



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 8.26.25

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> Jeff Farrell Sage Investment Group 12707 NE 124th St Kirkland, WA, 98034 Work Phone: 7074830073 jfarrell@farrellfaber.com	<u>Parcel GIS ID(s):</u> 08708106
---	---

2025-079: Charlotte 100

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

This rezoning will result in residential units being located adjacent to property zoned for industrial use (ML-1/ML-2) and within one mile of the Charlotte Bioenergy Facility, a facility cited in multiple odor investigations. The Zoning Commission should determine whether this represents compatible land-use. MCAQ routinely deals with odor and dust complaints when residential development is located in close proximity to industrial sites with potential to produce odor and dust. Local air quality regulations cannot completely eliminate odors and dust from sources.

The rezoning will result in residential dwellings being located adjacent to a high-traffic roadway. MCAQ recommends that the petitioner follow U.S. Environmental Protection Agency best practices to minimize exposure to near-road air pollution including siting residential units >500 feet from the roadway or installing specialized vegetative barriers along roadways. Communication will be sent 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 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.

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.