



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

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission  
From: LUESA, Mecklenburg County  
Date: 7.27.23  
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> Scott Morris Morris Holdings II, LLC 6900 Morris Estate Dr. Charlotte, NC, 28262 Home Phone: 704-332-3304 morris@morriscostumes.com	<b><u>Parcel GIS ID(s):</u></b> 04705325
--	---

**2023-044: Morris Hldg - 4900 Morris Estates**

*Air Quality Comments:* The petitioner will be asked to complete an applicability questionnaire to determine if an air quality permit is required.

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.

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.

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

MCAQ recommends at least 5% of spaces at loading docks, trailer storage locations, and/or truck parking be pre-wired so they are ready for EV charging stations. Allowing vehicles to plug in instead of idle will result in lower emissions from refrigerated trailers and trucks that can use electrical power to operate their systems instead of burning diesel fuel.

*Ground Water Services Comments:*

*Executive Summary: A water supply well and monitoring wells may exist on this property*

Groundwater & Wastewater Services (GWS) records indicate that a water supply well has been registered and located within the bounds of parcel 047-053-25. Water supply wells should be protected during site development by flagging and fencing or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations prior to site development commencing.

Groundwater & Wastewater Services records indicate a Subsurface Investigation Permit (SIP) was issued for parcel 047-053-25. 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: No Comments*

*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.