



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 3.26.26

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> The Charlotte-Mecklenburg Hospital Authority Lesa Hunter Elder, As Trustee of the Thomas Richard Hunter Revocable Trust Dated December 19, 2019 and Barbara Osborne Hunter, Individually and as Personal Representative of the Estate of English Carroll Hunter P.O. Box 5324, Charlotte, NC 28226	<u>Parcel GIS ID(s):</u> 08106507; 08106501, 08106510, 08106509, 08106502 and 08106503
<u>Existing Zoning:</u> TOD-UC <u>Current Use:</u> Industrial	<u>Proposed Zoning:</u> CAC-1 (EX) <u>Additional Proposed Zoning:</u> N/A <u>Primary Proposed Zoning:</u> CAC-1-EX Community Activity Center Zoning District Exception <u>Request Type:</u> Conditional (Tier 2)

2026-012: The Charlotte-Mecklenburg Hospital Authority -- North Davidson Street Site Rezoning Request

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.

Ground Water Services Comments: Executive Summary: Contamination incidents exist on-site in the vicinity, so there may be restrictions for water supply wells. Additionally, monitoring well(s) may exist on the parcels listed above:

Groundwater & Wastewater Services records indicate that parcels in this petition are contaminated and listed as a Mecklenburg County Priority List (MPL) site (MPL# 2297) due to soil and/or groundwater impacts from volatile organic compounds, semi-volatile compounds and metals discovered during an Assessment Report. The site was also deemed eligible within the NCDEQ's -Brownfields Program and identified as ID 27042-23-060. As residual contamination is present additional investigation should be considered. Also, additional investigation should be considered based on 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 records indicate a Subsurface Investigation Permit (SIP) was issued for parcel 081-065-07 in this petition. Please note that monitoring wells on these parcels need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

Storm Water Services Comments: Not in the flood zone

Solid Waste 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.