



**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.

<b><u>Petitioner Information:</u></b> Ron Turner Piedmont Land Development, Inc. 568 Jetton St, Suite 200 Davidson, NC, 28036 Work Phone: 704-589-8444 turner@piedmontlanddevelopment.com	<b><u>Parcel GIS ID(s):</u></b> 11304604
<b><u>Existing Zoning:</u></b> CG <b><u>Current Use:</u></b> Industrial	<b><u>Proposed Zoning:</u></b> ML-1 <b><u>Additional Proposed Zoning:</u></b> N/A <b><u>Primary Proposed Zoning:</u></b> ML-1 Manufacturing and Logistics Zoning District <b><u>Request Type:</u></b> Conventional

**2025-116: 8715 Wilkinson**

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

Demolition or renovation of existing structures may require proper notification and removal of asbestos. The petitioner will be notified with the required forms.

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

This rezoning may result in residential use(s) being located adjacent to property zoned for industrial use (ML-1/ML-2). The Zoning Commission should determine whether this is compatible land-use.

Ground Water Services Comments:

Summary: *Contamination may exist onsite and on nearby properties. Use restrictions may apply.*

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:

Protection of Water Quality:

Our records indicate that Water Supply Watershed protection requirements apply as described on the following website: <https://read.charlotteudo.org/articles/article-23-water-supply-watershed-protection/>

However, the storm water controls specified in the Post-Construction Storm Water Ordinance, as described on the website indicated above, are more restrictive and will therefore supersede the watershed protection rules. The exception is that the built-upon-area caps in the water supply watershed will continue to apply along with any buffer requirements that are more restrictive.

Above ground water quality BMPs should be aesthetically appealing through the use of grass, landscaping, water features, rain gardens and other like forms. Petitioners agree to employ an enforcement office to monitor compliance with erosion control, buffer and watershed protection requirements. The enforcement officer shall be empowered to take the actions necessary to ensure prompt correction of problems as and when they are detected.

Erosion Control:

Measures for controlling erosion shall include:

- In the event frequency and intensity of rainfall events are overloading basins or other devices, polymers and other flocculating measures shall be employed to enhance settling capabilities to avoid the discharge of solids from the site

- Double row high hazard silt fences shall be used in critical areas of the site, including all intermittent and perennial streams, delineated wetlands and bases of slopes, approved stream crossing and other locations where the potential for off-site sedimentation is greatest
- Silt fencing or construction barrier shall be installed along undisturbed buffers to delineate and protect undisturbed buffers during construction
- Two stage sediment basins with outlet weirs sized for a 50-year storm event shall be used to reduce the risk of basin failure
- During construction, the developer shall develop a weekly inspection program meeting NPDES General Permit requirements for all sediment basins including written documentation of such inspections. The written documentation shall be maintained onsite and available upon request.

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.