



CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

**Rezoning Petition 2025-113
Post-Hearing Staff Analysis**

Zoning Committee Meeting Date: February 3, 2026

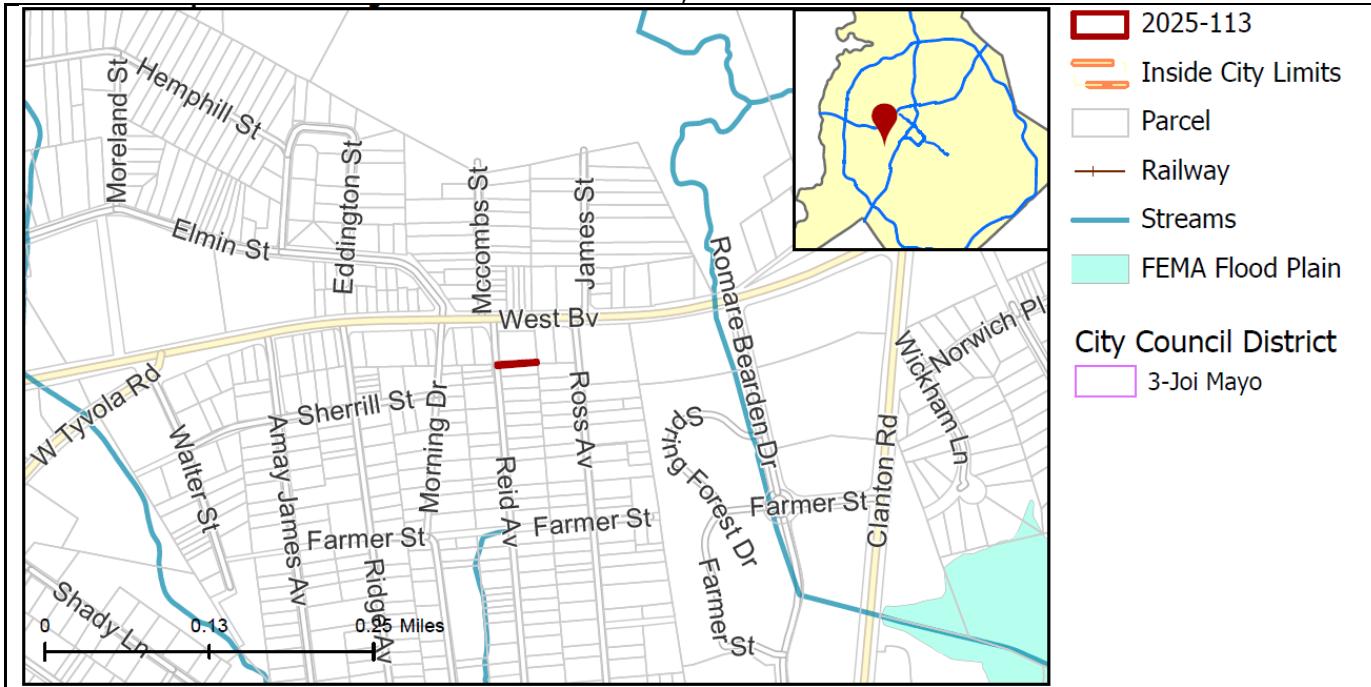
REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Address: just south of 2215 West Boulevard, Charlotte, NC 28208

Approximately 0.03 acres located on the east side of Reid Avenue, south of West Boulevard, and north of Farmer Street.



SUMMARY OF PETITION

The petition proposes to rezone a small portion of a parcel zoned for commercial uses to a low-density residential zoning district. The petition would allow for the entirety of the larger parcel to be developed under one zoning district, N1-C (Neighborhood 1-C).

PROPERTY OWNER

Sea Lion LLC

PETITIONER

Sea Lion LLC

AGENT/REPRESENTATIVE

Russell Ferguson

COMMUNITY MEETING

The community meeting was held on December 10, 2025 and 6 people from the community attended.

The community meeting report notes that items discussed at the meeting included a description of the split zoning of the subject parcel and proposed rezoning to bring the parcel under one zoning. Concerns expressed by the community included a pattern of smaller lot sizes and gentrification in the surrounding neighborhood.

The full meeting report is available online.

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| STAFF RECOMMENDATION <p>Staff recommends approval of this petition.</p> <p>Plan Consistency The petition is inconsistent with the <i>2040 Policy Map</i> recommendation for the Neighborhood Center Place Type.</p> <p>Rationale for Recommendation</p> <ul style="list-style-type: none"> • The petition would bring the parcel, which is currently split-zoned, under one zoning district. • The petition would allow the parcel to be developed under one district, with one list of permitted uses and one set of development standards. • The neighborhood to the south of the site is almost entirely zoned N1-C (Neighborhood 1-C), same as the requested zoning district. <p>The approval of this petition will revise the recommended place type as specified by the <i>2040 Policy Map</i>, from the Neighborhood Center Place Type to the Neighborhood 1 Place Type.</p> |
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PLANNING STAFF REVIEW

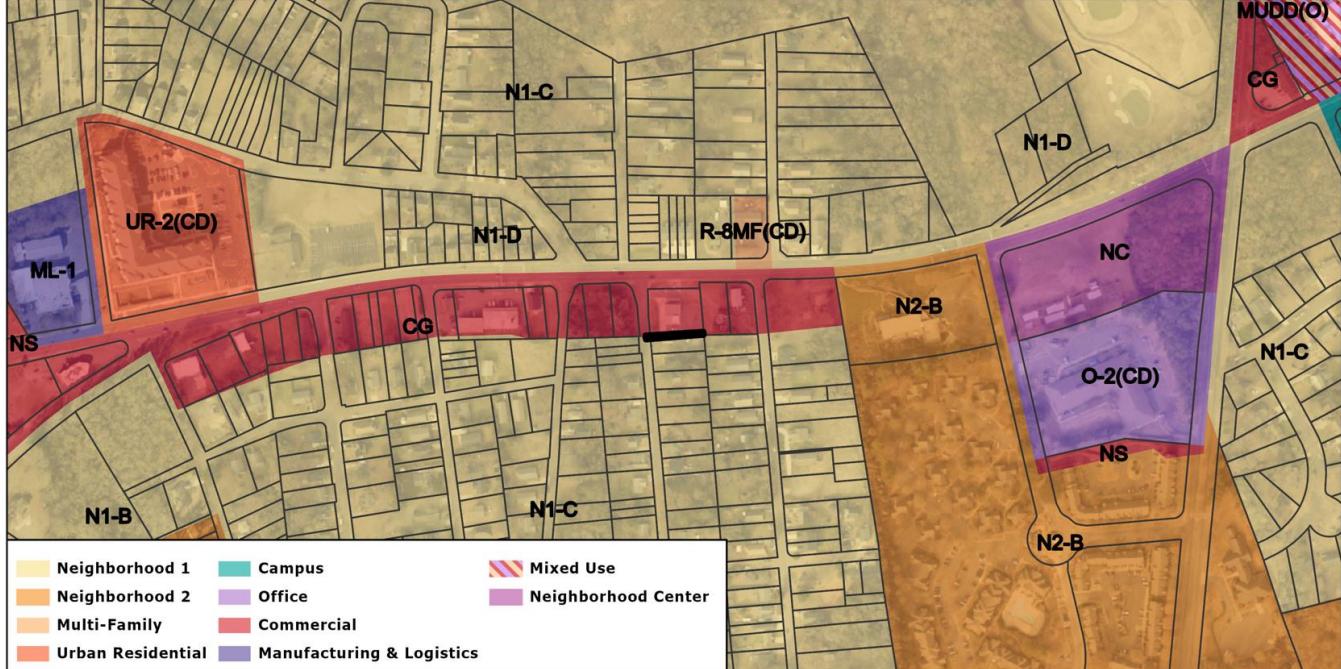
- **Background and Zoning District Summary**

- Existing Zoning: CG (General Commercial)
 - This district allows for general commercial uses along intersections and arterial streets, accommodating auto access while also encouraging improvement of the pedestrian environment.
- Proposed Zoning: N1-C (Neighborhood 1-C)
 - This district allows for single family, duplex, triplex, and quadplexes in some situations, as well as a limited number of other uses on lots that are 6,000 square feet or greater.

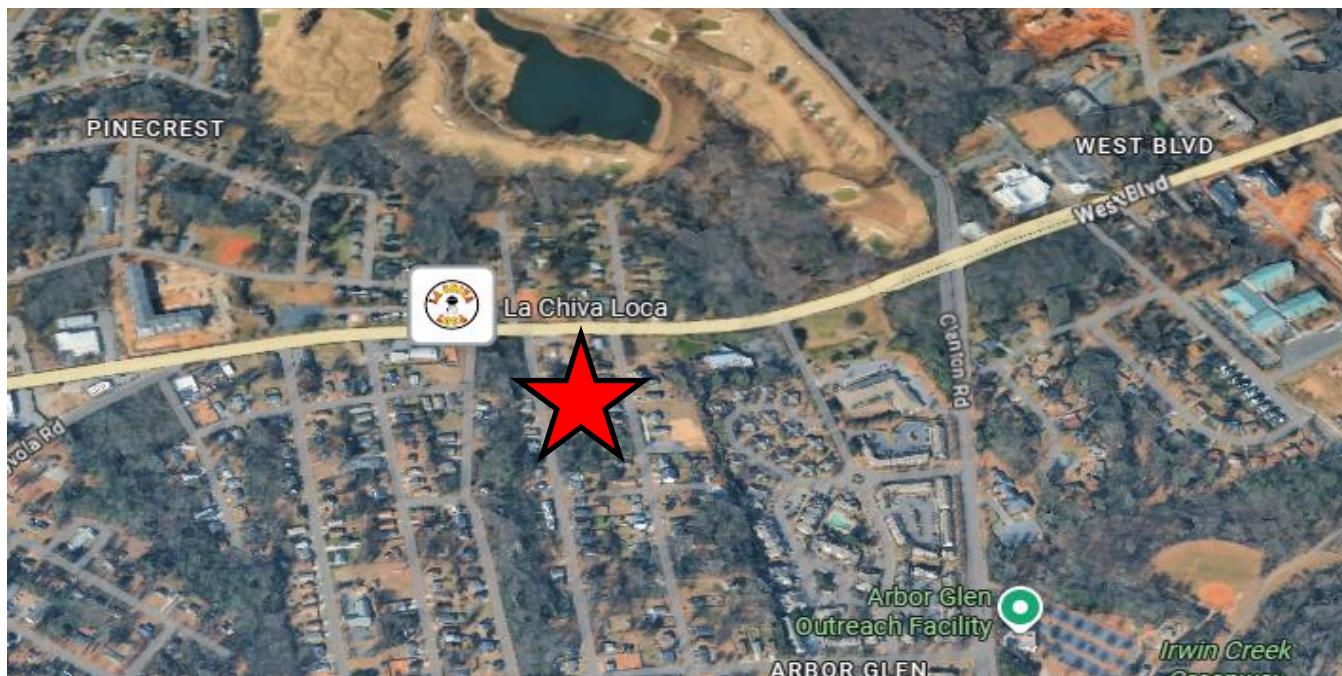
- **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- **Site Context and Imagery**



- The site, along with other nearby properties fronting on West Boulevard, are zoned CG (General Commercial). Properties to the south of the site are zoned N1-C (Neighborhood 1-C).



The site is vacant and is surrounded by residential uses to the south with commercial uses to the north along West Boulevard.



Street view of the vacant site as seen from Reid Avenue.



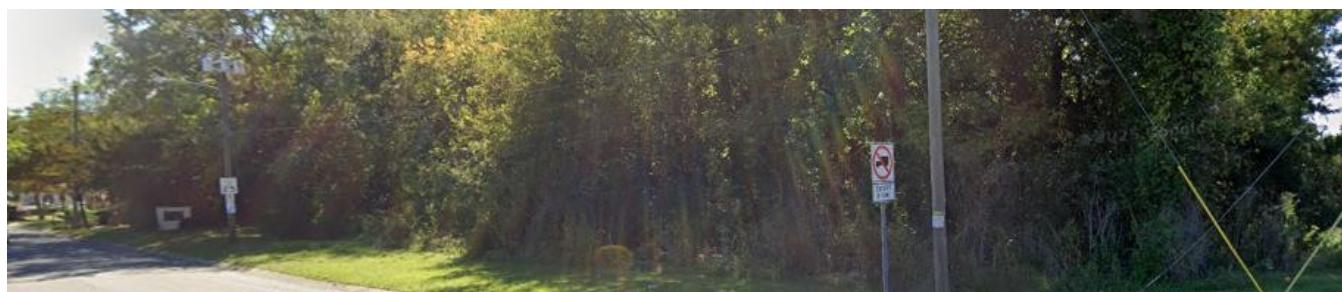
Street view of a vacant commercial building to the north of the site along West Boulevard.



Street view of residential uses to the east of the site along Ross Avenue.

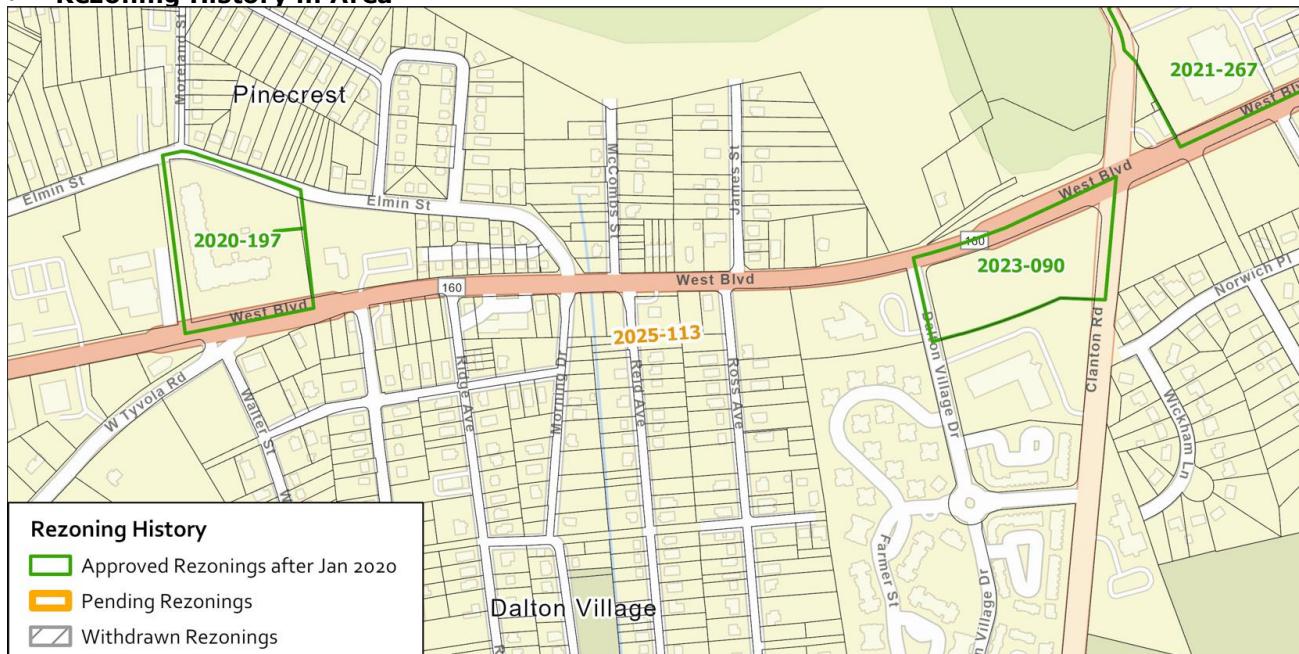


Street view of residential uses to the south of the site along Reid Avenue.



Street view of vacant, wooded property to the west of the site across Reid Avenue.

- **Rezoning History in Area**



| Petition Number | Summary of Petition | Status |
|-----------------|---|---|
| 2023-090 | Rezoned 3.54 acres from O-2(CD) (Office, Conditional) to NC (Neighborhood Center) to allow all uses permitted in the NC (Neighborhood Center) zoning district. | Rezoning approved, permit application submitted and in review (LDCP-2025-00372). |
| 2021-267 | Rezoned 12.46 acres from INST(CD) (Institutional, Conditional) and R-22MF (Multi-family Residential) to MUDD-O (Mixed Use Development-Optional) to allow the addition of a library, retail, and office uses to vacant land in association with the Stratford Richardson YMCA. | Rezoning approved, no permit submitted. |
| 2020-197 | Rezoned 4.54 acres from R-5 (Single Family Residential) and R-8 (Single Family Residential) to UR-2(CD) (Urban Residential, Conditional). | Rezoning approved, permit application submitted and approved, and project completed (SDRMF-2021-00162). |

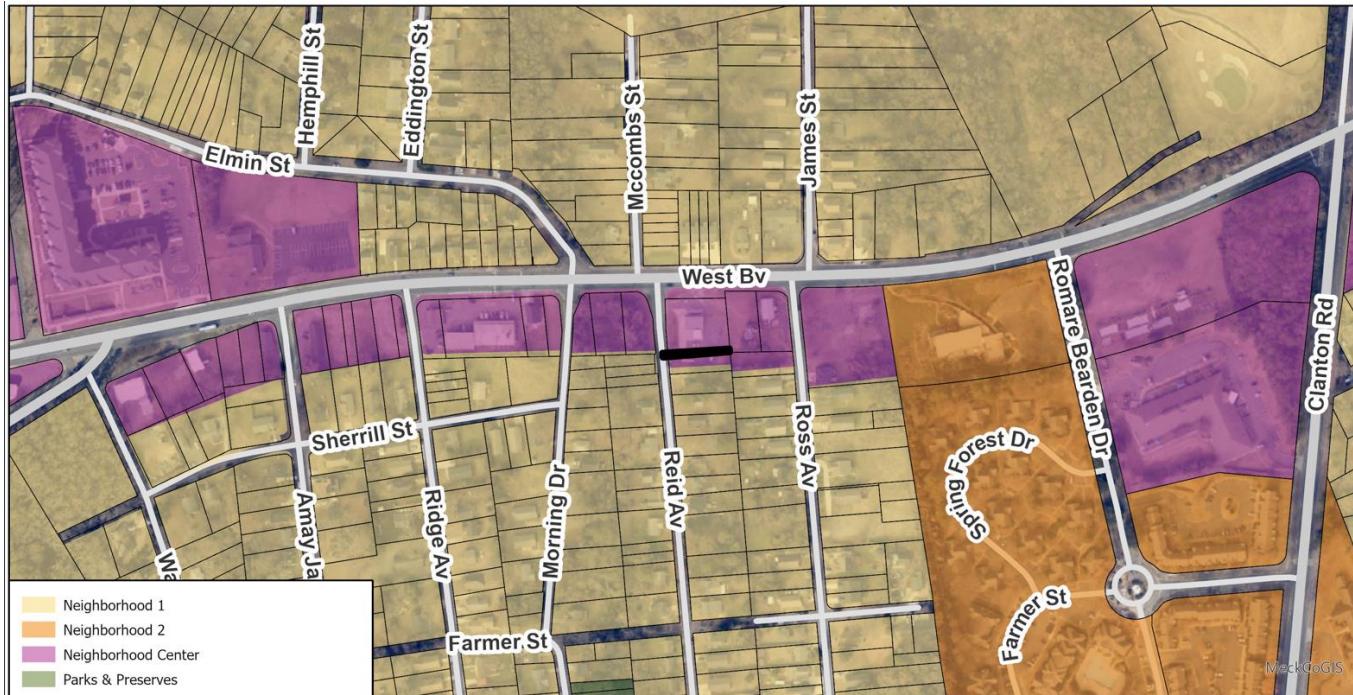
- **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).

- More information on the specific projects in this area can be found using [Development Near Me](#)

- **Public Plans and Policies**



- The *2040 Policy Map* recommends the Neighborhood Center Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood Center Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 1 Place Type.
 - Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
 - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

• INFRASTRUCTURE COMMENTS**• Charlotte Department of Transportation**

- The site is located at the intersection of Reid Avenue, a City-maintained local street, and West Boulevard, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the conventional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.
- **Active Projects:**
 - No active projects near this site.
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant land).
 - Existing Zoning Entitlements: 0 trips per day (based on lot dimensions not allowing development of the site on its own).
 - Proposed Zoning: 0 trips per day (based on lot dimensions not allowing development of the site on its own).

• Storm Water Services

- **Considerations:**
 - No comments submitted.

• Charlotte Water

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along West Blvd.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along West Blvd.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• Charlotte-Mecklenburg Schools

- Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students.
 - Reid Park Elementary currently at 79% utilization.
 - J.W. Wilson Middle currently at 67% utilization.
 - Harding High currently at 99% utilization.
- **Considerations:**
 - See advisory comments at www.rezoning.org

• Charlotte Area Transit System

- **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org

- **Mecklenburg County Park and Recreation Department:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908