



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

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 4.25.24

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> Welch Liles Asana Partners LP 1616 Camden Rd, Suite 210, 28203 Charlotte, NC, 28203 Home Phone: 704-490-2528 wliles@asanapartners.com	<b><u>Parcel GIS ID(s):</u></b> 18112403
--	---

**2024-030: Cotswold Village**

Air Quality Comments: 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.

Ground Water Services Comments: Summary: Dry cleaning contamination sites and associated monitoring wells are registered at this location.

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.

Review of NCDEQ records indicates DSCA sites, Cotswold Cleaners (60-0110) and Cunningham Cleaners (60-0013), at this location. Any development on this parcel should comply with applicable NCDEQ requirements for management of these contamination sites. Pls contact Scott Stupak at [scott.stupak@deq.nc.gov](mailto:scott.stupak@deq.nc.gov) for more info.

Monitoring wells are permitted and registered to this location. If any MWs are identified within the project boundary GWS recommends that the petitioner either protect the wells from damage by flagging and fencing during site development or permanently abandon the wells per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring and conduct survey to locate the monitoring wells. A current SIP from GWS is required for permanent well abandonments. The abandonments must be completed by a North Carolina Certified Well Contractor.

Information from property records does not indicate the current use of oil heat, but since records indicate that a structure was built in 1958, 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.

*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](mailto:megan.green@mecklenburgcountync.gov))

*Ground Water Services:* Shawna Caldwell - ([shawna.caldwell@mecklenburgcountync.gov](mailto:shawna.caldwell@mecklenburgcountync.gov))

*Storm Water Services:* Myrette Stephen - ([myrette.stephen@mecklenburgcountync.gov](mailto:myrette.stephen@mecklenburgcountync.gov))

*Solid Waste Comments:* Joe Hack - ([joe.hack@mecklenburgcountync.gov](mailto:joe.hack@mecklenburgcountync.gov))

Additionally, please CC Erin Stanforth, ([erin.stanforth@mecklenburgcountync.gov](mailto: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.