



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission
From: LUESA, Mecklenburg County
Date: 10.24.24
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> Angela Rigsbee THE PRESBYTERIAN HOME AT CHARL 5100 SHARON RD CHARLOTTE, NC, 28210 Home Phone: 7045563200 arigsbee@thesharon.org	<u>Parcel GIS ID(s):</u> 17903201, 17903202, 17903245, 17903248, 17903247, 17905107, 17905106, 17905105, 17905104, 17905109
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2024-111: The Sharon

Air Quality Comments: Demolition or renovation of existing structures may require proper notification and removal of asbestos. A letter of notification and the required forms have been mailed directly to the petitioner.

MCAQ recommends using Tier 4 construction equipment, the cleanest available. The recommendation was communicated directly to the petitioner.

Ground Water Services Comments: Executive Summary- Contamination incidents exist onsite and in the

vicinity, so there may be associated restrictions and restrictions for water supply wells. Septic system registration records were noted for parcel 179-051-07. Additionally, monitoring well(s) may exist on the parcel 179-032-47.

Groundwater & Wastewater Services records indicate that parcels 179-032-47, 179-032-045 and 179-032-48 are contaminated Mecklenburg County Priority List (MPL) sites (MPL# 1877 and 764) due to several Underground Storage Tank (UST) petroleum release incidents (incident numbers 40370, 40367 and 18705). As petroleum contamination may remain additional investigation should be considered. And, as Land Use Restrictions (LURs) apply to the parcels, and due to the historic land usage, 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 properties 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 179-032-47. 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.

Groundwater & Wastewater Services records indicate a registered septic system exists on parcel 179-051-07 listed in the petition. No regulations govern the abandonment of septic systems; however, 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.