



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.

| | |
|--|---|
| <u>Petitioner Information:</u> Summit Ave Development LLC 1001 ELIZABETH ST STE 1-D CHARLOTTE NC 28204 | <u>Parcel GIS ID(s):</u> 11910318; 11910399, 11910398, 11910396,11910395, 11910397 |
| <u>Existing Zoning:</u> ML-1, ML-2, OFC, N1-D <u>Current Use:</u> Residential & Vacant | <u>Proposed Zoning:</u> RAC(CD), N2-A(CD) <u>Additional Proposed Zoning:</u> N2-A(CD) <u>Primary Proposed Zoning:</u> RAC-CD Regional Activity Center Zoning District Conditional <u>Request Type:</u> Conditional (Tier 3) |

2026-024: Summit Ave

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

MCAQ recommends that the parking area for each dwelling be pre-wired for an EV charging station (i.e. EV-ready).

The rezoning may result in residential dwellings being located adjacent to a high-traffic roadway. MCAQ recommends that the petitioner follow U.S. Environmental Protection Agency best practices to minimize exposure to near-road air pollution including siting residential units

>500 feet from the roadway or installing specialized vegetative barriers along roadways.

Communication will be sent directly to the petitioner.

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 registration records noted for parcel 119-103-18. Additionally, monitoring well(s) may exist on the parcel 119-103-18.

Groundwater & Wastewater Services records indicate that parcels in this petition are contaminated and listed as a Mecklenburg County Priority List (MPL) site (MPL# 1917) due to surface water and soil and/or groundwater impacts from chlorinated volatile organic compounds (CVOCs), 1,4-dioxane, toxic metals, polychlorinated biphenyls (PCBs), toxic metals and other various volatile organic compounds. The site is being regulated by the North Carolina Department of Environmental Quality's (NCDEQ) Inactive Hazardous Sites Branch (IHSB) and can be referenced as NONCD0001097. Additionally, the site was also deemed eligible within the NCDEQ's -Brownfields Program and identified as ID 28026-24-060. As residual contamination is present additional investigation should be considered. Also, additional investigation should be considered based on Land Use Restrictions that 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 registered septic system exists on parcel 119-103-18 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.

Groundwater & Wastewater Services records indicate a Subsurface Investigation Permit (SIP) was issued for parcel 119-103-18. 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.

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

Solid Waste Comments: No comments

Department Contacts:

PEOPLE ● PRIDE ● PROGRESS ● PARTNERSHIP
2145 Suttle Avenue ● Charlotte, North Carolina 28208 ● Fax 980.335.2253
www.mecknc.gov

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.