

ZONING APPLICATION

2025-127

4749 WEST BOULEVARD, LLC

Community Meeting
Monday, December 15th
2025

AGENDA

Introductions

Project Overview

- Property
- Current Zoning
- Proposed Zoning/Change in Conditions
- Reasonableness & Consistency

Rezoning Schedule

Questions & Answers

APPLICANT 4749 WEST BOULEVARD, LLC

Charlotteans Sharon and Lawrence Sullivan own the Property located at 4749 West Boulevard and operate their window and door replacement business out of the existing warehouse building located on Property.



INTRODUCTIONS

- Sharon Sullivan - Co-Owner and CEO of S&L Windows and Doors, LLC (an Affiliate of Renewal by Andersen Window Replacement)
- Lawrence Sullivan - Co-Owner of S&L Windows and Doors, LLC
- Susanne Todd & Kaitlin Beckom – Attorneys at Johnston Allison & Hord, P.A.

PROPERTIES SUBJECT TO REZONING

5.353 ACRE
3 PARCELS
1 BUILDING



Existing Zoning & Rezoning Request



 Requested IMU(CD) from ML-2

Zoning Classification

-  Manufacturing & Logistics
-  General Industrial



Map Created 11/21/2025

WHY REZONE?

The nature of the window replacement business has changed. Instead of storing large inventory in a warehouse, most windows are now custom ordered and installed shortly after receipt.

The Sullivans want to make the Charlotte office their flagship location. They want to construct a new building on the Property for training, call center, and other office related purposes.

Current zoning limits office use in ML zoning districts to 40% of a building's square footage area.

In order to allow continued day-to-day business operations on the Property, Applicant requests a rezoning to IMU (CD).

CURRENT ZONING: ML-2

The ML-2 Manufacturing and Logistics Zoning District is intended to accommodate industrial uses.

NEW ZONING: IMU (CD)

The IMU Innovation Mixed-Use Zoning District is intended to accommodate those areas that have typically developed as industrial areas, but are transitioning from an exclusively industrial orientation to a broader mix of light industrial, artisan industrial, and commercial.

(CD) means (Conditional).

REZONING CONDITIONS

What is a conditional rezoning?

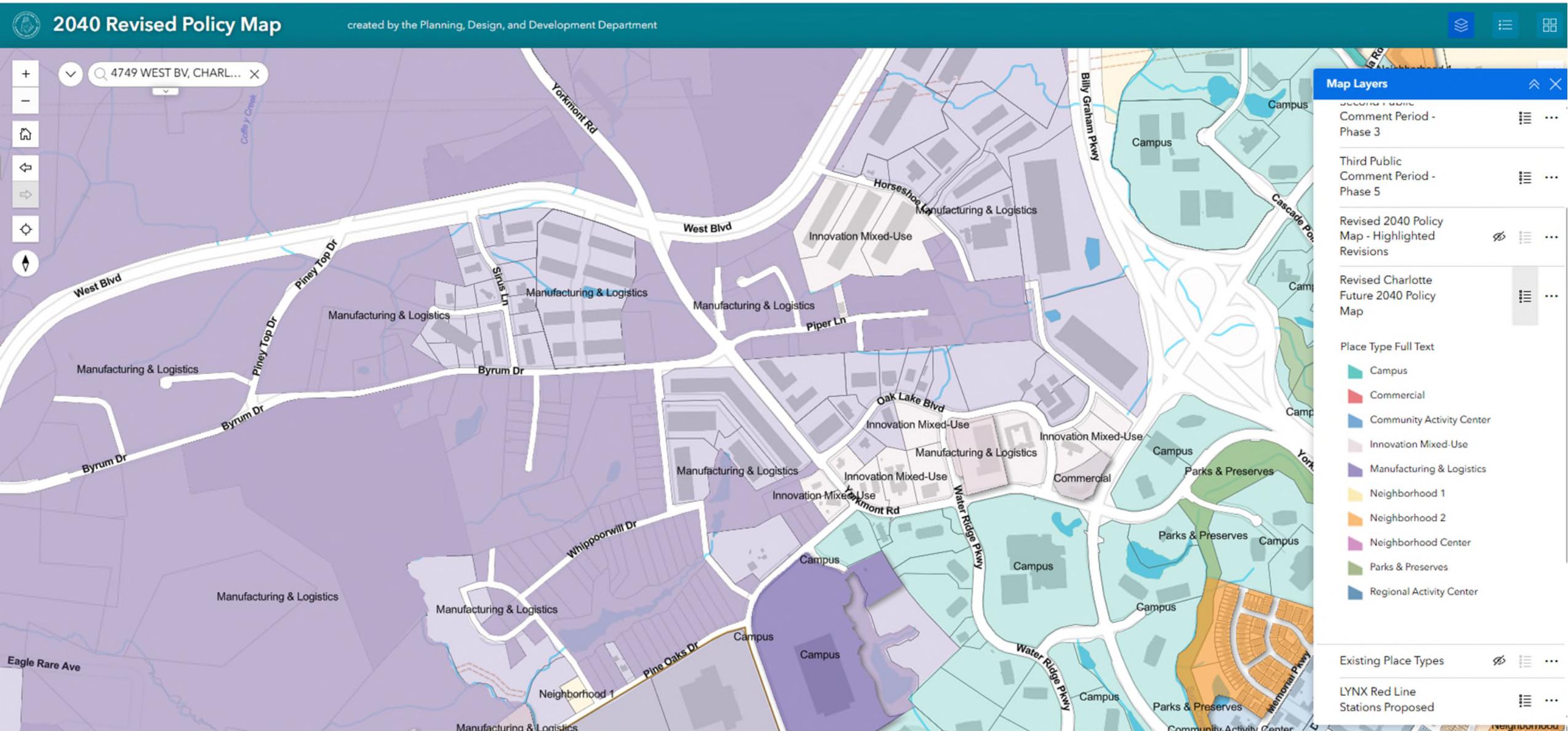
- As part of the Rezoning process, Applicant voluntarily agrees to place conditions on how a property will be developed.

Conditions on this rezoning:

- A prohibition on Residential Uses



REASONABLENESS AND CONSISTENCY



REZONING SCHEDULE

Community Meeting: December 15, 2025

Earliest Public Hearing: February 16,
2026

Earliest Zoning Committee Meeting: March
3, 2026

Earliest City Council Decision: March 16,
2026

Please check with City Staff and City
Website for latest information.

COMMENTS AND QUESTIONS

Contact:

Susanne Todd – stodd@jahlaw.com

Kaitlin Beckom – kbeckom@jahlaw.com

Community Meeting Presentation can also be found on the Johnston, Allison & Hord, P.A. website.

