MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 10.28.26

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.

Petitioner Information: Davis Moore Investment Management, LLC St. Johns Baptist Church & Kings on Lamar LLC 300 Hawthorne Ln, 28204; PO Box 31335, 28231	**Parcel GIS ID(s):** 12703701 (a portion of) and 12703710 (a portion of)
Existing Zoning: OFC **Current Use:** civic	**Proposed Zoning:** NC(CD) **Additional Proposed Zoning:** **Primary Proposed Zoning:** NC-CD Neighborhood Center Zoning District Conditional **Request Type:** Conditional (Tier 2)

RZP-2026-071: 300 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.

MCAQ recommends using Tier 4 construction equipment, the cleanest available. The recommendation will be communicated directly to the petitioner.

Ground Water Services Comments: Executive Summary: Contamination incidents exist in the vicinity, so there may be restrictions for water supply wells.

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, wells may be permitted with special sampling requirements if installed within 1,500 feet of contamination sites.

Storm Water Services Comments: There is no FEMA floodplain on the property.

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.