



**MECKLENBURG COUNTY**  
**Land Use & Environmental Services Agency**

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission  
From: LUESA, Mecklenburg County  
Date: 2.19.26  
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.

<b><u>Petitioner Information:</u></b> The Charlotte-Mecklenburg Hospital Authority P.O. Box 32861, Charlotte, NC 28232	<b><u>Parcel GIS ID(s):</u></b> 04931108;
<b><u>Existing Zoning:</u></b> IC-1 <b><u>Current Use:</u></b> Healthcare Institution	<b><u>Proposed Zoning:</u></b> IC-2 (EX) <b><u>Additional Proposed Zoning:</u></b> N/A <b><u>Primary Proposed Zoning:</u></b> IC-2-EX Institutional Campus Zoning District Exception <b><u>Request Type:</u></b> Conditional (Tier 1)

**2025-135: The Charlotte-Mecklenburg Hospital Authority -- North Tryon Street Site Rezoning Request**

Air Quality Comments: No Comments

Ground Water Services Comments: No comments

Storm Water Services Comments: **Water Quality Protection:**

The proposed site lies within the Mallard Creek watershed, which contains stream segments listed on North Carolina's 303(d) list as impaired for turbidity and biological integrity. Given these impairments, the petitioner is required to implement best management practices (BMPs) and

enhanced erosion and sediment control measures throughout all phases of development. These measures should be designed to minimize sediment transport, protect water quality, and prevent further degradation of aquatic resources within the watershed.

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.