



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 9.25.25

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> Tom Walsh Pappas Properties 4777 Sharon Road Suite 550 Charlotte, NC, 28210 Work Phone: 704-716-3915 twalsh@pappasproperties.com	<u>Parcel GIS ID(s):</u> 03304614; 03304617, 03304618 portion of
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2025-103: Riverbend Village Amendment

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.

Ground Water Services Comments:

Summary: Contamination may exist onsite and/or on nearby properties. Use restrictions may apply. Water supply wells and septic systems may exist on this property.

Groundwater & Wastewater Services records indicate two water supply wells are permitted and registered on PID 03304617. Please note that any 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.

GWS records indicate that two pre-existing septic systems are registered at PID 03304617. . No regulations govern the abandonment of septic systems; however, if a septic system exists on this property 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: 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.