



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 1.22.26

Subject: Rezoning Petition Comments

Charlotte-Mecklenburg Planning Commission
600 East Fourth Street Charlotte, North Carolina 28202

Mecklenburg County has reviewed the City of Charlotte rezoning petition below to identify regulatory requirements of the petitioner; inform the petitioner, planning staff, and other affected parties of such regulatory requirements; and identify potential effects on, and impacts from, nearby properties.

<u>Petitioner Information:</u>	<u>Parcel GIS ID(s):</u>
City of Charlotte 5601 Wilkinson Blvd, Charlotte, NC 28208	14126169; 14126184; 14126193; 14126168; 14126169; 14126170; 14126171; 14126172; 14126173; 14126174; 14126189; 14126175; 14126177; 14126178; 14126179; 14126180; 14126148; 14126185; 14126149; 14126150; 14126151; 14126152; 14126153; 14126154; 14126155; 14126156; 14126157; 14126158; 14126159; 14126160; 14126161; 14126162; 14126163; 14126164; 14126165; 14126166; 14126167; 14126124; 14126188; 14126125; 14126126; 14126127; 14126128; 14126129; 14126130; 14126131; 14126132; 14126133; 14126134; 14126135; 14126136; 14126137; 14126138; 14126186; 14126139; 14126140; 14126141; 14126142; 14126143; 14126144; 14126147; 14126146; 14126101; 14126103; 14126106; 14126107; 14126109; 14126110; 14126111; 14126112; 14126113; 14126114; 14126115; 14126116; 14126117; 14126118; 14126119; 14126120; 14126191; 14126192;

	14126121; 14126122; 14126187; 14117201; 14117202; 14111222; 14111223; 14111224; 14111225; 14111226; 14111227; 14111228; 14111229; 14111230; 14111299; 14111203; 14111216; 14111215; 14111213; 14111221; 14111205; 14111212; 14111218; 14111207; 14111206; 14111141; 14111142; 14111143; 14111144; 14111145; 14111146; 14111147; 14111148; 14111140; 14111149; 14111150; 14111151; 14111152; 14111153; 14111154; 14111127; 14111128; 14111129; 14111130; 14111131; 14111132; 14111133; 14111191; 14111134; 14111135; 14111136; 14111137; 14111138; 14111139; 14111101; 14111102; 14111104; 14111116; 14111126; 14111105; 14111119; 14111118; 14111155; 14111198; 14111196; 14111194; 14111193; 14111109; 14111110; 14111111; 14111190; 14111114; 14111120; 14111117; 14111156; 14111124; 14111113; 14111112; 14111103; 14111125; 14111123; 14111122; 14111121; 14117301; 14111106;
<p>Existing Zoning: N1-A Current Use: Residential</p>	<p>Proposed Zoning: ML-2 Additional Proposed Zoning: N/A Primary Proposed Zoning: ML-2 Manufacturing and Logistics Zoning District Request Type: Conventional</p>

2025-134: City of Charlotte

Air Quality Comments: The petitioner will be asked to complete an applicability questionnaire to determine if an air quality permit is required.

Demolition or renovation of existing structures may require proper notification and removal of asbestos. The petitioner will be notified with the required forms.

The petitioner will be notified of the local dust ordinance requiring property owners, and their contractors, to minimize dust leaving their property.

Ground Water Services Comments: Executive Summary: Contamination incidents exist in the vicinity, so there may be restrictions for water supply wells. Septic and water supply well registration records noted for several parcels listed below. The possibility of heating oil tanks may exist on the parcels mentioned. Additionally, monitoring well(s) may exist on the parcels listed below:

Groundwater & Wastewater Services records indicate contamination site(s) exist on or within 1,500 feet of the properties included in the petition. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. In an ARGU where municipally supplied water is available water supply wells for

potable water supply, irrigation or open loop geothermal systems may not be permitted or constructed on or within 1,000 feet of contamination sites. Wells may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

Groundwater & Wastewater Services records indicate a Subsurface Investigation Permit (SIP) was issued for parcels: 141-261-22, 141-111-31, 141-112-24, 141-111-97 and 141-261-44. Please note that monitoring wells on this parcel need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

Groundwater & Wastewater Services (GWS) records indicate that a water supply wells have been registered and located within the bounds of parcels: 141-111-13, 141-111-94, 141-111-93, 141-112-04, 141-111-20, 141-121-48, 141-111-11, 141-261-24, 141-112-06, 141-112-25, 141-261-10, 141-111-14, 141-261-53, 141-111-24, 141-111-03, 141-111-36 and 141-111-37. Water supply wells should be protected during site development by flagging and fencing or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations prior to site development commencing.

Groundwater & Wastewater Services records indicate a registered septic system exists on parcels: 141-111-09, 141-261-25, 141-261-09, 141-261-49, 141-261-09, 141-261-51, 141-111-04, 141-111-25, 141-111-12, 141-111-31, 141-111-47, 141-111-22, 141-111-96, 141-111-51, 141-111-49, 141-111-54, 141-111-12, 141-111-36, 141-111-30, 141-111-11, 141-111-35, 141-111-34, 141-111-32, 141-111-33, 141-111-42, 141-111-50, 141-111-44, 141-111-28, 141-111-21, 141-111-48, 141-111-43, 141-111-41, 141-112-23, 141-112-27, 141-112-29, 141-261-04, 141-261-17, 141-261-07, 141-261-38, 141-261-82, 141-261-52, 141-261-58, 141-261-66, 141-261-51, 141-261-20, 141-261-75, 141-261-35, 141-261-82, 141-261-31, 141-261-15, 141-261-61, 141-261-80, 141-261-44 and 141-261-53 listed in the petition. No regulations govern the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped by a NC Licensed Septic Hauler to remove any residual contents and then crushed and backfilled. This recommendation is made because improperly abandoned septic tanks may not be able to support the weight of vehicular traffic, structural foundations or people posing a safety hazard.

Information from property records does not indicate the current use of oil heat, but the properties may contain an underground or above ground fuel oil storage tank. Any existing tank and its contents should be removed, following applicable NCDEQ guidance, prior to any demolition or grading activity.

Storm Water Services Comments: Properties are not in the floodplain

Solid Waste Comments: No comments

Department Contacts:

Petitioners seeking to address individual comments and issues may follow up with the following Mecklenburg County staff:

Air Quality Comments: Megan Green - (megan.green@mecklenburgcountync.gov)

Ground Water Services: Shawna Caldwell - (shawna.caldwell@mecklenburgcountync.gov)

Storm Water Services: Myrette Stephen - (myrette.stephen@mecklenburgcountync.gov)

Solid Waste Comments: Joe Hack - (joe.hack@mecklenburgcountync.gov)

Additionally, please CC Erin Stanforth, (erin.stanforth@mecklenburgcountync.gov) on all communications to individual departments.

MCAQ Scope of Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the petitions with regard to air quality regulations for stationary sources and demolition and/or renovation of structures (e.g. National Emission Standards for Hazardous Air Pollutants for asbestos). Comments may also be made regarding incompatible land uses, sources of Toxic Air Pollutants, proximity to Risk Management Plan facilities, and proximity to known nuisance conditions or sensitive populations. MCAQ has conducted the review based on information submitted by the petitioner, review of aerial photographs (as available through the Mecklenburg County Polaris system), review of the “Air Pollution Facility Information Online” database available from the MCAQ website, and review of Mecklenburg County Health Department records. The review is cursory based on limited information provided within petition applications and site plans.