

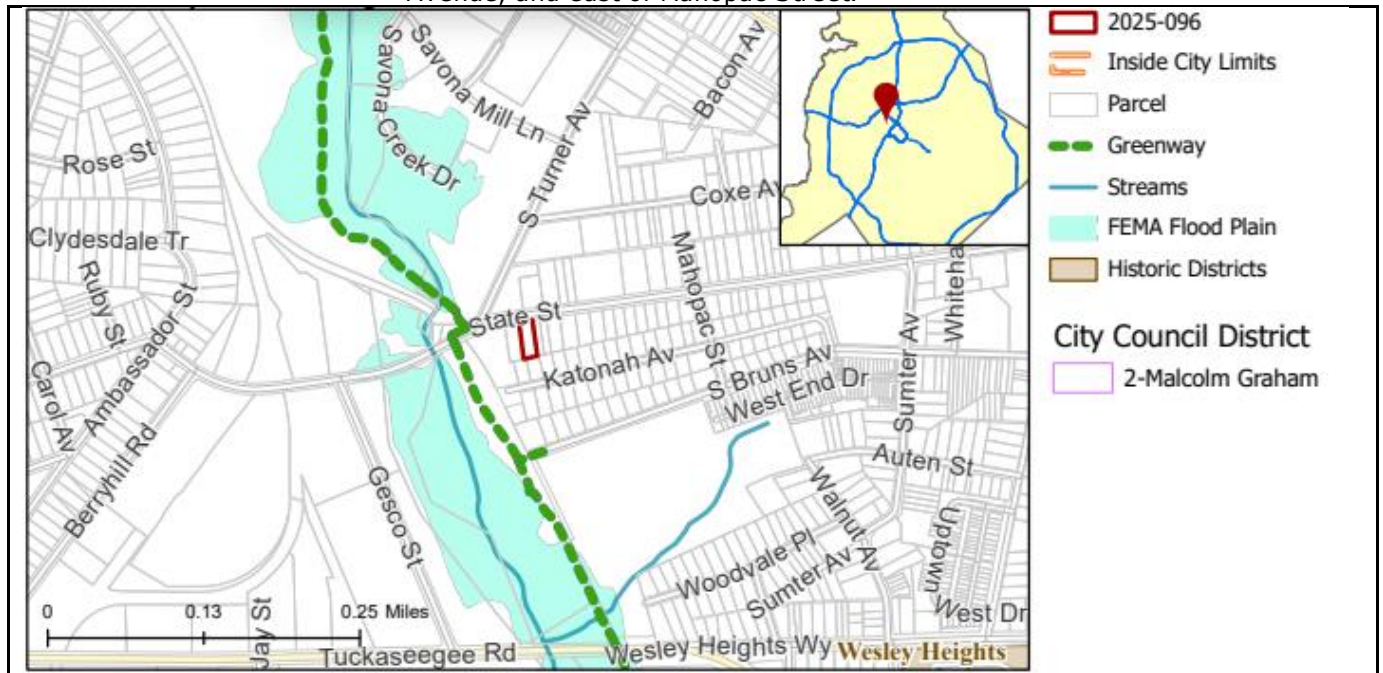
REQUEST

Current Zoning: ML-2 (Manufacturing and Logistics-2)
Proposed Zoning: N1-D (Neighborhood 1-D)

LOCATION

Address: 531 State Street, Charlotte, NC 28208

Approximately 0.21 acres located south of State Street, north of Katonah Avenue, and east of Mahopac Street.



SUMMARY OF PETITION

The petition proposes all uses permitted by-right and under prescribed conditions in the N1-D (Neighborhood 1-D) zoning district. The site is currently a vacant lot in a predominantly residential neighborhood, adjacent to Savona Mill.

PROPERTY OWNER

Berry Builders LLC

PETITIONER

Berry Builders LLC

AGENT/REPRESENTATIVE

Justin Berry; Berry Builders LLC

COMMUNITY MEETING

The community meeting was held on November 13, 2025 and 4 people from the community attended.

The community meeting report notes that the discussion included a presentation on rezoning from ML-2 (Industrial) to N1-D (Residential) with the intent to build a duplex. The primary concern raised was severe street parking congestion caused by a nearby 90-unit apartment complex without dedicated parking. Residents reported blocked driveways and pedestrian safety issues, requesting permit parking as a solution. Overall, attendees expressed strong support for the rezoning and the potential duplex construction. The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- The site is designated as a Neighborhood 1 Place Type by *the 2040 Policy Map*, the parcels surrounding the property contain a mix of zoning districts including N-1, Neighborhood 2 (N-2), and business, and is abutting Manufacturing & Logistics, and office zoning districts.
- The site is along a local street with primarily single-family homes to the east and some multi-family developments though it is located in an area with a wide variety of uses and the proposed development is in keeping with the character of the area which is rapidly diversifying from industrial to a mix of office, retail, restaurant, and residential development with light industrial slowly moving out of the area.
- The site is located within a ½-mile to the Five Points intersection, an area designated as a Neighborhood Center by the 2040 Policy Map.
- The site is located less than a block from Stewart Creek Greenway as well as the Seversville and Martin Luther King Parks.
- The site is well served by transit and is located within a ½-mile walk of 2 LYNX Gold Line stations as well as the number 1, 7, 8, and 34 CATS local buses providing service between Little Rock and Scott Futrell Roads, Paw Creek, Callabridge Commons/Riverbend shopping centers, Northlake Mall, the Rosa Parks Community Transportation Center, and the Charlotte Transportation Center.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

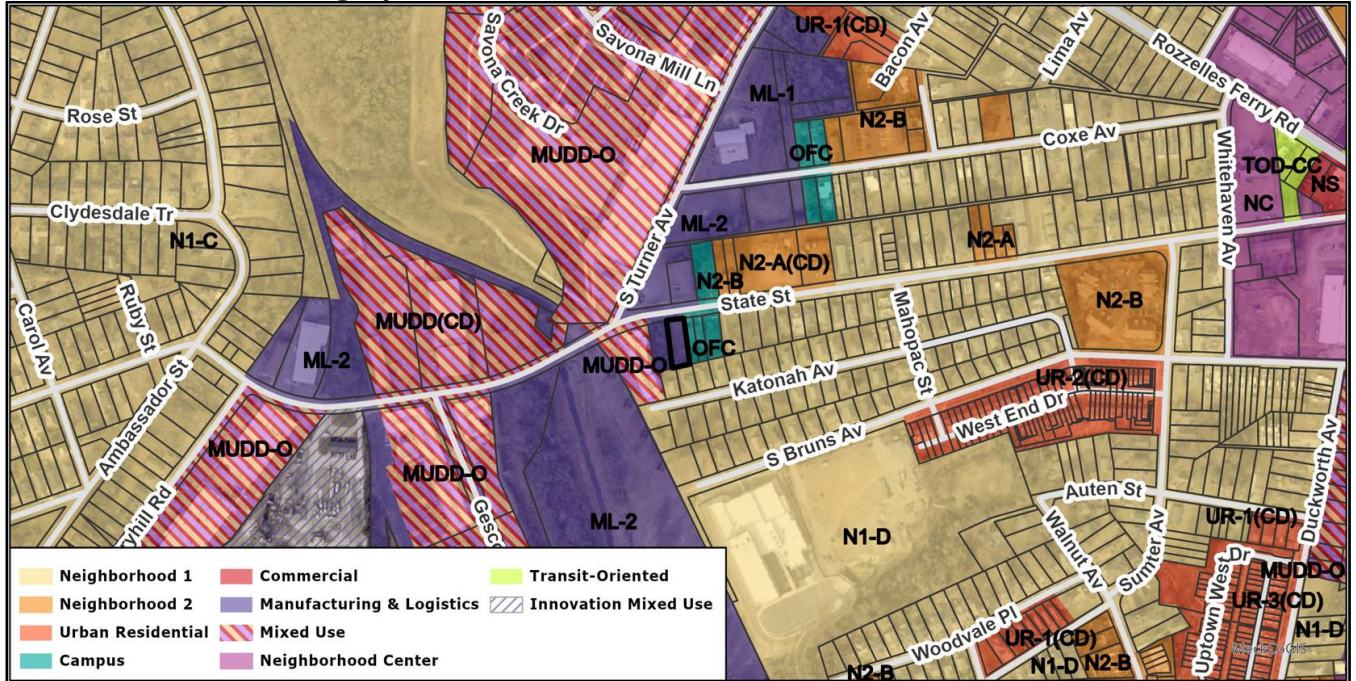
- Existing Zoning:
 - ML-2: This district is intended to accommodate industrial uses, including those uses that may be hazardous or noxious. Such uses may have significant external impacts and may include large areas of outdoor storage or operation. The ML-2 Zoning District is generally located in areas readily accessible by arterials and interstates, as well as freight rail.
- Proposed Zoning:
 - N1-D: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 3,500 square feet or greater.

- **Proposed Request Details**

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

- The petition proposes to allow all uses permitted by-right and under prescribed conditions in the N1-D zoning district

- Site Context and Imagery**



- The site is located between mixed-use zoning to the north and west and established residential neighborhoods to the east and south, with office and urban residential zoning between these areas.



The site is denoted by the red star, surrounded by single family housing to the south and east, an apartment building to the west, Savona Mill to the north, and an entrance to the greenway to the southwest.



The site is currently vacant.



North of the site is the Savona Mill development with unleased retail space and occupied multi-family housing.



East of the site are single family homes.



South of the site are single family homes.



West of the site is the greenway entrance.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-167	Rezoned 0.7 acres from I-2 (general industrial) and R-8 (single family residential) district to MUDD-O (mixed use development, optional) district to allow for 104-unit multifamily development at a density of 148 dwelling units per acre.	Rezoning Approved, permitted submitted as LDUMUDD-2021-00072, construction complete.
2020-121	Rezoned 1.1 acres from I-1 and R-22MF (general industrial and multifamily residential) district to UR-2(CD) (urban residential, conditional) district to allow for to develop vacant property in the Seversville neighborhood with up to 15 single family attached units at a density of 13 units per acre.	Rezoning Approved, permit submitted as SDRMF-2021-00114, construction incomplete.
2021-021	Rezoned 27.68 acres from MUDD-O (mixed use development, optional) district to MUDD-O SPA (mixed use development, optional, site plan amendment) district to allow for increase the maximum amount of residential dwelling units for the redevelopment of an existing mill building in west Charlotte.	Rezoning Approved, various permits submitted for commercial and residential uses, construction complete.
2021-073	Rezoned 0.5 acres from B-1 PED (Neighborhood Business, Pedestrian Overlay) district to TOD-CC PED (Transit Oriented Development Community Center, Pedestrian Overlay) district to allow for allow redevelopment of a site in the Five Points area with all uses permitted in the TOD-CC district.	Rezoning Approved, permit submitted as LDUTODCC-2023-00001, construction incomplete.
2021-115	Rezoned 2.58 acres from I-2 (General Industrial) district to MUDD-O (Mixed-Use Development District – Optional) district to allow for X.	Rezoning Approved, permit submitted as LDUMUDD-2022-00007, construction complete.
2021-168	Rezoned 3.83 acres from I-2 (general industrial) district to MUDD-O (mixed-use development, optional) district to allow for allow adaptive reuse of industrial buildings with commercial uses permitted in the MUDD zoning district.	Rezoning Approved, various permits approved to facilitate adaptive reuse.
2021-196	Rezoned 21.51 acres from I-2 (general industrial) district to MUDD-O (mixed-use development, optional) district to allow for adaptive reuse and expansion of industrial buildings with non-residential uses permitted in the MUDD zoning district.	Rezoning Approved, various permits approved to facilitate adaptive reuse.

2023-001	Rezoned 6.075 acres from I-2 (General Industrial) district to MUDD(CD) (Mixed-Use Development District, Conditional) district to allow for up to 450 multifamily dwellings and accessory uses.	Rezoning Approved, no permits submitted.
2023-138	Rezoned 0.28 acres from NC (Neighborhood Center) district to TOD-CC (Transit Oriented Development-Community Center) district to allow for the redevelopment of an industrial site near the Seversville neighborhood with up to 7,500 square feet of commercial uses and 265 multi-family and/or single family attached residential units at a density of 102.7 dwelling units per acre (DUA).	Rezoning Approved, permit submitted as LDUPED-2020-00029, project complete.
2024-063	Rezoned 1.33 acres from N1-D (neighborhood 1-D), N2-B (neighborhood 2-B), and B-1(CD) (neighborhood business, conditional) district to N2-A(CD) (neighborhood 2-A, conditional) district to allow for up to 29 multi-family attached dwelling units. The site is currently developed with a commercial building and a material storage yard.	Rezoning Approved, no permits submitted.
2024-113	Rezoned 1.0 acres from ML-2 (Manufacturing & Logistics-2) district to IMU (Innovation Mixed-Use) district to allow for all uses permitted by-right and under prescribed conditions in the IMU (Innovation Mixed-Use) zoning district on a site developed with an industrial building.	Rezoning Approved, no permits submitted since approval.

- **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 1 Place Type. The proposed rezoning is in alignment with the adopted Neighborhood 1 Place Type.
 - 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 adjacent to State Street, a City-maintained local street, west of Mahopac Street, a City-maintained local street. 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 project near the site
- Transportation Considerations:**
 - No outstanding issues.
- Vehicle Trip Generation:**
 - Current:
 - Existing Use: 0 trips per day (based on vacant lot).
 - Existing Zoning Entitlements: 60 trips per day (based on ML-2).
 - Proposed Zoning: 10 trips per day (based on N1-D).

Storm Water Services

- Considerations:**
 - No comments submitted.

Charlotte Water

- Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along State St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along State St.
- 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.
 - Bruns Elementary currently at 62% utilization.
 - Ranson Middle currently at 88% utilization.
 - West Charlotte High currently at 96% 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: Emma Knauerhase (704)-432-1163