

COMMUNITY MEETING REPORT

Petitioner: Berry Builders

Rezoning Petition No. 2025-096

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte- Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative (Justin Berry) of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 13, 2025 (same date the notice was written). A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on November 26, 2025 at 6:00pm at the rezoning site (531 State Street).

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Justin Berry and Wayne Berry.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent (Justin Berry) welcomed the attendees and indicated that the Petitioner proposed to rezone an approximately 0.207 acre site at 531 State Street (the "Site") from the ML-2 (Industrial) to N1-D (Residential). Justin explained the general rezoning process and stated that the purpose of the meeting was to discuss the rezoning request and address any questions or concerns from nearby residents and property owners. He then explained that the intent would be to build a duplex on the site once rezoning is approved.

The proposal to rezone and build a duplex on the site was well received and the attendees welcomed the proposal openly. The Petitioner and its members received from the community members unwavering support and approval for rezoning and the new construction of the proposed duplex for the "Site".

The major concern that was brought up during this community meeting was in regards to street parking. The apartment complex located at the intersection of State Street and South Turner (539 State Street) had recently opened its doors to new tenants around the beginning of this year, and it does not offer any parking garages/spaces for any of its tenants in its 90-plus unit complex. Thus, the tenants in this apartment building have resorted to parking all along and throughout State Street. The street (State Street) has since become heavily congested with traffic and parking, and has also become increasingly dangerous for pedestrians. Some of the residents spoke of multiple incidents where tenants of this apartment complex have parked in front of their driveways and have had to call tow companies to remove vehicles blocking them from getting in and out of their own home. They have reached out to their local community board members and escalated to their district city council member to request permit parking along this street to help alleviate this issue, but it has been a tumultuous process to receive any meaningful or constructive response in their request.

While this issue does not directly impact/relate to the relevance of the rezoning process, or the construction of this new build project on the Petitioner's site, it has become a concern that the Petitioner also shares, as this issue could potentially create an inconvenience for the Petitioner since proper access to the site will be required once construction begins. And while neither the Petitioner nor the community members see this as a reason to withhold or delay the approval of rezoning the "Site" at 531 State Street, all affected parties would still like to collectively voice concerns regarding this issue through whatever the proper channels are so that it can be addressed in a meaningful way.

The attendees were grateful that they could use this Rezoning Community Meeting as a forum to voice their concerns about street parking, and gave their unconditional approval to proceed with rezoning, and wished us well in our endeavors for the new build of the proposed duplex. And thus the community meeting was shortly concluded thereafter.

Respectfully submitted by Justin Berry, this 4th day of December, 2025.

cc: Charlotte Planning, Design & Development Department – Rezoning staff