



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 6.25.26

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> Barnhardt Manufacturing Co 1100 Hawthorne Ln, Charlotte, NC, 28205	<u>Parcel GIS ID(s):</u> 08118119; 08118167, 08118167E & 08118166
<u>Existing Zoning:</u> ML-2 <u>Current Use:</u> Manufacturing	<u>Proposed Zoning:</u> NC <u>Additional Proposed Zoning:</u> <u>Primary Proposed Zoning:</u> NC-CD Neighborhood Center Zoning District Conditional <u>Request Type:</u> Conditional (Tier 1)

RZP-2026-028: Hawthorne Ln 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.

Ground Water Services Comments: *Executive Summary: Contamination incidents exist onsite and, in the vicinity, so there may be restrictions for water supply wells. Additionally, monitoring well(s) may exist on the parcel 081-181-19.*

Groundwater & Wastewater Services records indicate that parcel 081-181-19 in this petition is contaminated and listed as a Mecklenburg County Priority List (MPL) site (MPL# 336) due to soil and/or groundwater impacts from hydraulic oil. The site is being regulated by the North Carolina Department of Environmental Quality's (NCDEQ) Underground Storage Tank (UST) Section and can be referenced as incidents 16565 and 16836. As residual contamination may be 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 property 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 081-181-19. 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: Not in the flood zone

Water Quality Protection:

Our records indicate that Parcel (08118119) is on the Mecklenburg Priority List (Contaminated Sites). This raises significant concerns about the types of contaminants that may be present, their sources—whether in soil or groundwater—and the potential receptors, including nearby surface water resources, that could be affected by future land development activities. Given these considerations, we strongly recommend that the petitioner conduct a comprehensive environmental site assessment (ESA), including soil and groundwater sampling, to determine the nature and extent of any contamination. The assessment should also evaluate potential pathways for contaminant migration and propose appropriate mitigation measures to prevent adverse impacts on water quality.

Additionally, Charlotte-Mecklenburg Stormwater Services must review the completed ESA with the petitioner during the review process to ensure that identified risks are adequately addressed and that appropriate protective measures are incorporated into the development plans

All PCSO and SWIM buffer requirements are applicable.

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.