

Petition No.: 2025-072
Petitioner: Lincoln Property Company

ORDINANCE NO. 1115-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:

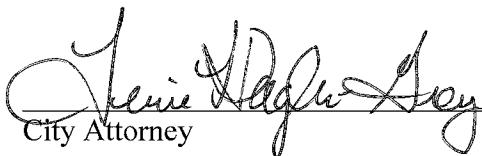
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 02505102, 02505103, 02505106, and further identified on the attached map OFC (Office Flex Campus) and MUDD(CD) (Mixed Use Development, Conditional) to ML-1(CD) (Manufacturing and Logistics-1, 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.

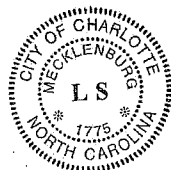
APPROVED AS TO FORM:

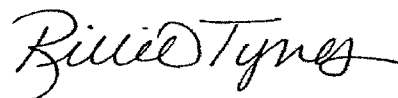

City Attorney

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 20th day of April, 2026, the reference having been made in Minute Book 162, and recorded in full in Ordinance Book 70 Page(s) 024-025.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of April 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-072: Lincoln Property Company

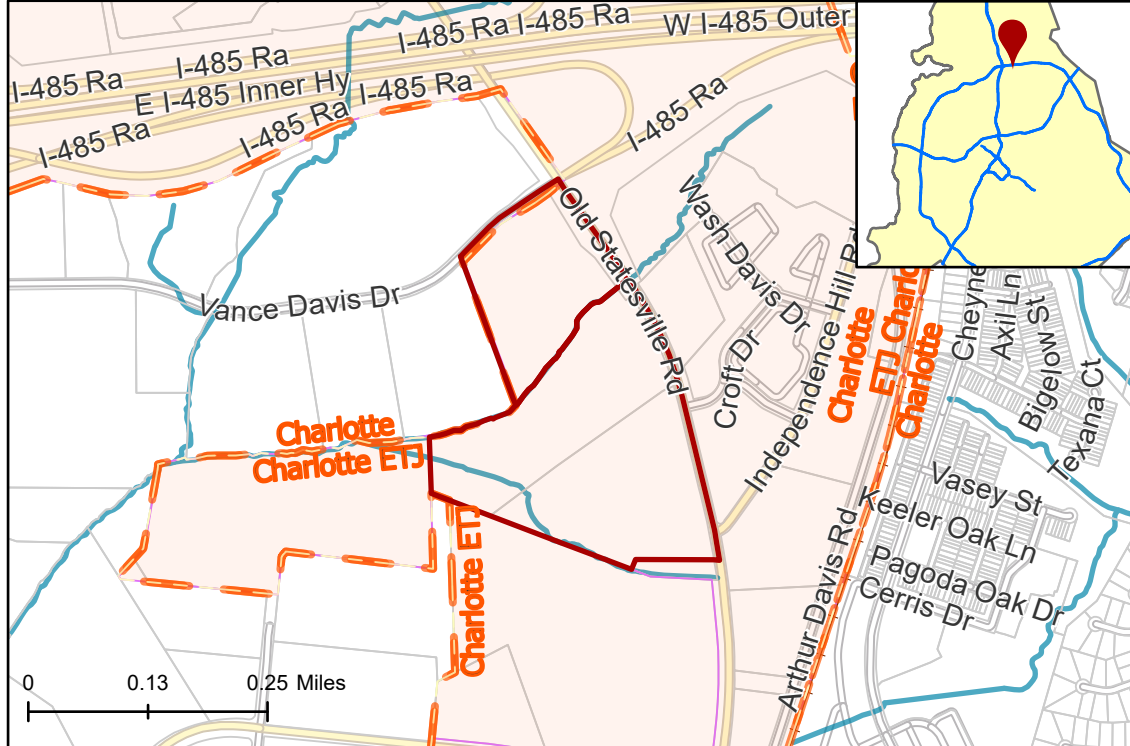
Parcel(s) 02505102, 02505103, 02505106

Current Zoning OFC, MUDD(CD) (Office Flex Campus, Mixed Use Development, Conditional)

Requested Zoning ML-1(CD) (Manufacturing and Logistics-1, Conditional)

Approximately 44.02 acres

Location of Requested Rezoning



Rezoning Map



- 2025-072
- Outside City Limits
- Parcel
- Railway
- Streams

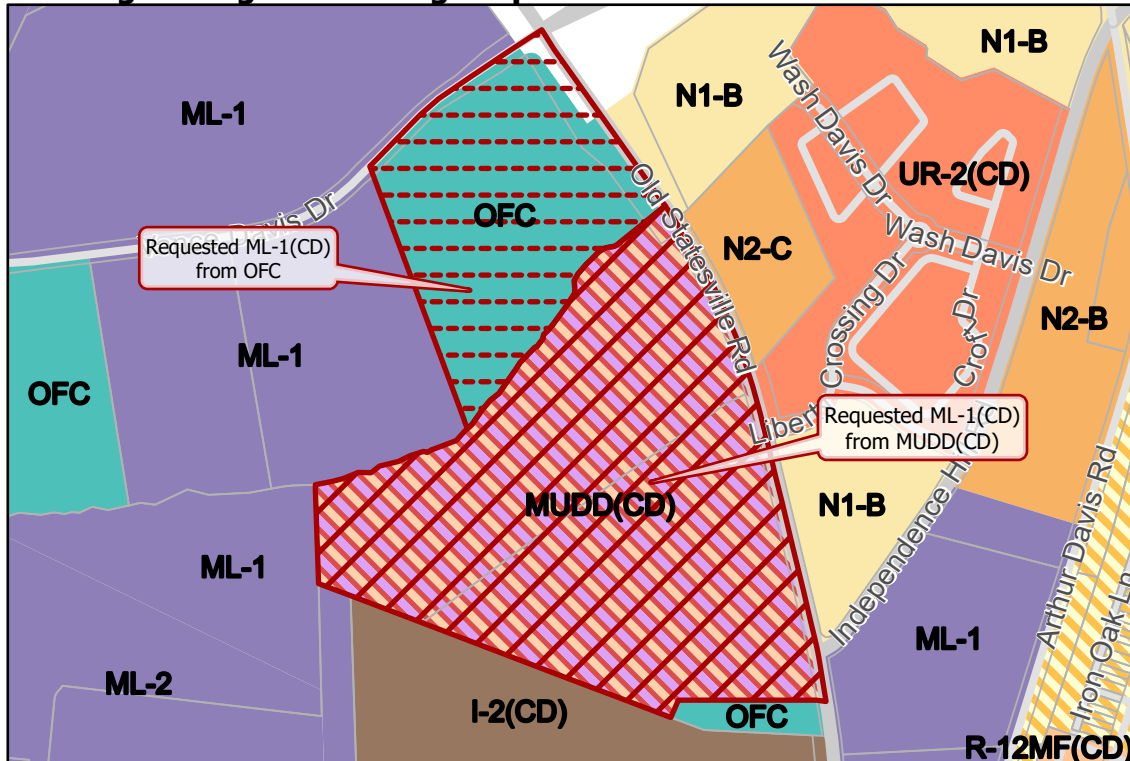
Adjacent to City Council District

4-Reneé Johnson

County Commissioner

1-Elaine Powell

Existing Zoning & Rezoning Request



- Requested ML-1(CD) from MUDD(CD)
- Requested ML-1(CD) from OFC

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Urban Residential
- Mixed Residential
- Campus
- Manufacturing & Logistics
- General Industrial
- Mixed Use



Map Created 7/3/2025

Petition No.: 2025-132
Petitioner: Hopper Communities, Inc.

ORDINANCE NO. 1116-Z

ZONING REGULATIONS

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

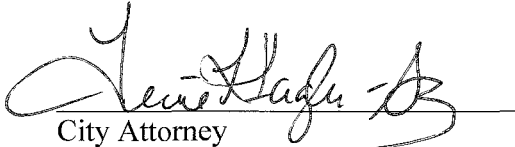
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

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 18309103 and further identified on the attached map from R-8MF(CD) (Multi-Family Residential, Conditional) to N1-A (Neighborhood 1-A).

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

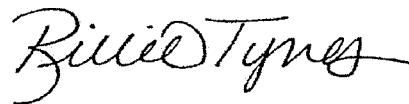

City Attorney

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 20th day of April, 2026, the reference having been made in Minute Book 162, and recorded in full in Ordinance Book 70 Page(s) 026-027.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of April 2026.





Billie Tynes, Deputy City Clerk, NCCMC



Parcel(s):
18309103

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

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

Size:
Approximately 0.441 acres

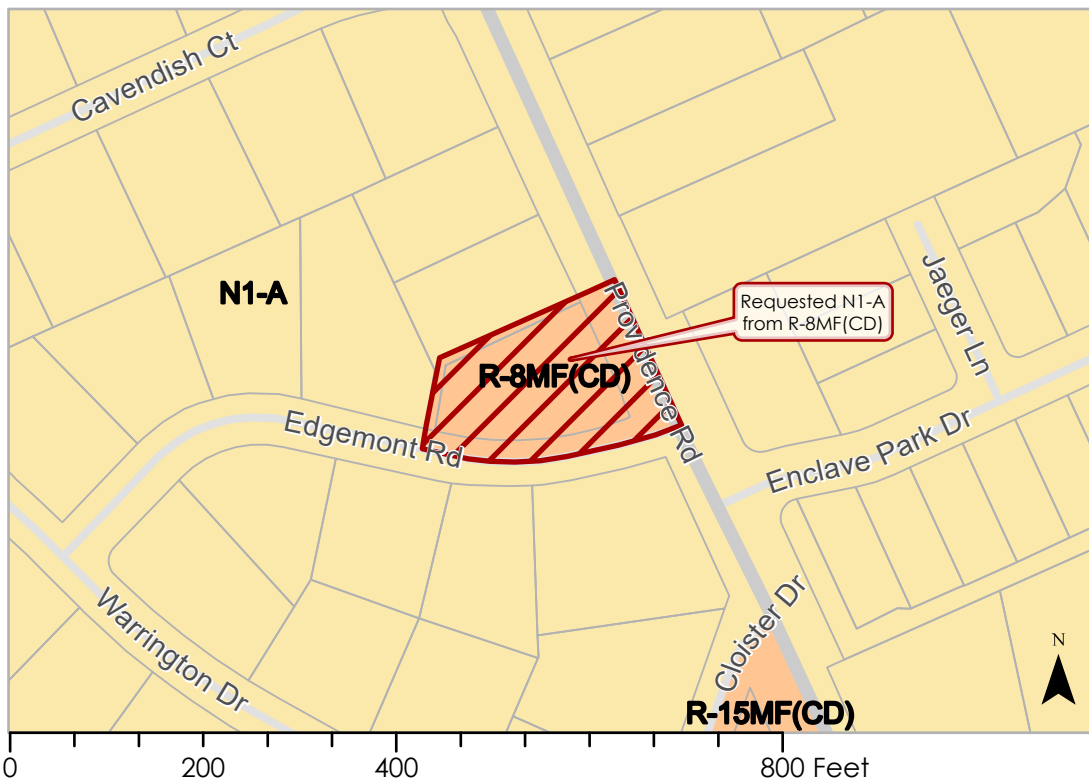
Location of Requested Rezoning



Rezoning Area

- 2025-132
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District:**
- 6-Kimberly Owens

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Multi-Family
- Requested N1-A from R-8MF(CD)

Petition No.: 2025-138
Petitioner: Coral Reef Investment Properties

ORDINANCE NO. 1117-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:

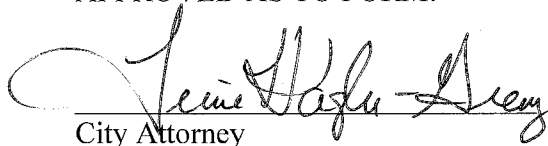
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 16704247, 16705131, and further identified on the attached map R-17MF(CD) (Multi-Family Residential, Conditional) to R-17MF(CD) SPA (Multi-Family Residential, 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.

SEE ATTACHED MAP

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

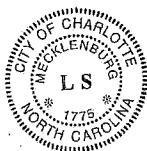
APPROVED AS TO FORM:

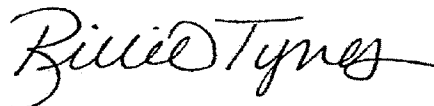

City Attorney

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 20th day of April, 2026, the reference having been made in Minute Book 162, and recorded in full in Ordinance Book 70 Page(s) 028-029.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of April 2026.





Billie Tynes, Deputy City Clerk, NCCMC



2025-138: Coral Reef Investment Properties

Parcel(s):

16704247, 16705131 Ordinance No. 1117-Z

Current Zoning:

R-17MF(CD) (Multi-Family Residential, Conditional)

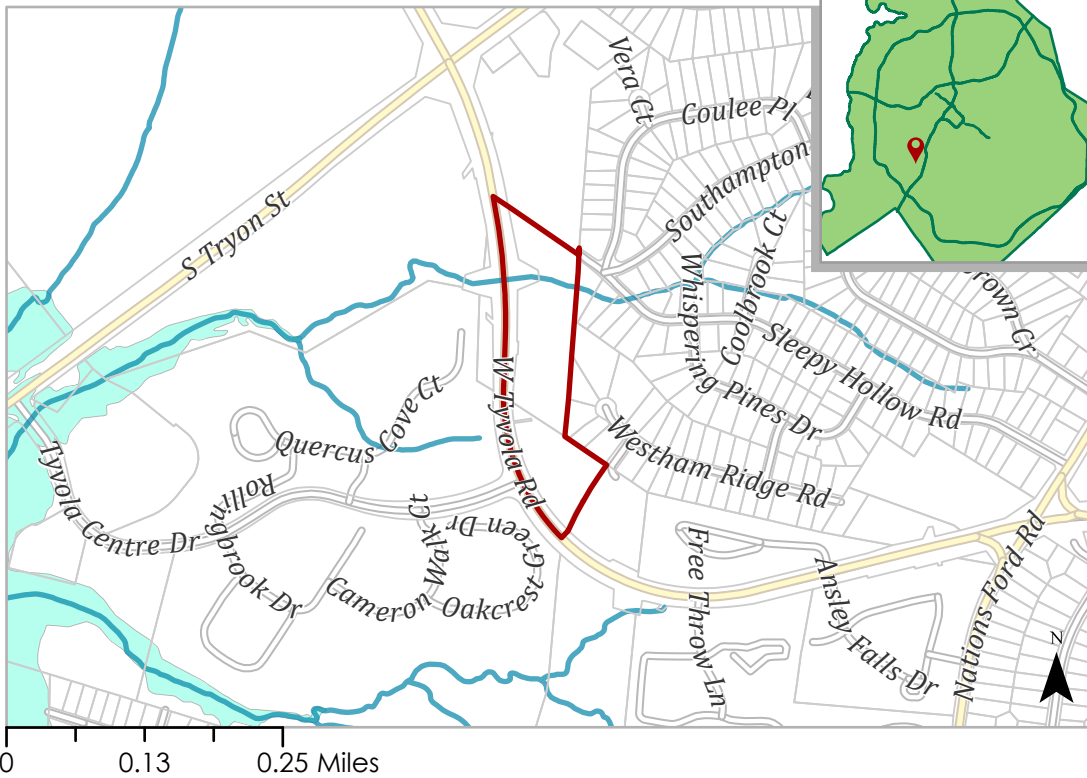
Requested Zoning:

R-17MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

Size:

Approximately 8.62 acres

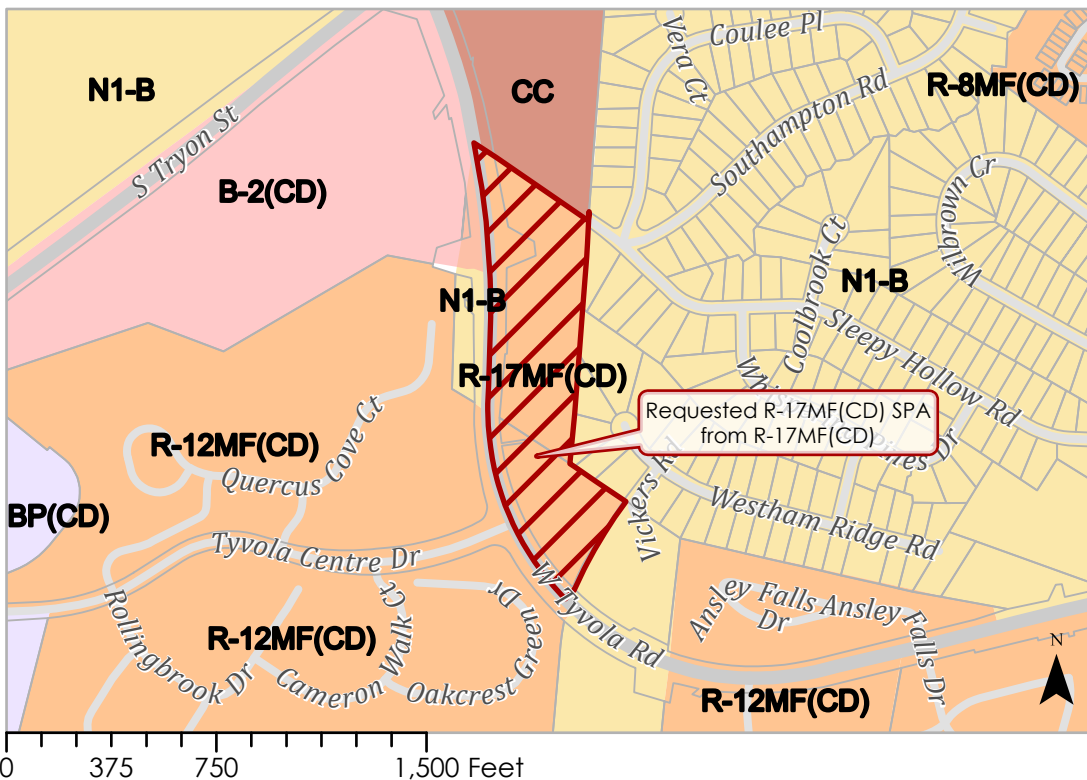
Location of Requested Rezoning



Rezoning Area

- 2025-138
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District: 3-Joi Mayo

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Multi-Family
- Business Park
- Business
- Commercial Center
- Requested R-17MF(CD) SPA from R-17MF(CD)

Petition No.: 2025-139
Petitioner: Averitt Express

ORDINANCE NO. 1118-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:

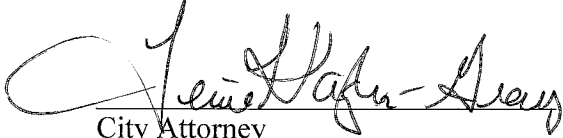
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 14124101, and further identified on the attached map I-1(CD)ANDO (Light Industrial, Conditional, Airport Noise Overlay District) to ML-2(CD)ANDO (Manufacturing and Logistics-2, Conditional, Airport Noise Overlay District).

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 20th day of April, 2026, the reference having been made in Minute Book 162, and recorded in full in Ordinance Book 70 Page(s) 030-031.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of April 2026.





Billie Tynes, Deputy City Clerk, NCCMC



Parcel(s):

14124101

Current Zoning:

I-1 (CD)ANDO (Light Industrial, Conditional, Airport Noise Overlay District)

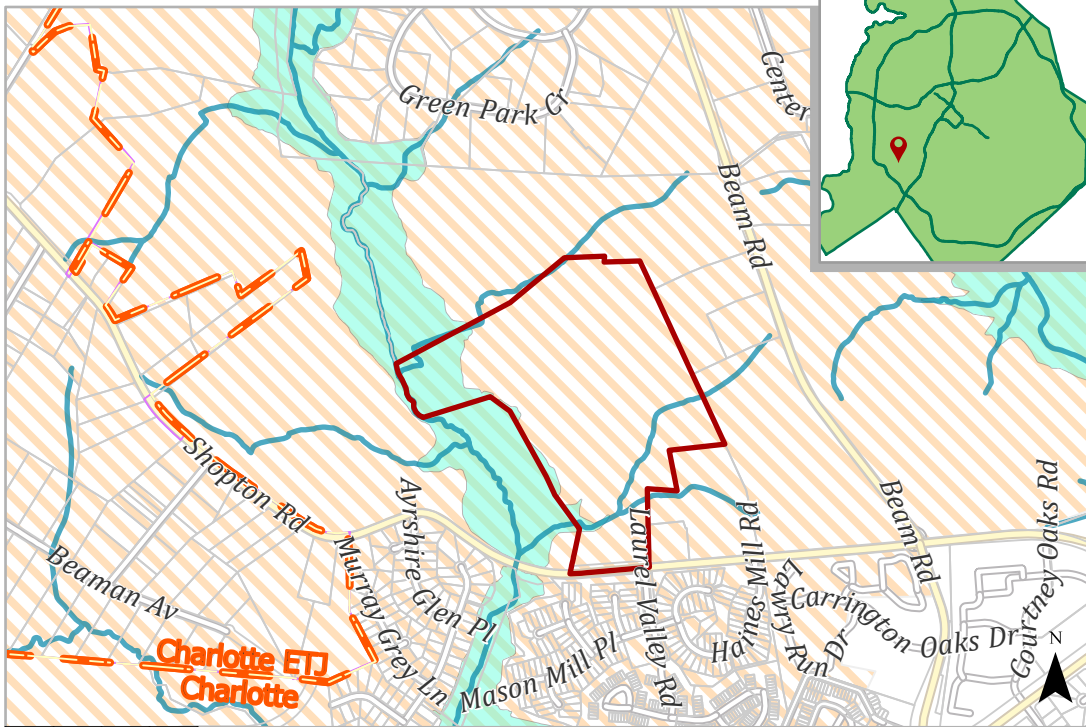
Requested Zoning:

ML-2(CD)ANDO (Manufacturing and Logistics-2, Conditional, Airport Noise Overlay District)

Size:

Approximately 53 acres

Location of Requested Rezoning

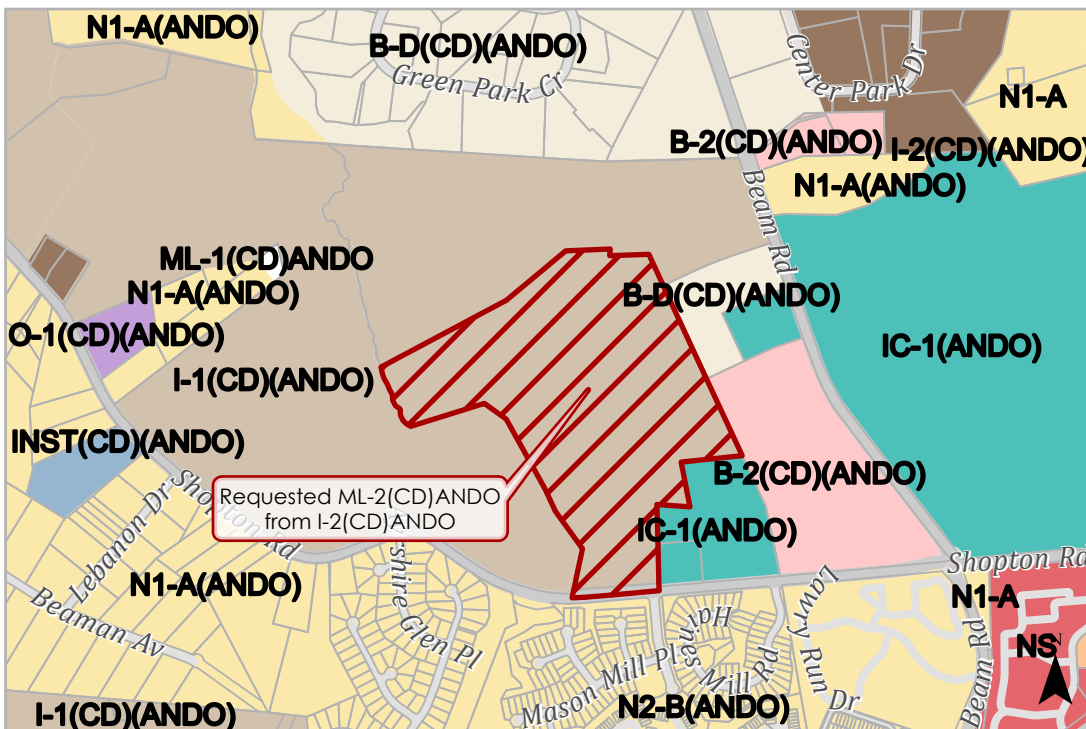


Rezoning Area

- 2025-139
 - Inside City Limits
 - Parcel
 - Streams
 - FEMA Flood Plain
 - Airport Noise Overlay
- City Council District:**
- 3-Joi Mayo

0 0.13 0.25 Miles

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Multi-Family
- Campus
- Institutional
- Office
- Commercial
- Business
- Business-Distribution
- Light Industrial
- General Industrial
- Requested ML-2(CD)ANDO from I-2(CD)ANDO

0 625 1,250 2,500 Feet

Petition No.: 2025-140
Petitioner: Delores Howard Leith

ORDINANCE NO. 1119-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:

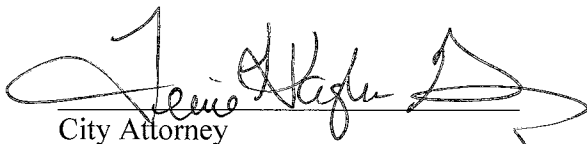
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 20103106, and further identified on the attached map N2-B (Neighborhood 2-B) to CAC-1(CD) (Community Activity Center 1, 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.

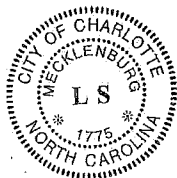
APPROVED AS TO FORM:

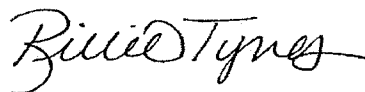

City Attorney

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 20th day of April, 2026, the reference having been made in Minute Book 162, and recorded in full in Ordinance Book 70 Page(s) 032-033.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of April 2026.





Billie Tynes, Deputy City Clerk, NCCMC



Parcel(s):

20103106

Current Zoning:

N2-B (Neighborhood 2-B)

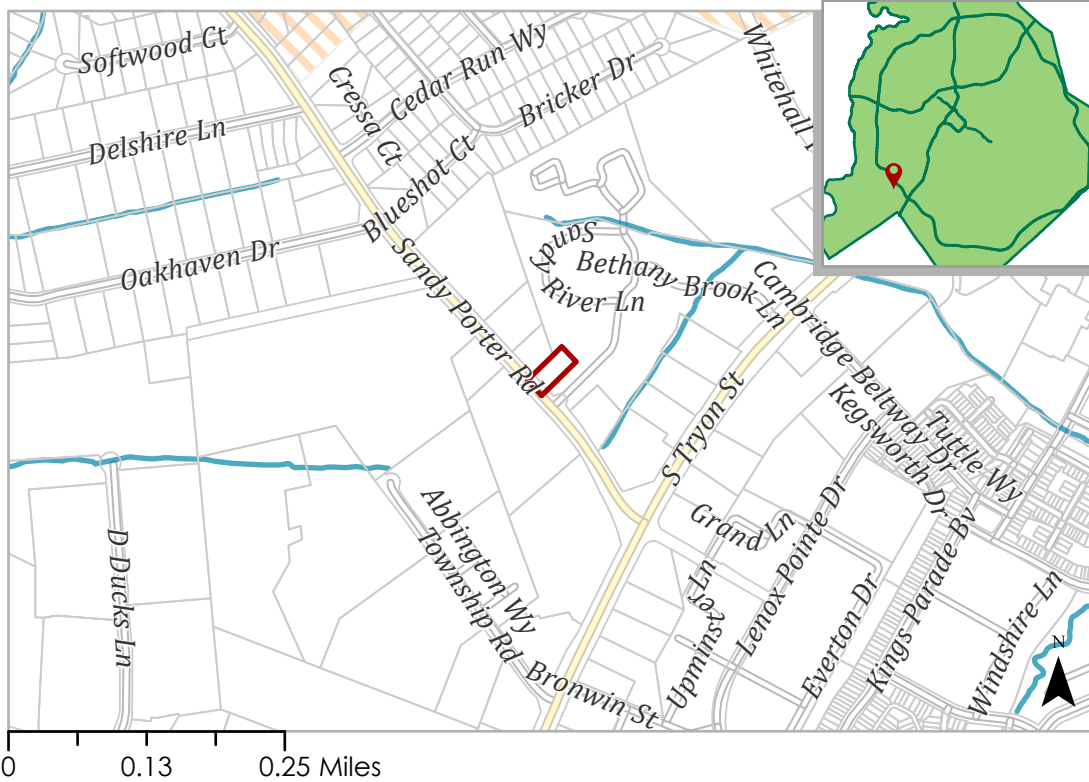
Requested Zoning:

CAC-1(CD) (Community Activity Center 1, Conditional)

Size:

Approximately 0.433 acres

Location of Requested Rezoning



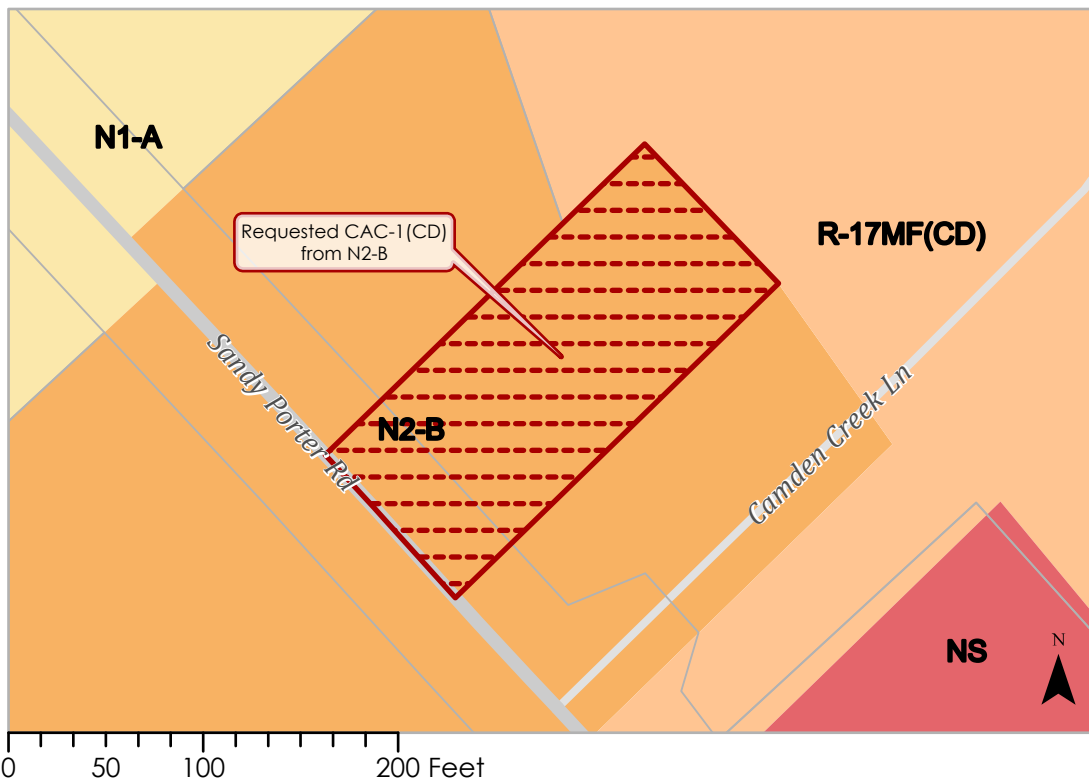
Rezoning Area

- 2025-140
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

City Council District:

- 3-Joi Mayo

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Commercial
- Requested CAC-1(CD) from N2-B

Petition No.: 2025-030

Petitioner: Tryon Advisors, LLC

ORDINANCE NO. 1120-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:

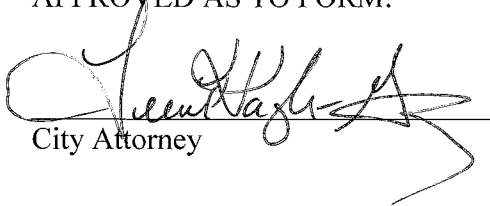
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel numbers 02327129, 02327130, 02327131, and further identified on the attached map N1-A (Neighborhood 1-A) to N2-B(CD) (Neighborhood 2-B, 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:

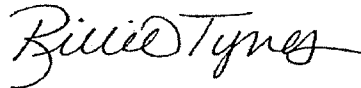

City Attorney

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 20th day of April, 2026, the reference having been made in Minute Book 162, and recorded in full in Ordinance Book 70 Page(s) 034-035.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of April 2026.





Billie Tynes, Deputy City Clerk, NCCMC

2025-030: Tryon Advisors, LLC

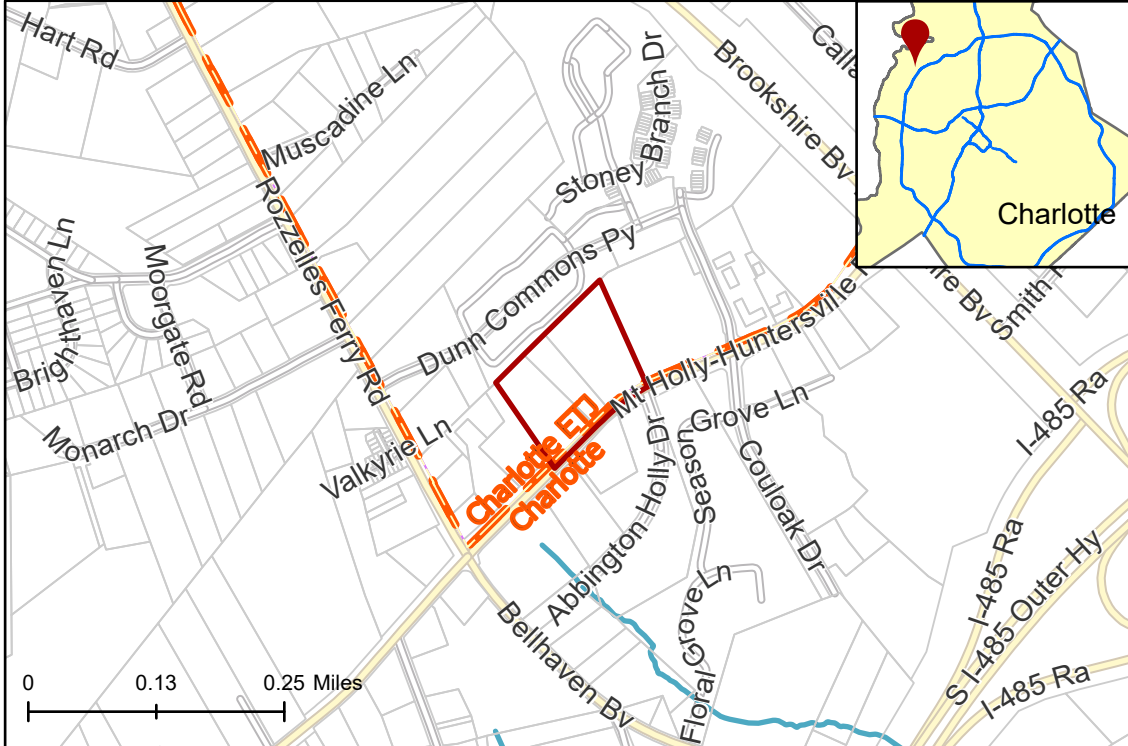
Parcel(s) 02327129, 02327130, 02327131

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N2-B(CD) (Neighborhood 2-B, Conditional)

Approximately 8.65 acres

Location of Requested Rezoning



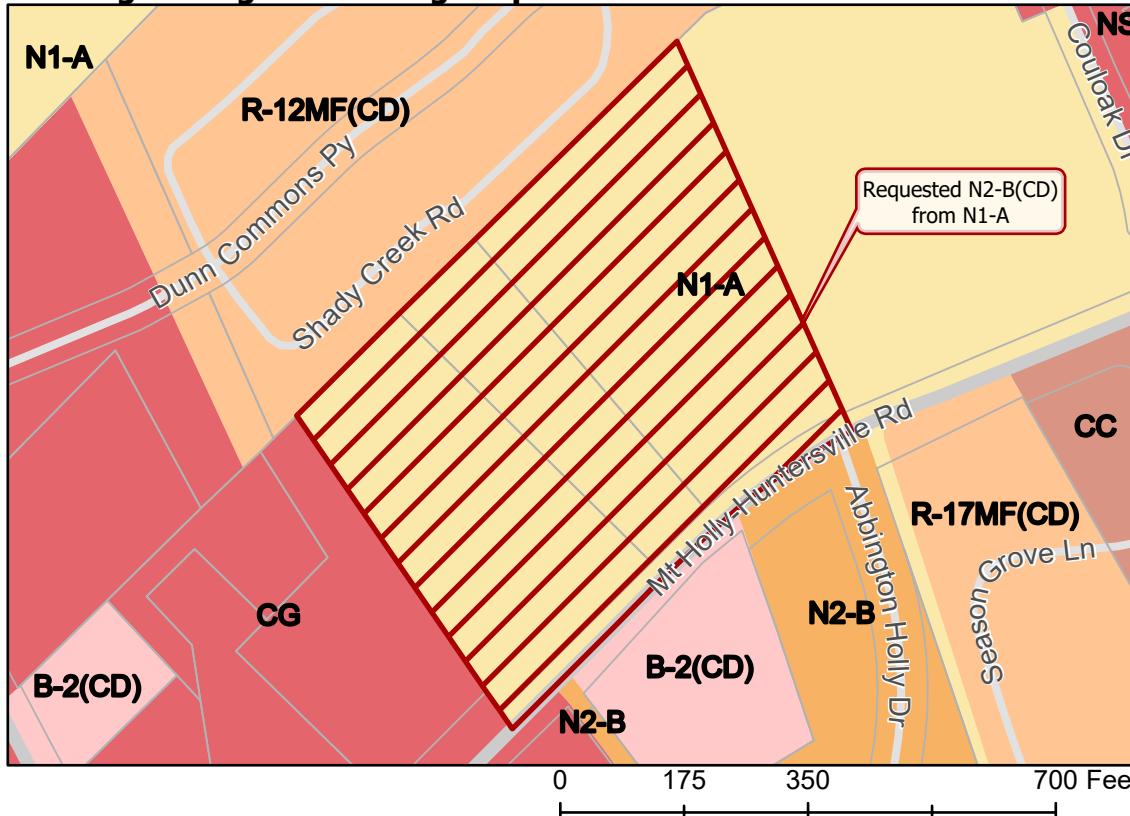
Rezoning Map



- 2025-030
- Outside City Limits
- Parcel
- Streams
- Adjacent to City Council District**
- 2-Malcolm Graham
- County Commissioner**
- 1-Elaine Powell



Existing Zoning & Rezoning Request



- Requested N2-B(CD) from N1-A
- Zoning Classification**
- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Commercial
- Business
- Commercial Center



Map Created 7/25/2025

Petition No.: 2025-129
Petitioner: True Homes

ORDINANCE NO. 1121-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:

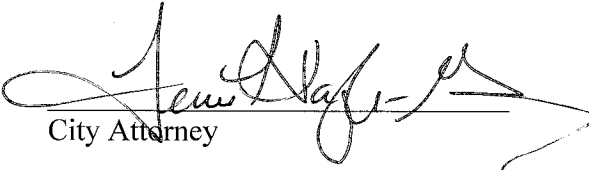
Section 1. That the Official Zoning Maps referenced in Section 3.4 of the City of Charlotte Unified Development Ordinance is hereby amended by changing the property identified by tax parcel number 02749301 and further identified on the attached map INST(CD) (Institutional, Conditional) to N2-B(CD) (Neighborhood 2-B, 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:

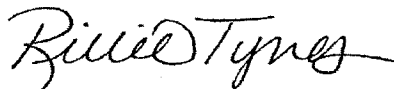

City Attorney

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 20th day of April, 2026, the reference having been made in Minute Book 162, and recorded in full in Ordinance Book 70 Page(s) 036-037.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 20th day of April 2026.





Billie Tynes, Deputy City Clerk, NCCMC



2025-129: True Homes

Parcel(s):

02749301

Current Zoning:

INST(CD) (Institutional, Conditional)

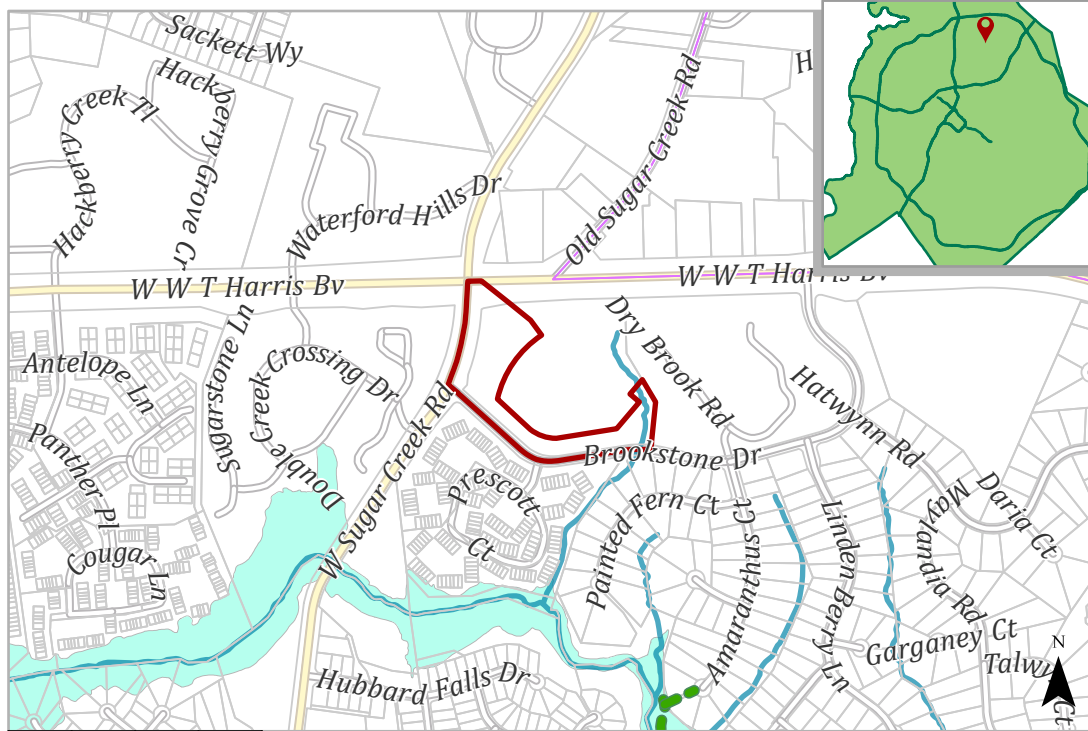
Requested Zoning:

N2-B(CD) (Neighborhood 2-B, Conditional)

Size:

Approximately 4.94 acres

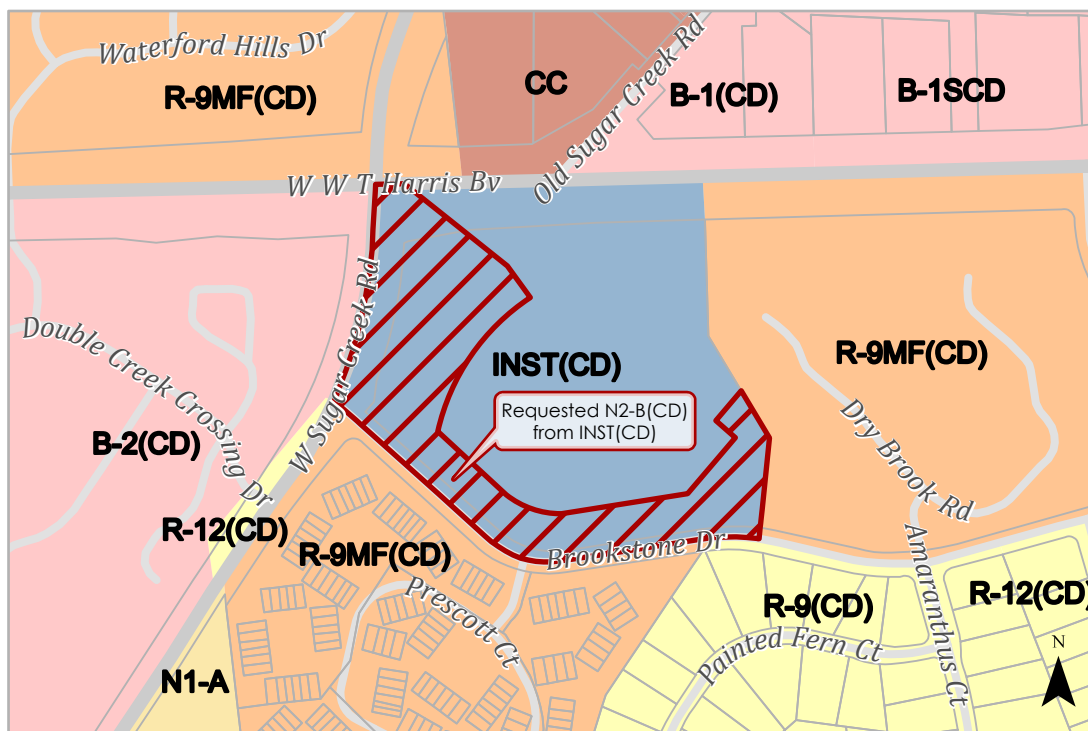
Location of Requested Rezoning



Rezoning Area

- 2025-129
 - Inside City Limits
 - Parcel
 - Greenway
 - Streams
 - FEMA Flood Plain
- City Council District:**
- 2-Malcolm Graham

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Single Family
- Multi-Family
- Institutional
- Business
- Commercial Center
- Requested N2-B(CD) from INST(CD)