Streams
- Historic Districts
- City Council District**
- 1-Danté Anderson



Existing Zoning & Rezoning Request



- Requested CAC-2(CD) from NC
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Regional Activity Center
- Mixed Use
- Neighborhood Center
- Transit-Oriented



Map Created 1/22/2025

Petition No.: 2025-078
Petitioner: Image Custom Homes LLC

ORDINANCE NO. 1087-Z

ZONING REGULATIONS

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

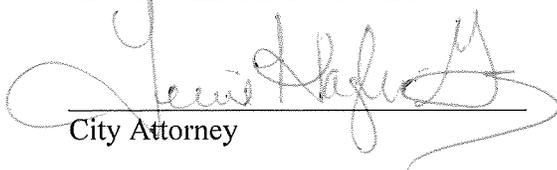
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 15720604 and further identified on the attached map from N1-A (Neighborhood 1-A) to N1-C (Neighborhood 1-C).

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 194-195.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.




Billie Tynes, Deputy City Clerk, NCCMC

2025-078: Image Custom Homes LLC

Parcel(s):
15720604

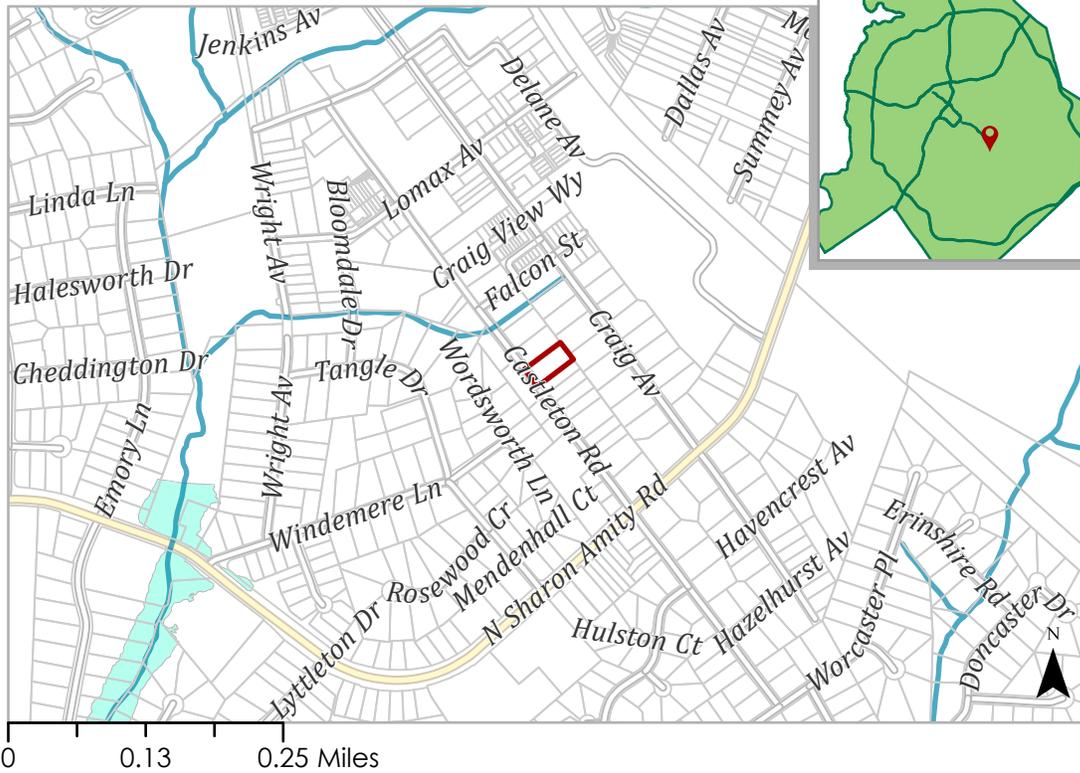
Current Zoning:
N1-A (Neighborhood 1-A)

Requested Zoning:
N1-C (Neighborhood 1-C)

Size:
Approximately 0.455 acres

February 16, 2026
Ordinance Book 69, Page 195
Ordinance No. 1087-Z

Location of Requested Rezoning



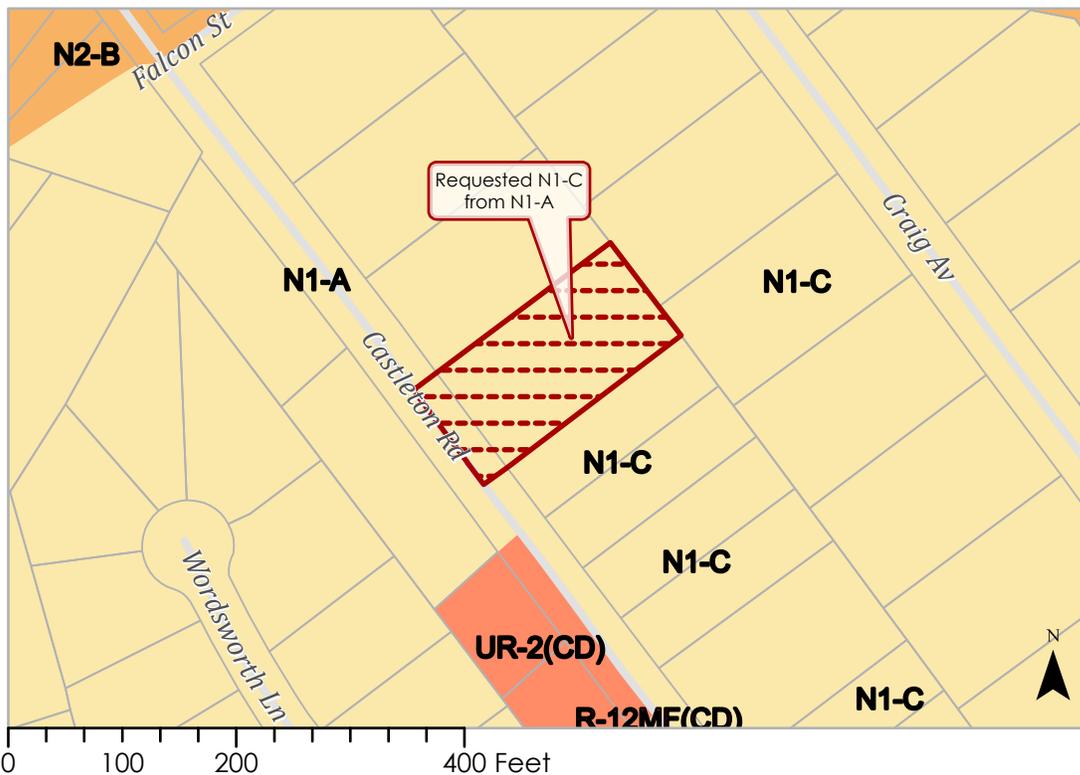
Rezoning Area

-  2025-078
-  Inside City Limits
-  Parcel
-  Streams
-  FEMA Flood Plain

City Council District:

-  5-J.D. Mazuera Arias

Existing Zoning & Rezoning Request



Zoning Classification

-  Neighborhood 1
-  Neighborhood 2
-  Multi-Family
-  Urban Residential
-  Requested N1-C from N1-A

Petition No.: 2025-096
Petitioner: Justin Berry

ORDINANCE NO. 1088-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 07107212 and further identified on the attached map from ML-2 (Manufacturing and Logistics-2) to N1-D (Neighborhood 1-D).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

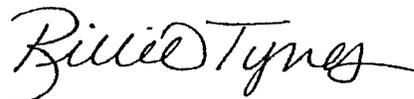


City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 196-197.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.



Billie Tynes, Deputy City Clerk, NCCMC

2025-096: Justin Berry

Parcel(s) 07107212

Current Zoning ML-2 (Manufacturing and Logistics-2)

Requested Zoning N1-D (Neighborhood 1-D)

Approximately 0.207 acres

Location of Requested Rezoning

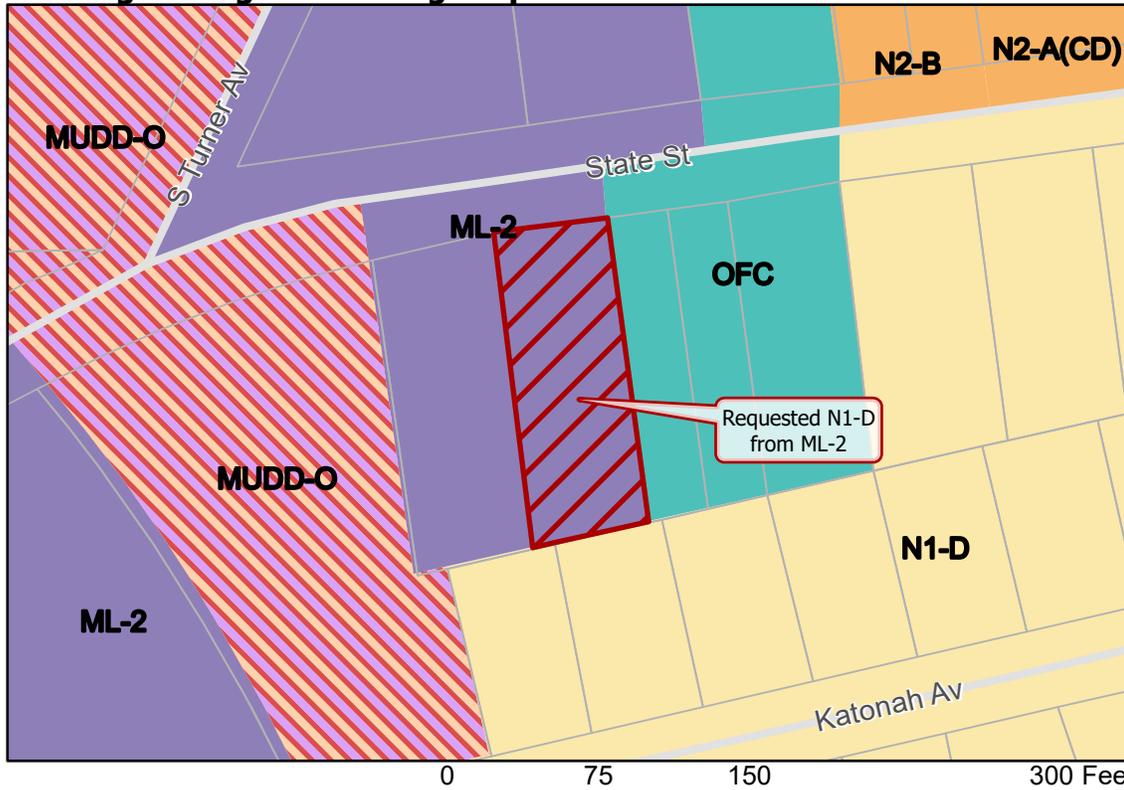


Rezoning Map



- 2025-096
- Inside City Limits
- Parcel
- Greenway
- Streams
- FEMA Flood Plain
- Historic Districts
- City Council District**
- 2-Malcolm Graham

Existing Zoning & Rezoning Request



- Requested N1-D from ML-2
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Campus
- Manufacturing & Logistics
- Mixed Use



Map Created 8/22/2025

Petition No.: 2025-102
Petitioner: Olympia & Wright Homes

ORDINANCE NO. 1089-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:

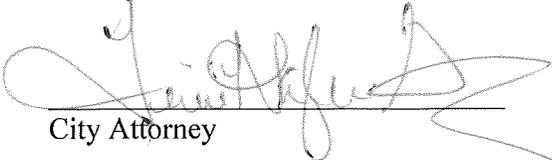
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 05511107, 05511130, and further identified on the attached map CG (General Commercial) to N1-E(CD) (Neighborhood 1-E, 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:



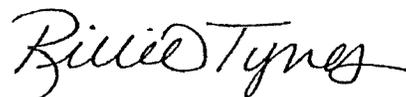
City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 198-199.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-102: Olympia & Wright Homes

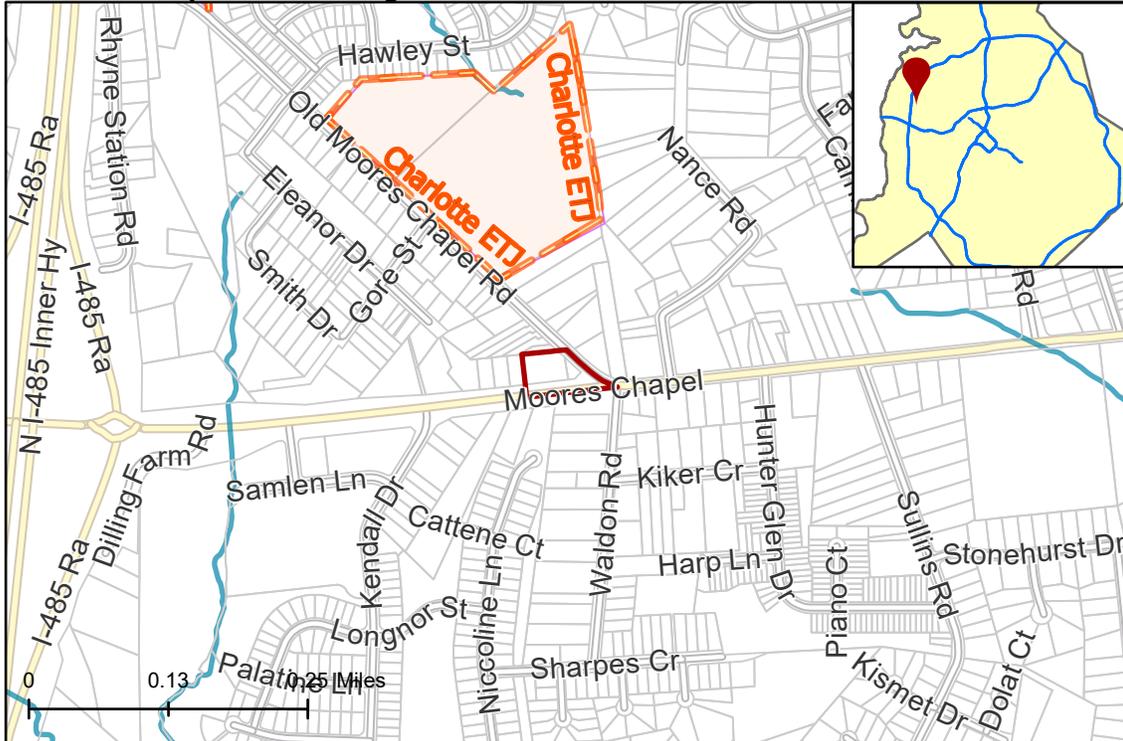
Parcel(s) 05511107, 05511130

Current Zoning CG (General Commercial)

Requested Zoning N1-E(CD) (Neighborhood 1-E, Conditional)

Approximately 0.78 acres

Location of Requested Rezoning



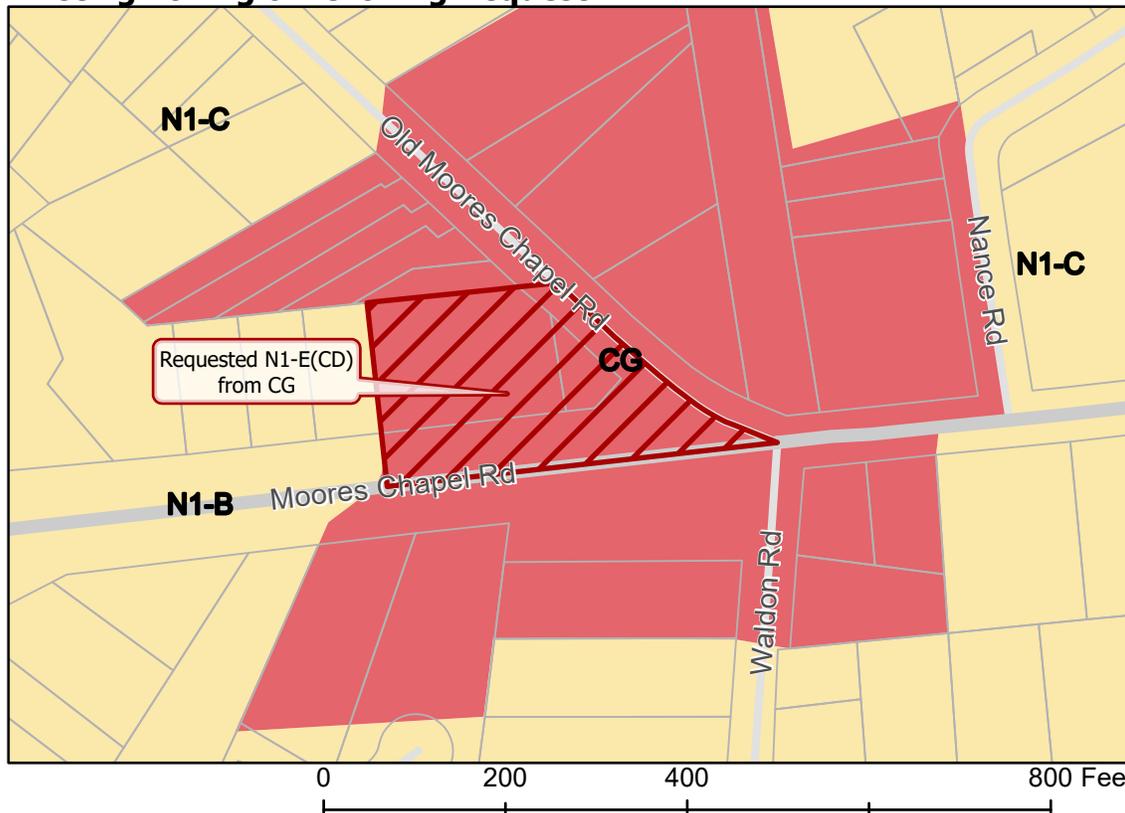
Rezoning Map



- 2025-102
- Inside City Limits
- Parcel
- Streams

- City Council District
- 3-Tiawana Brown

Existing Zoning & Rezoning Request



- Requested N1-E(CD) from CG
- Zoning Classification
- Neighborhood 1
 - Commercial



Petition No.: 2025-111
Petitioner: Quiktrip Corporation

ORDINANCE NO. 1090-Z

ZONING REGULATIONS

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

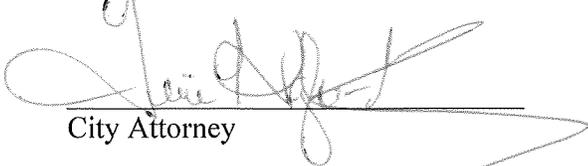
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 numbers 03725802, 03725803, 03725804, and further identified on the attached map from MHP (Manufactured Home Park District) to ML-1 (Manufacturing and Logistics-1).

SEE ATTACHED MAP

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

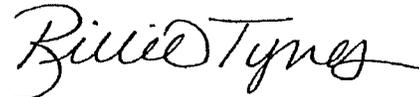
APPROVED AS TO FORM:


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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 200-201.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.



Billie Tynes, Deputy City Clerk, NCCMC



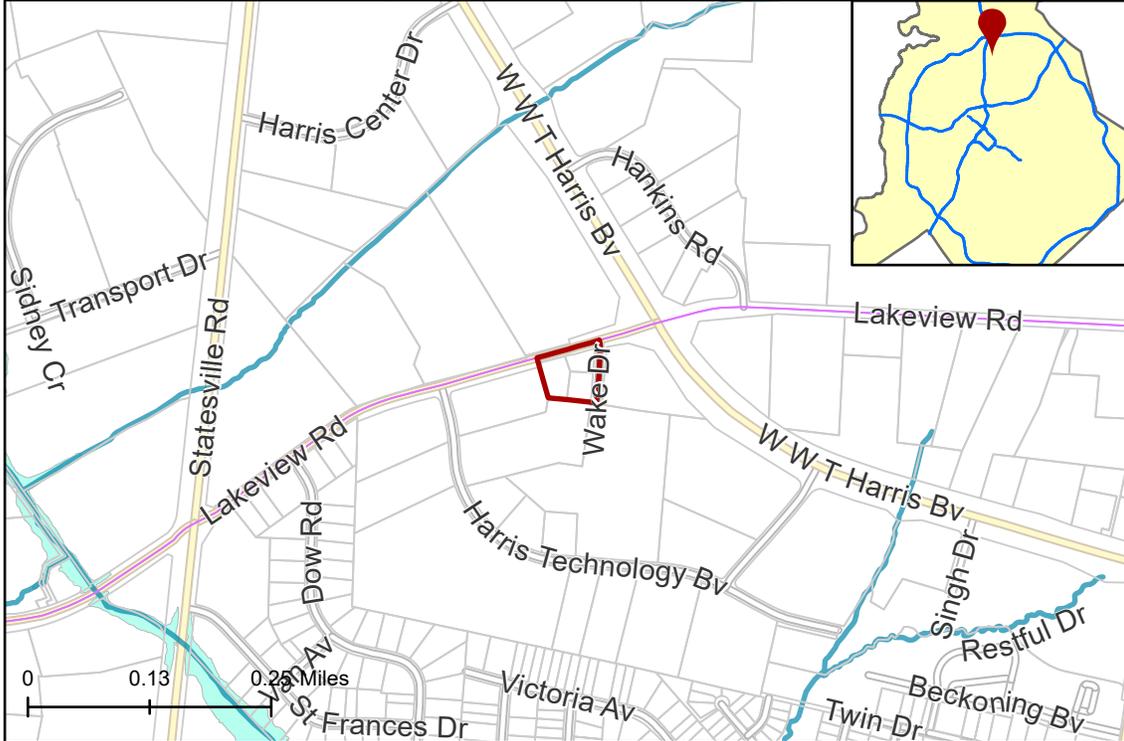
2025-111: Quiktrip Corporation

Parcel(s) 03725802, 03725803, 03725804

Current Zoning MHP (Manufactured Home Park District)
Requested Zoning ML-1 (Manufacturing and Logistics-1)

Approximately 1.485 acres

Location of Requested Rezoning

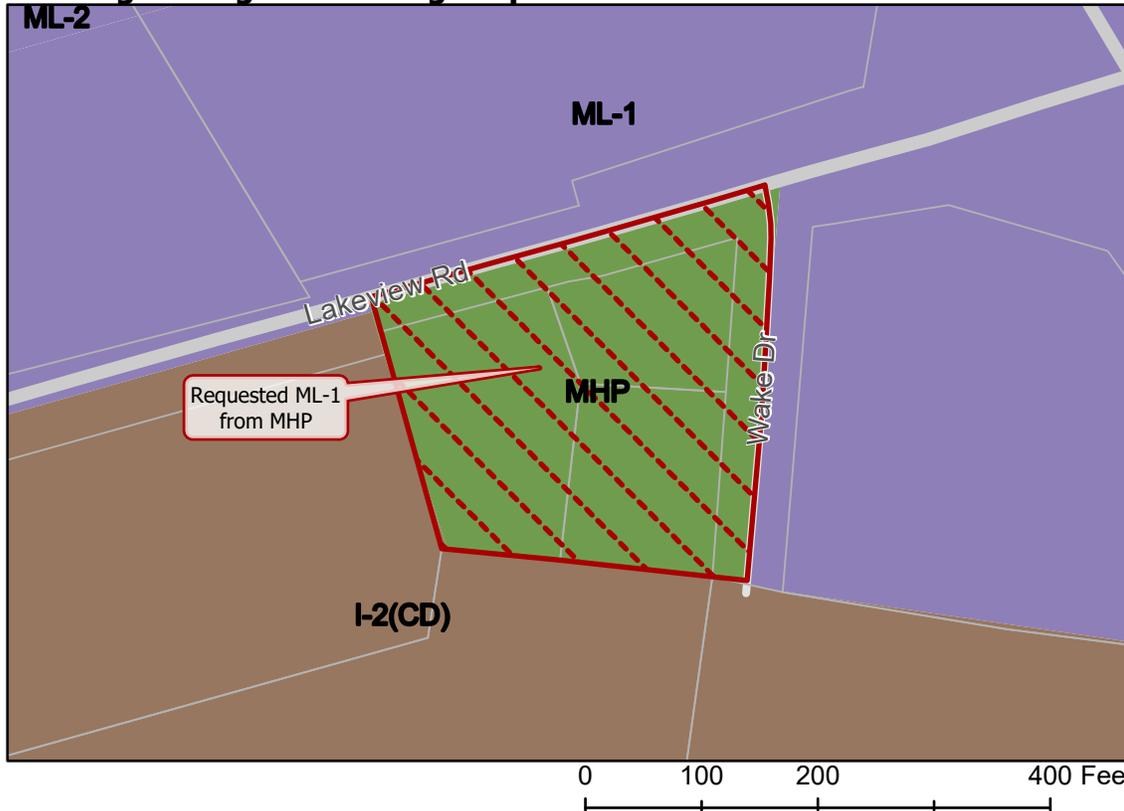


Rezoning Map



- 2025-111
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
2-Malcolm Graham

Existing Zoning & Rezoning Request



- Requested ML-1 from MHP
- Manufactured Home
- Manufacturing & Logistics
- General Industrial



Petition No.: 2025-112
Petitioner: Alexander-Myers Family, LLC

ORDINANCE NO. 1091-Z

ZONING REGULATIONS

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

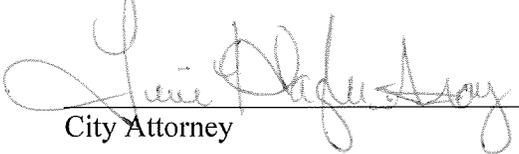
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 03720304, 03720340, and further identified on the attached map from I-2(CD) (General Industrial, Conditional) to ML-2 (Manufacturing and Logistics-2).

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 202-203.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.




Billie Tynes, Deputy City Clerk, NCCMC

2025-112: Alexander-Myers Family, LLC

Parcel(s) 03720304, 03720340

Current Zoning I-2(CD) (General Industrial, Conditional)

Requested Zoning ML-2 (Manufacturing and Logistics-2)

Approximately 0.82 acres

Location of Requested Rezoning

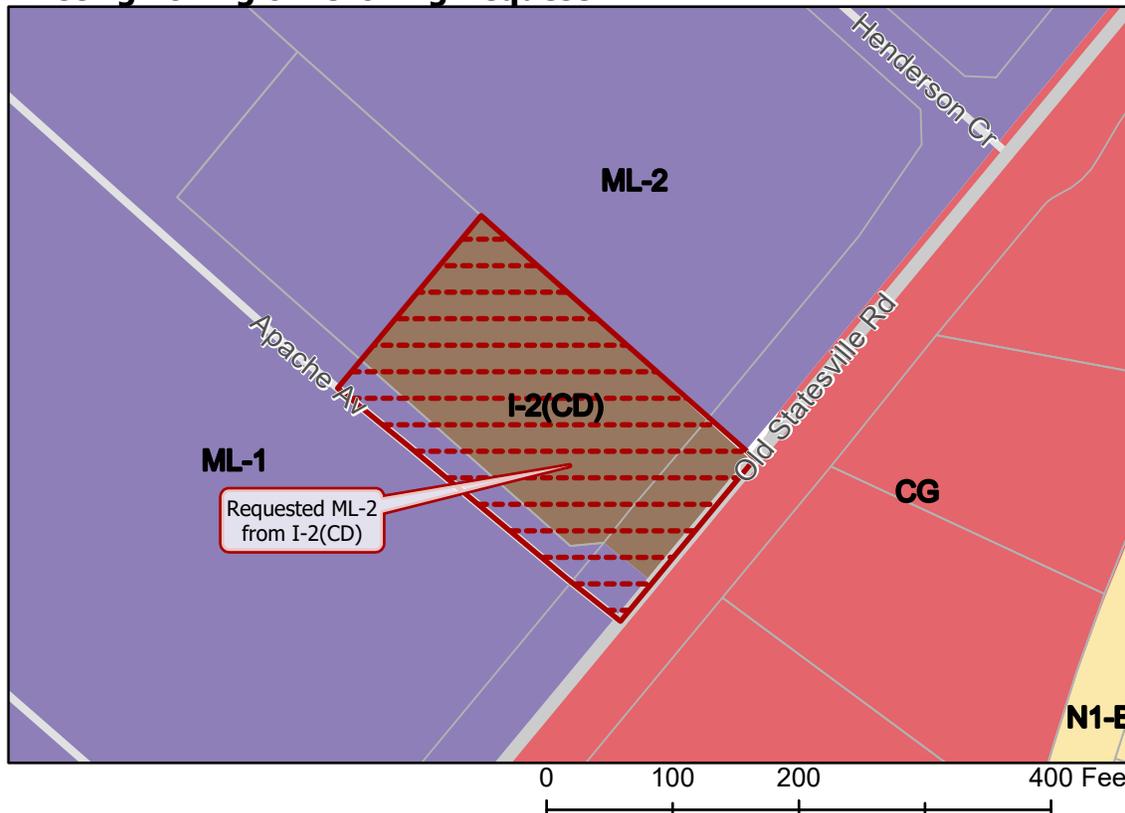


Rezoning Map



- 2025-112
- Inside City Limits
- Parcel
- Railway
- Streams
- City Council District
- 2-Malcolm Graham

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Commercial
- Manufacturing & Logistics
- General Industrial
- Requested ML-2 from I-2(CD)



Map Created 1/14/2026

Petition No.: 2025-113 Petitioner:
Sea Lion LLC

ORDINANCE NO. 1092-Z

ZONING REGULATIONS

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

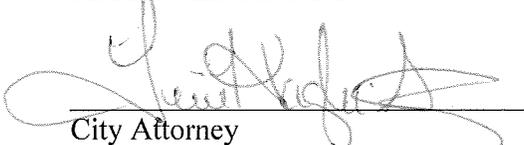
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 14518455 and further identified on the attached map from CG (General Commercial) to N1-C (Neighborhood 1-C).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



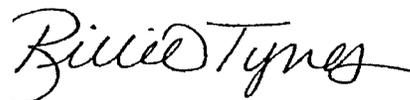
City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 204-205.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-113: Sea Lion LLC

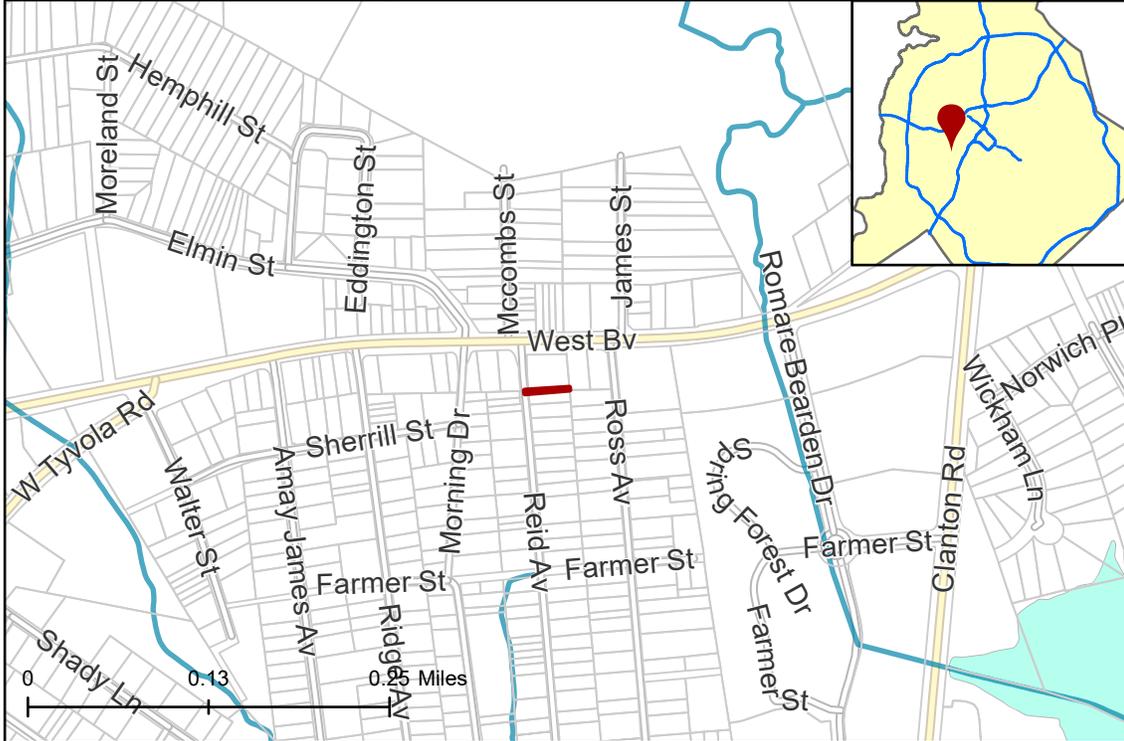
Parcel(s) 14518455

Current Zoning CG (General Commercial)

Requested Zoning N1-C (Neighborhood 1-C)

Approximately 0.03 acres

Location of Requested Rezoning

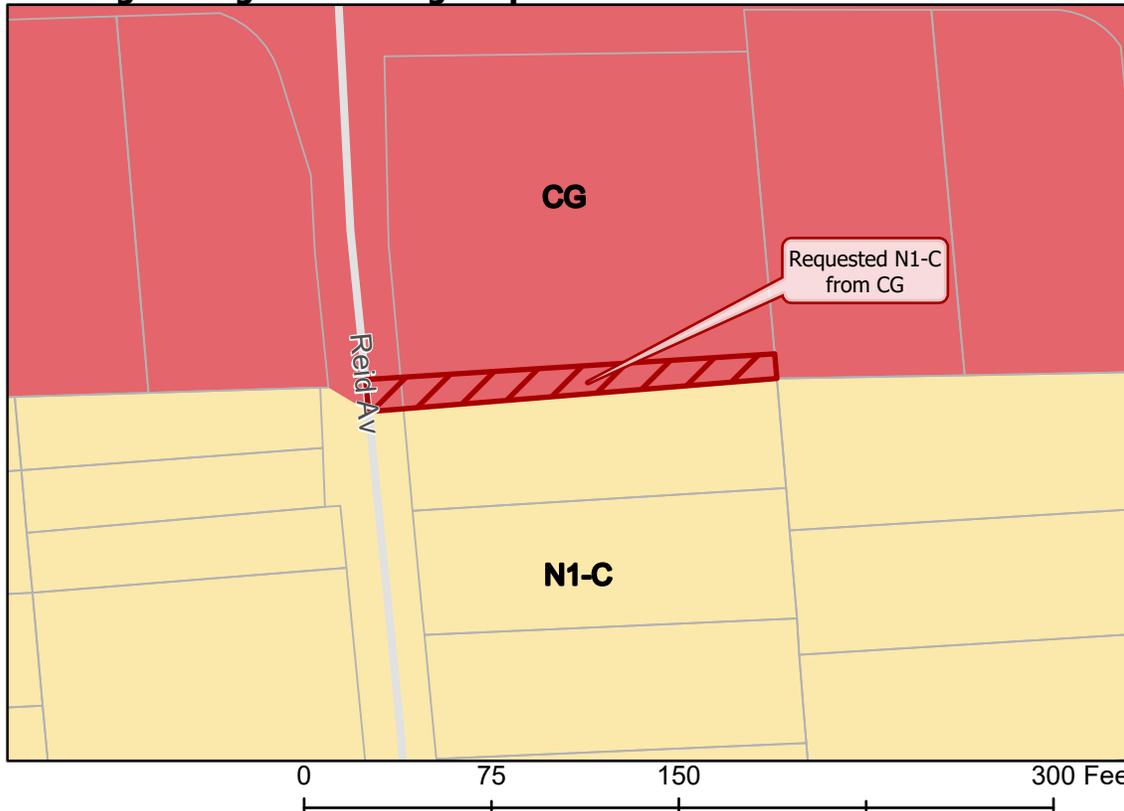


Rezoning Map



- 2025-113
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 3-Joi Mayo

Existing Zoning & Rezoning Request



- Requested N1-C from CG
- Zoning Classification**
- Neighborhood 1
- Commercial



Petition No.: 2025-115 Petitioner:
Abacus Capital

ORDINANCE NO. 1093-Z

ZONING REGULATIONS

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

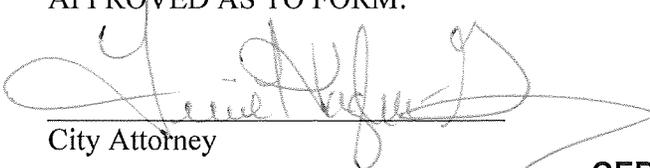
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 09108107 and further identified on the attached map from TOD-TR (Transit Oriented Development – Transition) to TOD-CC (Transit Oriented Development – Community Center).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

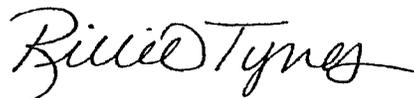

City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 206-207.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-115: Abacus Capital

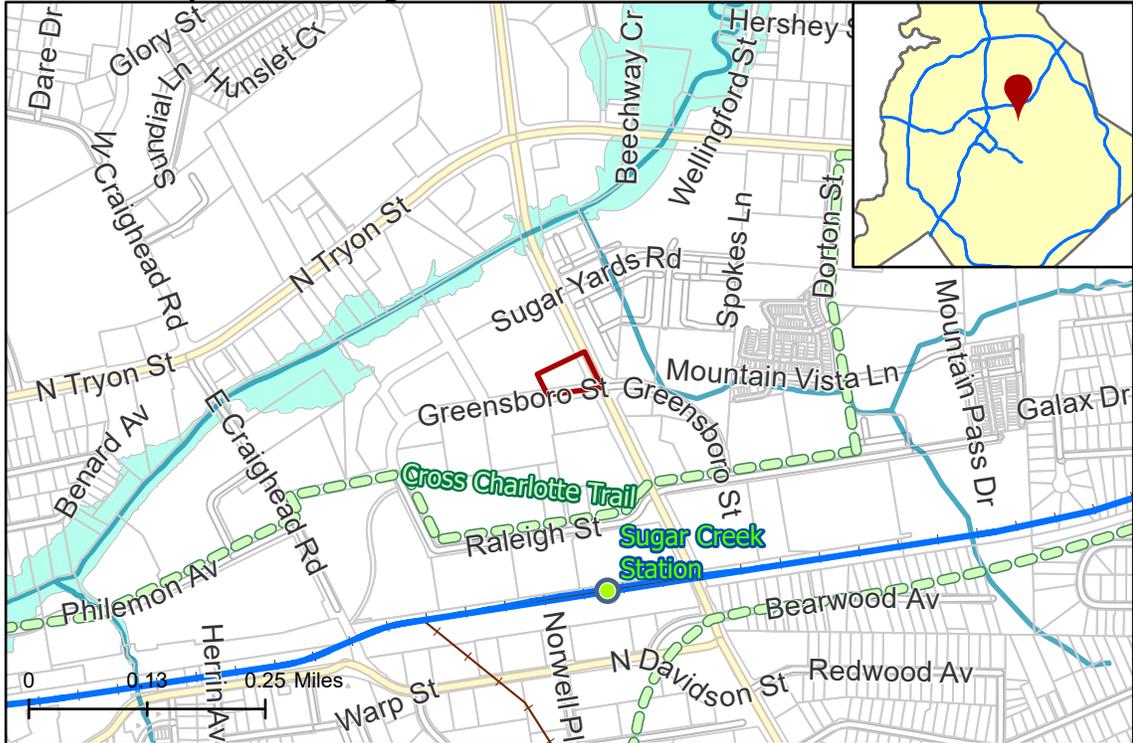
Parcel(s) 09108107

Current Zoning TOD-TR (Transit Oriented Development – Transition)

Requested Zoning TOD-CC (Transit Oriented Development – Community Center)

Approximately 0.709 acres

Location of Requested Rezoning



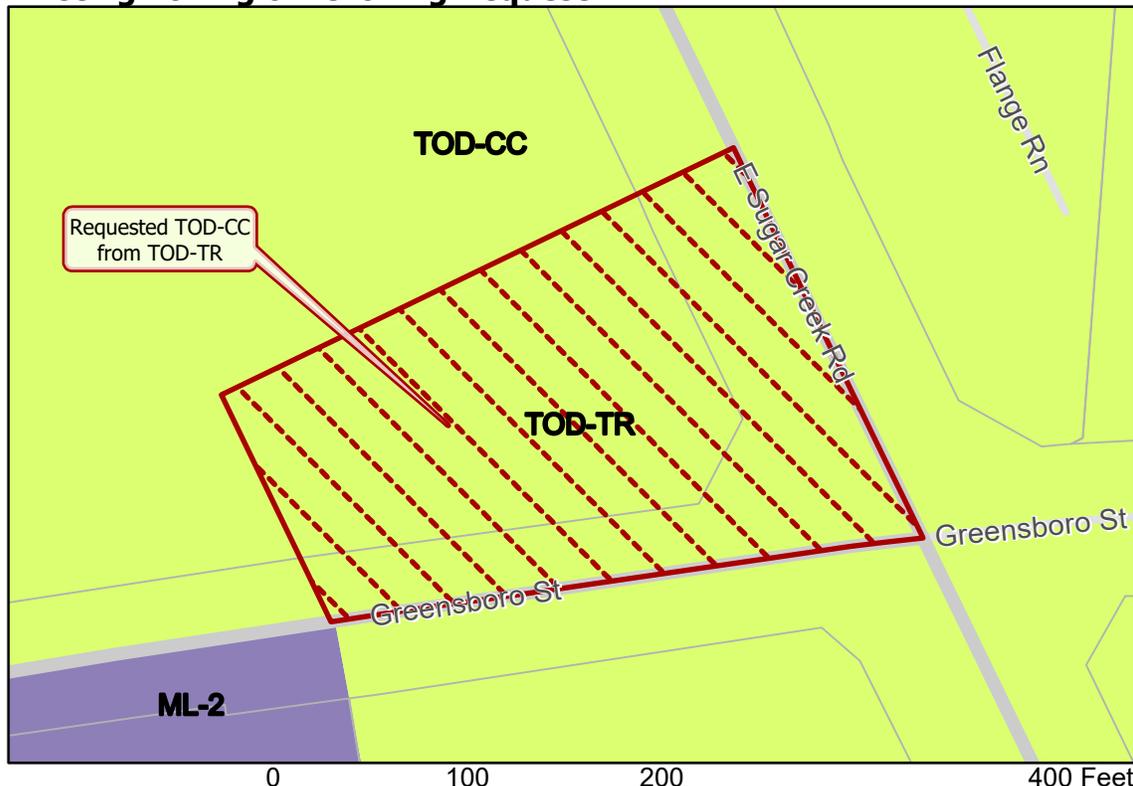
Rezoning Map



- 2025-115
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Railway
- Streams
- FEMA Flood Plain

City Council District
 1-Danté Anderson

Existing Zoning & Rezoning Request



- Requested TOD-CC from TOD-TR
- Zoning Classification**
- Manufacturing & Logistics
 - Transit-Oriented



Map Created 11/3/2025

Petition No.: 2025-116
Petitioner: Piedmont Land Development, Inc.

ORDINANCE NO. 1094-Z

ZONING REGULATIONS

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

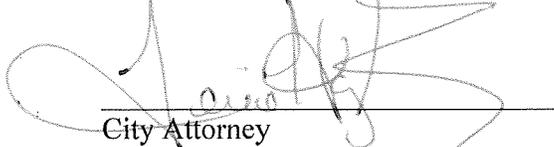
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 11304604 and further identified on the attached map from CG (General Commercial) to ML-1 (Manufacturing and Logistics-1).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:



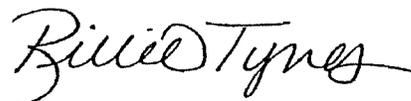
City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 208-209.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-116: Piedmont Land Development, Inc.

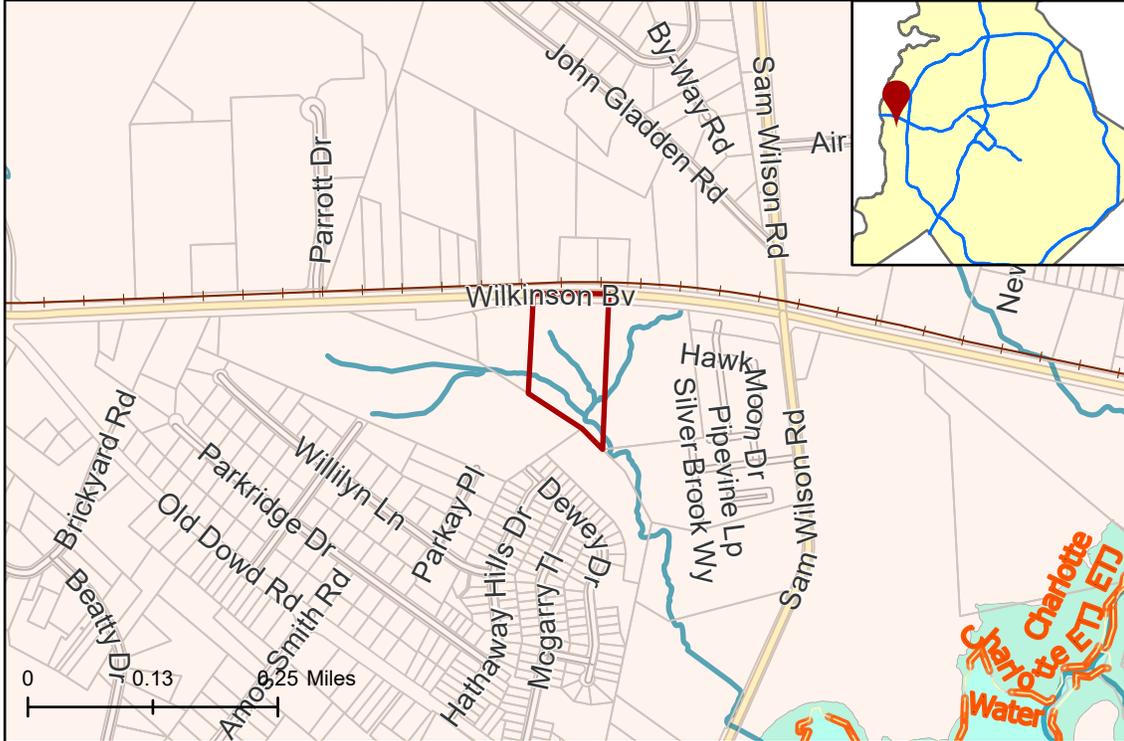
Parcel(s) 11304604

Current Zoning CG (General Commercial)

Requested Zoning ML-1 (Manufacturing and Logistics-1)

Approximately 5.8 acres

Location of Requested Rezoning



Rezoning Map



- 2025-116
- Outside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

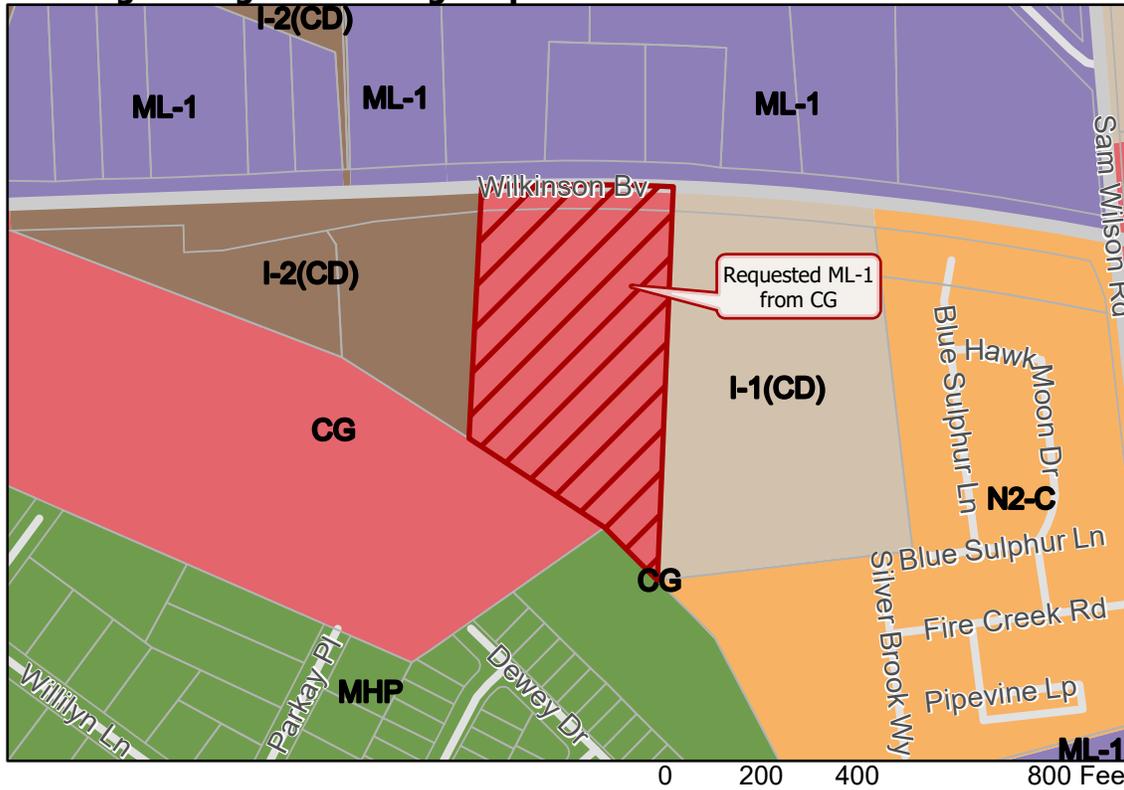
County Commissioner

2-Vilma D. Leake

Adjacent to City Council District

2-Malcolm Graham

Existing Zoning & Rezoning Request



Requested ML-1 from CG

Zoning Classification

- Manufactured Home
- Neighborhood 2
- Commercial
- Manufacturing & Logistics
- Light Industrial
- General Industrial



Map Created 11/4/2025

Petition No.: 2025-119
Petitioner: Hines

ORDINANCE NO. 1095-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:

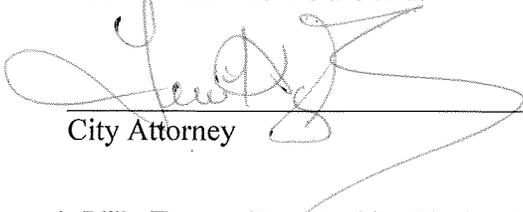
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 17709106, 17709107, and further identified on the attached map B-1SCD (Business Shopping Center) and MUDD-O (Mixed Use Development, Optional) to RAC(CD) (Regional Activity 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:

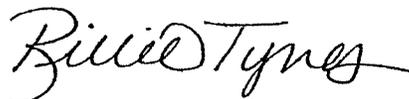

City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 210-211.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-119: Hines

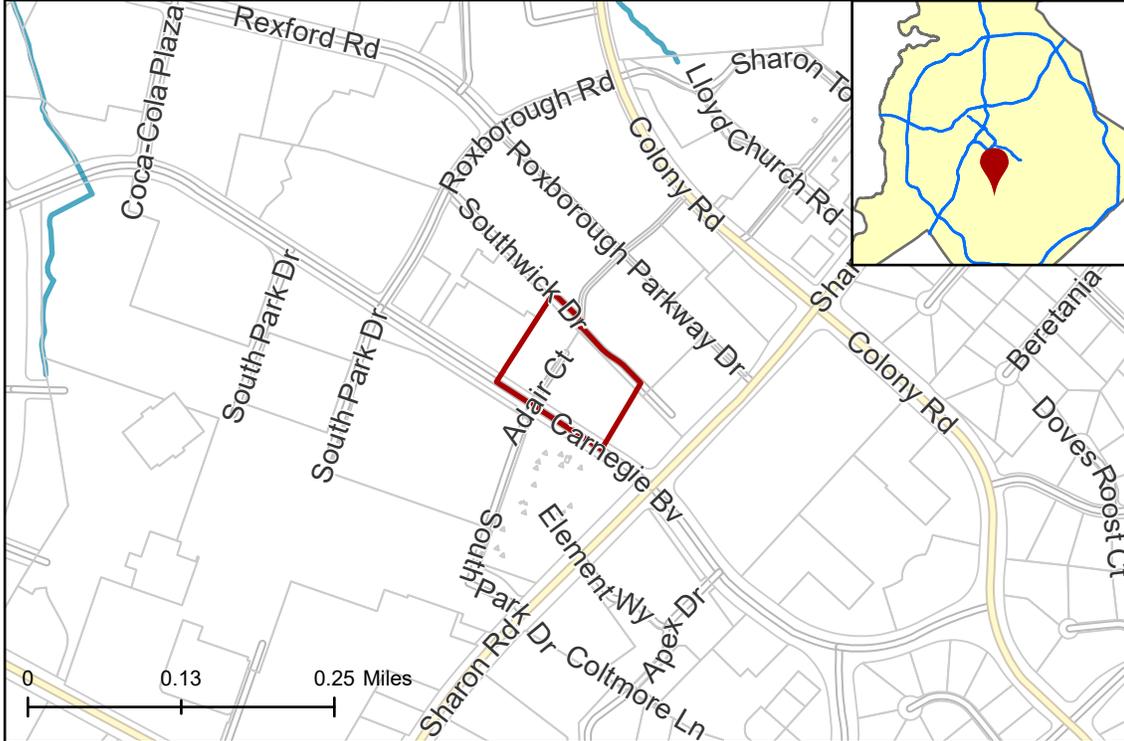
Parcel(s) 17709106, 17709107

Current Zoning B-1SCD (Business Shopping Center), MUDD-O (Mixed Use Development, Optional)

Requested Zoning RAC(CD) (Regional Activity Center, Conditional)

Approximately 3.88 acres

Location of Requested Rezoning



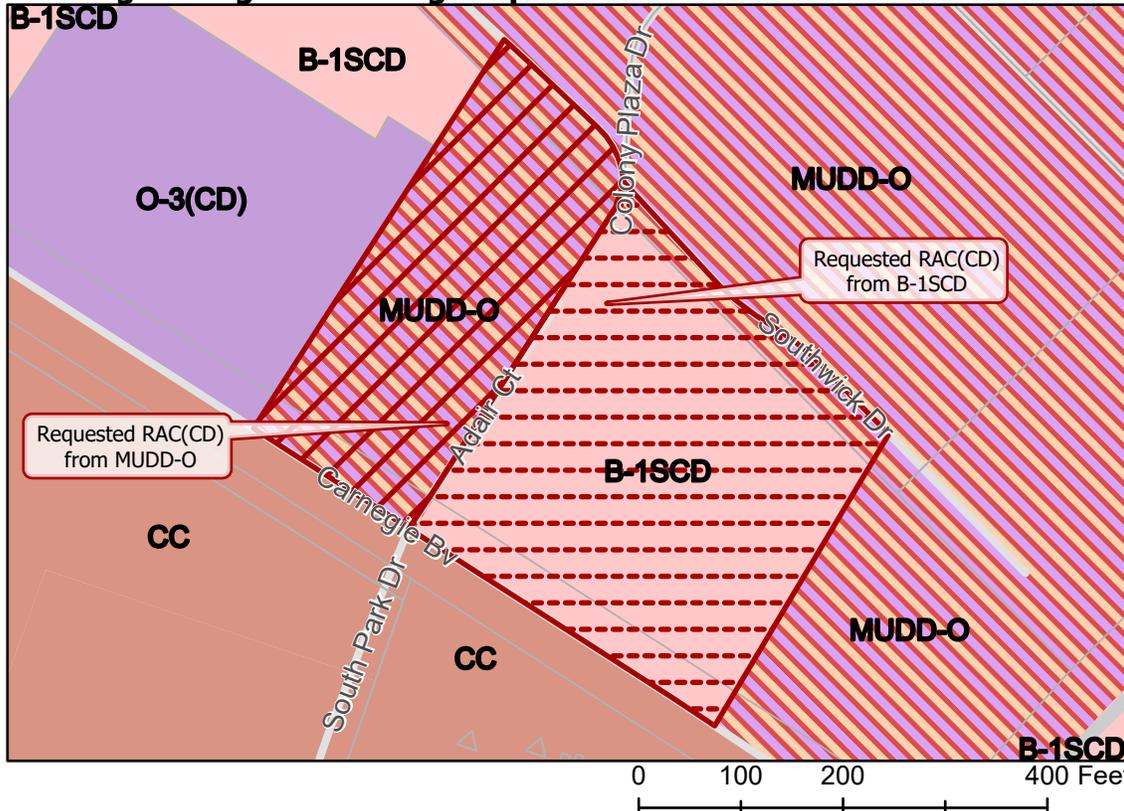
Rezoning Map



- 2025-119
- Inside City Limits
- Parcel
- Streams

- City Council District
- 6-Kimberly Owens

Existing Zoning & Rezoning Request



- Requested RAC(CD) from B-1SCD
- Requested RAC(CD) from MUDD-O

Zoning Classification

- Office
- Business
- Commercial Center
- Mixed Use



Petition No.: 2025-025
Petitioner: Angelo Tillman

ORDINANCE NO. 1096-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:

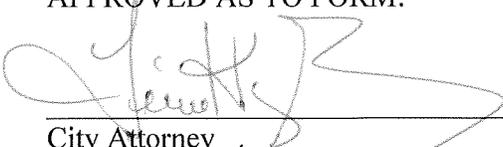
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 21902107 and further identified on the attached map N1-A (Neighborhood 1-A) to N1-C(CD) (Neighborhood 1-C, 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:

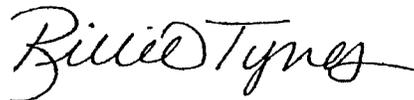

City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 212-213.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-025: Angelo Tillman

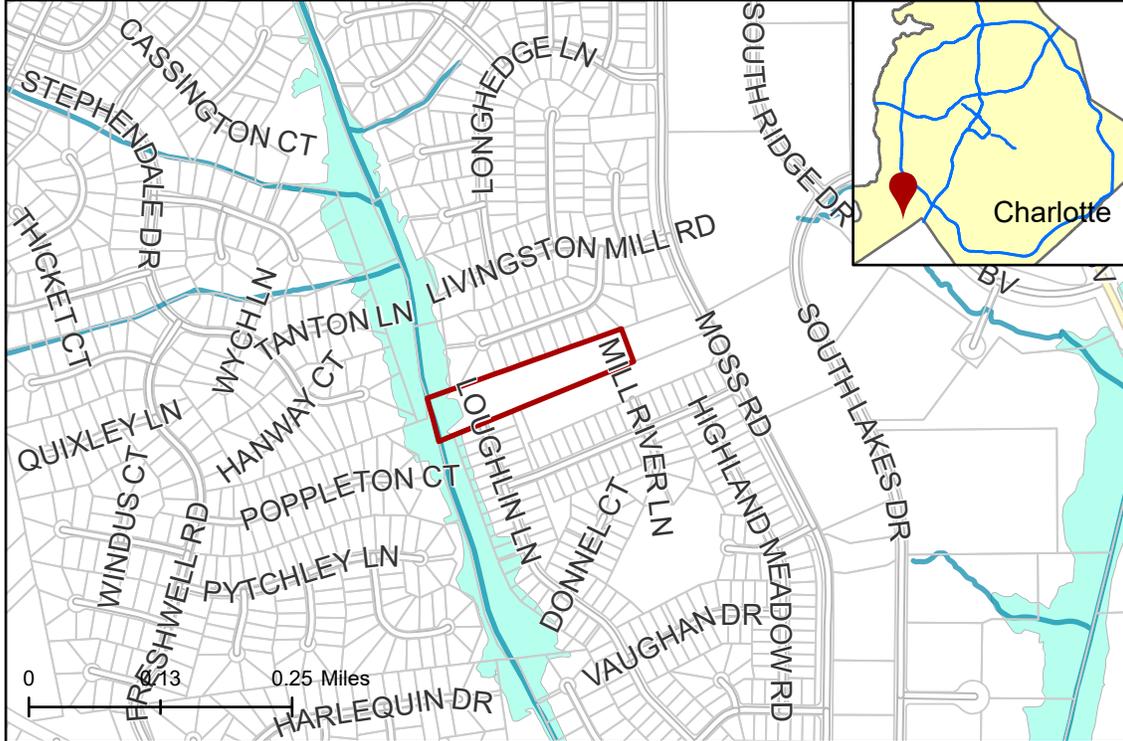
Parcel(s) 21902107

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N1-C(CD) (Neighborhood 1-C, Conditional)

Approximately 4.75 acres

Location of Requested Rezoning



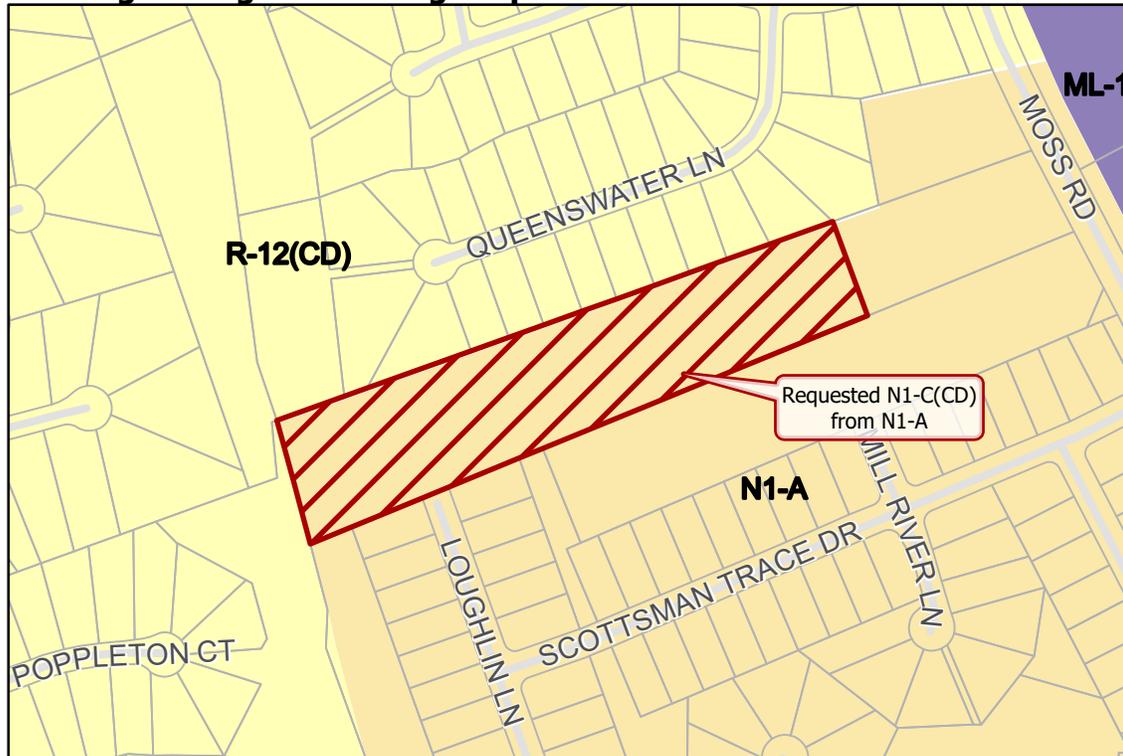
Rezoning Map



- 2025-025
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
3 - Joi Mayo



Existing Zoning & Rezoning Request



- Requested N1-C(CD) from N1-A
- Zoning Classification**
- Neighborhood 1
- Single Family
- Manufacturing & Logistics



0 175 350 700 Feet

Map Created 3/20/2025

Petition No.: 2025-076
Petitioner: Kevin Nguyen, LLC

ORDINANCE NO. 1097-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:

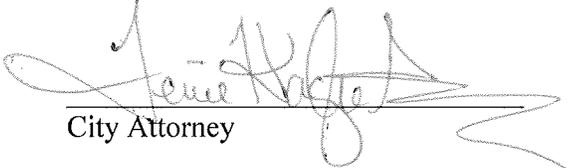
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 14125101 and further identified on the attached map CG (General Commercial) to N2-A(CD)ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure 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.

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

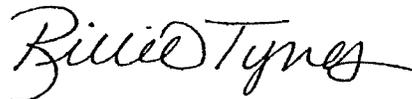

City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 214-215.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-076: Kevin Nguyen, LLC

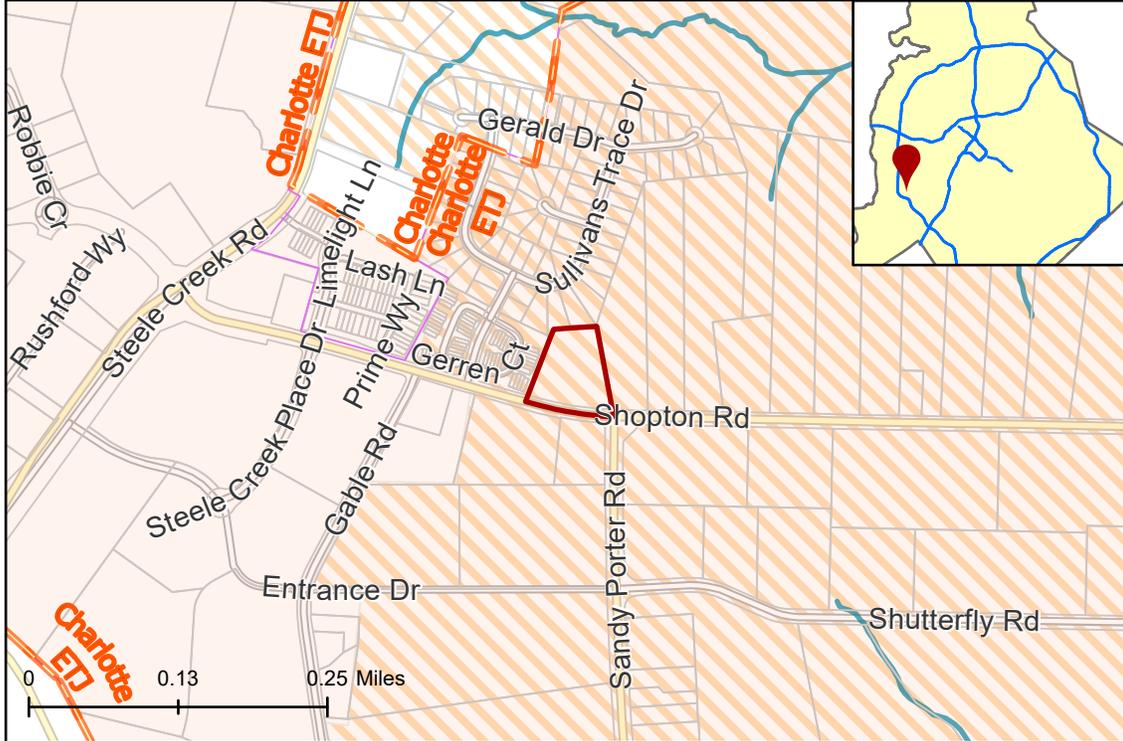
Parcel(s) 14125101

Current Zoning CG (General Commercial)

Requested Zoning N2-A(CD)ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay)

Approximately 2.58 acres

Location of Requested Rezoning



Rezoning Map

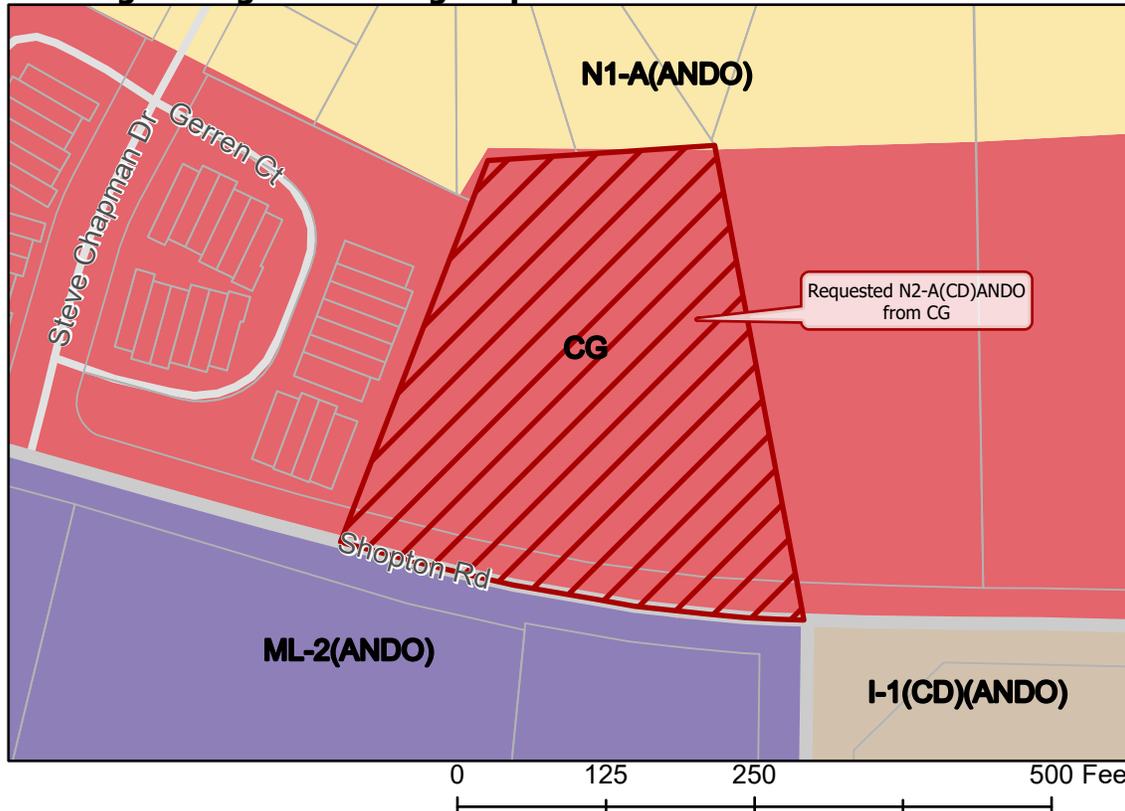


- 2025-076
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay

City Council District

- 3 - Joi Mayo

Existing Zoning & Rezoning Request



- Requested N2-A(CD)ANDO from CG

Zoning Classification

- Neighborhood 1
- Commercial
- Manufacturing & Logistics
- Light Industrial



Map Created 7/9/2025

Petition No.: 2025-088
Petitioner: Northway Homes LLC

ORDINANCE NO. 1098-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:

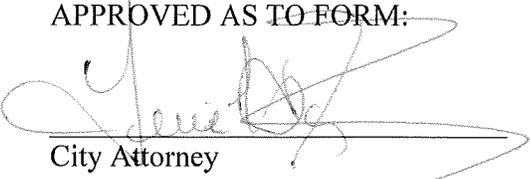
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 03126317, 03126320, and further identified on the attached map R-8MF(CD) (Multi-Family Residential, Conditional) to N1-A(Neighborhood 1-A) and N1-D(CD) (Neighborhood 1-D, 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:

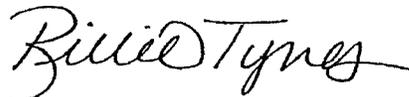

City Attorney

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 16th day of February, 2026, the reference having been made in Minute Book 161, and recorded in full in Ordinance Book 69 Page(s) 216-217.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 16th day of February 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-088: Northway Homes LLC

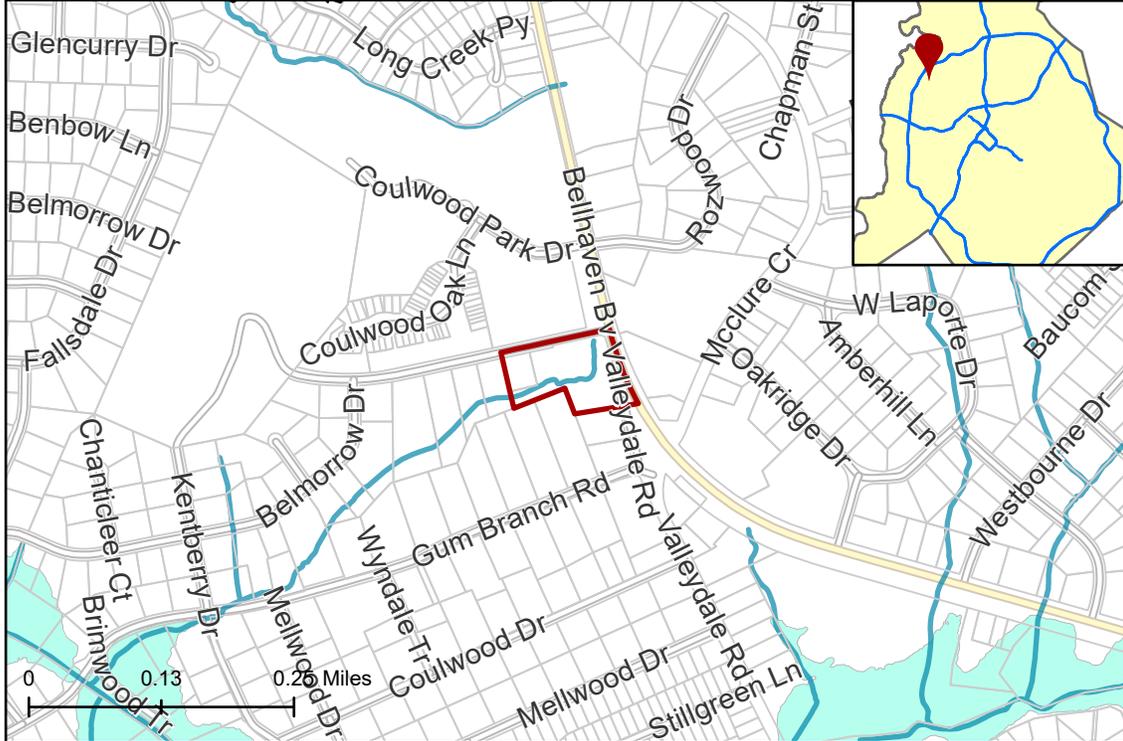
Parcel(s) 03126317, 03126320

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

Requested Zoning N1-A(Neighborhood 1-A), N1-D(CD) (Neighborhood 1-D, Conditional)

Approximately 2.619 acres

Location of Requested Rezoning

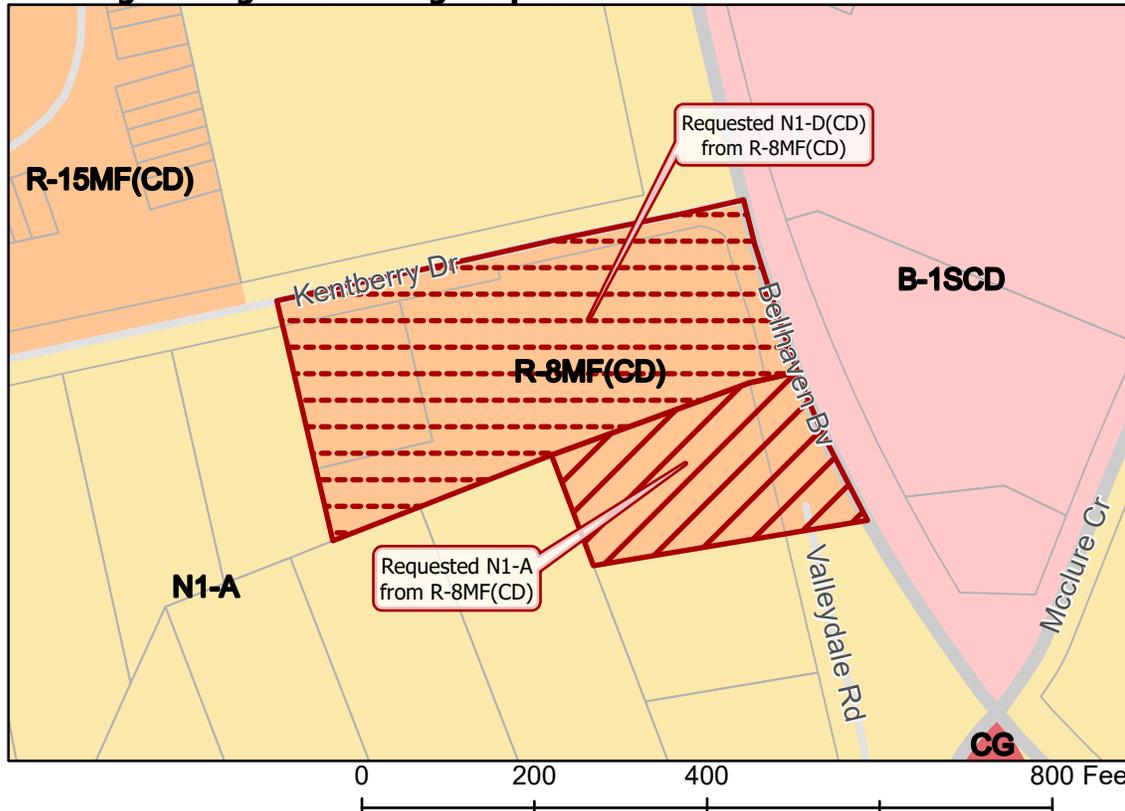


Rezoning Map



- 2025-088
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District**
- 2-Malcolm Graham

Existing Zoning & Rezoning Request



- Requested N1-A from R-8MF(CD)
- Requested N1-D(CD) from R-8MF(CD)
- Zoning Classification**
- Neighborhood 1
- Multi-Family
- Commercial
- Business

