

Petition No.: 2019-173  
Petitioner: McCraney Property Company

**ORDINANCE NO. 9991-Z**

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

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

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the properties identified by the tax parcels listed below, and further identified on the attached map from R-3 AIR LLWPA (single-family residential, airport noise overlay, Lower Lake Wylie Protected Area) to I-1 (CD) AIR LLWPA (light industrial, conditional, airport noise overlay, Lower Lake Wylie Protected Area).

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

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

APPROVED AS TO FORM:

*James Hagler-Gray*

City Attorney

**Parcels Included in Rezoning Petition 2019-173**

14129102	14129105	14118165	14129101
14129103	14129107	14118119	

**CERTIFICATION**

I, Stephanie Bello, 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 15<sup>th</sup> day of February, 2021, the reference having been made in Minute Book 152, and recorded in full in Ordinance Book 63, Page(s) 533-534.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 15<sup>th</sup> day of February 2021.



*Stephanie Bello*

Stephanie Bello, Deputy City Clerk



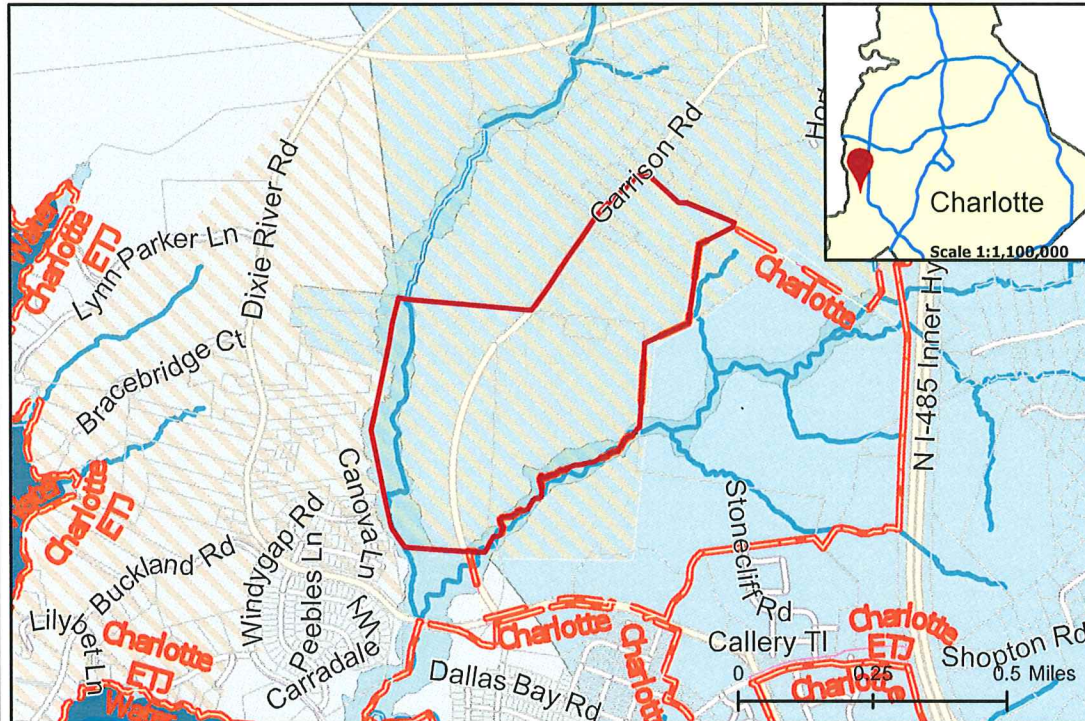
## 2019-173: McCraney Property Company

**Current Zoning** R-3 LLWPA AIR(Single Family Residential, Lower Lake Wylie Protected Area, Airport Noise Overlay)

**Requested Zoning** I-1(CD) LLWPA AIR (Light Industrial, Conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Approximately 150 acres

### Location of Requested Rezoning



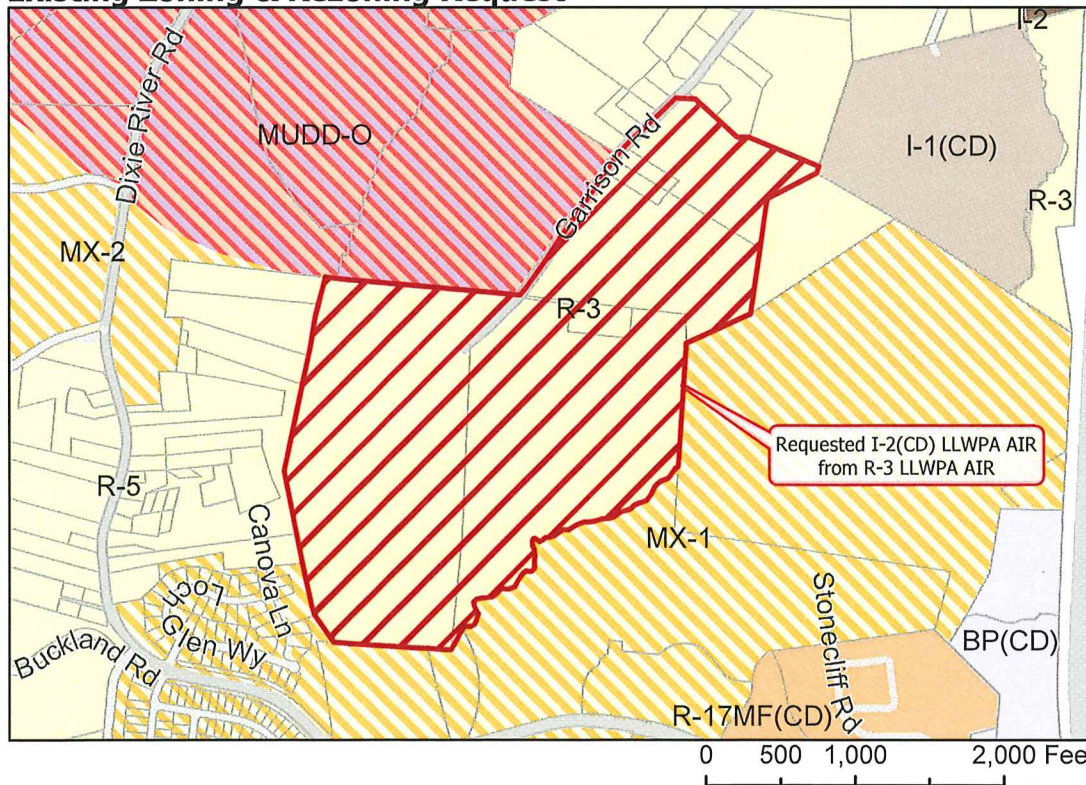
## Rezoning Map



- 2019-173
- Outside City Limits
- Parcel
- Streams
- Lakes & Ponds
- FEMA Flood Plain
- Airport Noise Overlay
- Watershed Overlay**
  - Lower Lake Wylie - Critical Area
  - Lower Lake Wylie - Protected Area



### Existing Zoning & Rezoning Request



- Requested I-2(CD) LLWPA AIR from R-3 LLWPA AIR
- Zoning Classification**
  - Single Family
  - Multi-Family
  - Mixed Residential
  - Business Park
  - Commercial Center
  - Light Industrial
  - General Industrial
  - Mixed Use



Map Created 12/23/2019