



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

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 4.23.26

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> HUSPP Blusouth II LLC 845 Texas Ave., Ste. 3300, Houston, TX, 77002	<b><u>Parcel GIS ID(s):</u></b> 20511283
<b><u>Existing Zoning:</u></b> UR-C <b><u>Current Use:</u></b> office	<b><u>Proposed Zoning:</u></b> UR-C SPA <b><u>Additional Proposed Zoning:</u></b> N/A <b><u>Primary Proposed Zoning:</u></b> Other/Not Applicable <b><u>Request Type:</u></b> Conditional (Tier 2)

**2026-021: Blu Central Road SPA**

*Air Quality Comments:* No comments

*Ground Water Services Comments:* *Executive Summary:* Water supply well registration records noted for parcel 205-112-83.

Groundwater & Wastewater Services (GWS) records indicate that water supply wells have been registered and located within the bounds of the parcel 205-112-83. 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.

Storm Water Services Comments: This property is not located in the 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.