



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

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 6.29.23

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> Jon Wilson Childress Klein Properties 301 S. College Street, Suite 2800 Charlotte, NC, 28202 Home Phone: 704-343-4386 Jon.Wilson@childressklein.com	<b><u>Parcel GIS ID(s):</u></b> 02958113, 02958112, 02958122, 02917106, 02958103, 02958110, 02958115, 02958114
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**2023-024: CK-King's Grant MX-1&I-1(CD)**

*Air Quality Comments:* This rezoning will result in residential use(s) being located adjacent to property zoned for industrial use (I-1/I-2). The Zoning Commission should determine whether this is compatible land-use.

Many industrial uses result in activities that produce regulated air pollution, odors, dust, noise, and truck traffic. Local air quality regulations have limited ability to remedy these situations, and no ability to deny air quality permits to new or expanding industrial facilities when all requirements of the ordinance are met.

Demolition or renovation of existing structures may require proper notification and removal of asbestos. A letter of notification and the required forms have been mailed directly to the petitioner.

The petitioner will be asked to complete an applicability questionnaire to determine if an air quality permit is required.

*Ground Water Services Comments:*

*Summary: Underground or above ground fuel oil storage tanks and septic systems may exist on some of these properties.*

Information from property records does not indicate the current use of oil heat, but since records for PID02958110 indicate that a structure was built in 1954, the property may contain an underground or above ground fuel oil storage tank. Any existing tank and its contents should be removed, following applicable NCDEQ guidance, prior to any demolition or grading activity.

GWS records indicate that pre-existing septic systems are registered to PIDs 02958113 and 02917106. No regulations govern the abandonment of septic systems; however, if a septic system exists on these properties 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. (02958115)

*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.