



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission
From: LUESA, Mecklenburg County
Date: 2.26.26
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> MPV Properties & Mission Properties Edwin T. Young, Jr. & Janis R. Young; Jamnadas M. Kothadia & Findu Kothadia 2007 Stedwick Pla, 28211; 6049 Oxfordshire Rd., Waxhaw, 28173	<u>Parcel GIS ID(s):</u> 05326109; 05326108
<u>Existing Zoning:</u> ML-1 <u>Current Use:</u> Residential	<u>Proposed Zoning:</u> N2-A(CD) <u>Additional Proposed Zoning:</u> N/A <u>Primary Proposed Zoning:</u> N2-A Neighborhood 2 Zoning District <u>Request Type:</u> Conditional (Tier 3)

2026-001: Mt. Holly Rd. Rezoning

Air Quality Comments: 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.

This rezoning may result in residential use(s) being located adjacent to property zoned for industrial use (ML-1/ML-2). The Zoning Commission should determine whether this is compatible land-use.

Ground Water Services Comments: Executive Summary: Contamination incidents exist on-site and in the vicinity, so there may be restrictions for water supply wells. Septic and water supply well registration records noted for parcels listed.

Groundwater & Wastewater Services records indicate that parcel 053-261-08 is a contaminated Mecklenburg County Priority List (MPL) site (MPL# 1651) due to impacts from a petroleum Underground Storage Tank release (incident number 36414) found in the soil on the parcel. As residual contamination remains additional investigation should be considered. Also, additional investigation should be considered based on soil Land Use Restrictions that may apply to the parcel, the historic land usage and because more information may be necessary to determine that the change in use will not pose unacceptable health and safety risks.

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 (GWS) records indicate that water supply wells have been registered and located within the bounds of the parcels listed. 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 parcel 053-261-08. 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.

Storm Water Services Comments: The property is not located in a FEMA flood zone.

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.