



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 6.26.25

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> Brian Saltikov Living Spaces 14501 Artesia Boulevard La Mirada, CA, 90638 Work Phone: 714-713-9931 Brian.Saltikov@livingspaces.com	<u>Parcel GIS ID(s):</u> 16911105
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2025-061: Living Spaces -- Tyvola Site Rezoning Request

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

The petitioner will be notified of the local dust ordinance requiring property owners, and their contractors, to minimize dust leaving their property.

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- Contamination incidents exist onsite and in the vicinity, so there may be associated restrictions and there may be restrictions for water supply wells. Additionally, monitoring well(s) may exist on the parcel 169-111-05.*

Groundwater & Wastewater Services records indicate that parcel 169-111-05 is a contaminated Mecklenburg County Priority List (MPL) site (MPL# 1511) due to soil and/or groundwater impacts and because site is identified as a pre-regulatory landfill (NONCD0001065). Additionally, site was deemed eligible within the NCDEQ's -Brownfields Program and identified as ID 22080-18-060. As residual contamination is present additional investigation should be considered. Also, additional investigation should be considered based on Land Use Restrictions that apply to the parcel, the historic land usage and because more information may be necessary to determine that the change in use will not pose unacceptable health and safety risks.

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.

Groundwater & Wastewater Services records indicate a Subsurface Investigation Permit (SIP) was issued for parcel 169-111-05. 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.