



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 8.27.26

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> RANGEWATER DEVELOPMENT, LLC GEORGE S, MARIA D, PAVLOS G AND STEPHANIE HOUSIADAS; CRYSANTHI GEORGIOS HOUSIADAS AND JOHN DAVID KAKVITSAS 3210 OAKDALE RD., 28216; 3824 OAKDALE RD., 28216	<u>Parcel GIS ID(s):</u> 03312203; 03312211, 03312215, 03312219, 03312206
<u>Existing Zoning:</u> N1-A <u>Current Use:</u> Residential & Vacant	<u>Proposed Zoning:</u> N2-A(CD) & CG(CD) <u>Additional Proposed Zoning:</u> <u>Primary Proposed Zoning:</u> N2-A-CD Neighborhood 2 Zoning District Conditional <u>Request Type:</u> Conditional (Tier 3)

RZP-2026-048: Oakdale Road 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.

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

Ground Water Services Comments: Executive Summary: Contamination incidents exist in the vicinity, so there may be restrictions for water supply wells. Septic registration records noted for parcel 033-122-03.

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. Wells may be permitted with sampling requirements between 1,000 and 1,500 feet of contamination sites.

Groundwater & Wastewater Services records indicate a registered septic system exists on parcel 033-122-03 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.

Storm Water Services Comments: A Floodplain Development Permit from the City of Charlotte is required for all proposed construction within the regulated floodplain. There are specific building requirements for any proposed structure located within the regulated floodplain. See City of Charlotte Unified Development Ordinance Article 27 for details. (03312206). Stormwater services would like to request a storm drain easement(SDE) be conveyed to the county for a possible stream restoration project on parcel 03312206.

Water Quality Protection:

Our records indicate that Water Supply Watershed protection requirements apply as described on the following website: <https://read.charlotteudo.org/articles/article-23-water-supply-watershed-protection/> However, the storm water controls specified in the Post-Construction Storm Water Ordinance, as described on the website indicated above, are more restrictive and will therefore supersede the watershed protection rules. The exception is that the built-upon-area caps in the water supply watershed will continue to apply along with any buffer requirements that are more restrictive.

The petitioner shall perform infiltration testing and implement infiltration based SCMs to the extent allowable by site conditions. Petitioners agree to employ an enforcement office to monitor compliance with erosion control, buffer and watershed protection requirements. The enforcement officer shall be empowered to take the actions necessary to ensure prompt correction of problems as and when they are detected.

Enhanced Erosion Control:

Measures for controlling erosion shall include:

In the event frequency and intensity of rainfall events are overloading basins or other devices, polymers and other flocculating measures shall be employed to enhance settling capabilities to avoid the discharge of solids from the site

Double row high hazard silt fences shall be used in critical areas of the site, including all intermittent and perennial streams, delineated wetlands and bases of slopes, approved stream crossing and other locations

where the potential for off-site sedimentation is greatest. Silt fencing or construction barrier shall be installed along undisturbed buffers to delineate and protect undisturbed buffers during construction. During construction, the developer shall develop a weekly inspection program meeting NPDES General Permit requirements for all sediment basins including written documentation of such inspections. The written documentation shall be maintained onsite and available upon request.

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.