



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission
From: LUESA, Mecklenburg County
Date: 11.25.25
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.

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| <u>Petitioner Information:</u> Thomas Donton Quiktrip Corporation 3701 Arco Corporate Drive, Suite 150 Charlotte, NC, 28273 Work Phone: 704-559-8015 tdonton@quiktrip.com | <u>Parcel GIS ID(s):</u> 03725804, 03725802 and 03725803 |
| <u>Existing Zoning:</u> MHP <u>Current Use:</u> Vacant | <u>Proposed Zoning:</u> ML-1 <u>Additional Proposed Zoning:</u> N/A <u>Primary Proposed Zoning:</u> ML-1 Manufacturing and Logistics Zoning District <u>Request Type:</u> Conventional |

2025-111: Quiktrip Corporation -- Lakeview Road 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.

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

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 inactive water supply wells are registered on PIDs 03725802 and 03725803. Please note that any wells on these parcels need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations. Well abandonments must be completed by a NC certified drilling contractor. A permit from Mecklenburg County Groundwater and Wastewater Services is required for well abandonment.

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.