



**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.

<b><u>Petitioner Information:</u></b> Ryan Hamilton THE VUE AT HONEYWOOD AM LLC 3556 S CULPEPPER CIRCLE STE 4 SPRINGFIELD, MO, 65804 Home Phone: 4178821701 ryanhamilton@hamiltoncorporation.com	<b><u>Parcel GIS ID(s):</u></b> 06914404, 06914405, 06914406, 06914407, 06914408, 06914409, 06914410, 06914411, 06914412, 06914413, 06914414
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**2024-115: The Vue at Honeywood**

*Air Quality Comments:* This rezoning may result in residential use(s) being located near the Transflo Charlotte East Terminal facility. The facility handles, manufactures, stores, or uses toxic/flammable substances. As a result, the Transflo Charlotte East Terminal facility is required to have a Risk Management Plan designed to prevent accidental releases (to water, air, or land) of chemicals that could cause serious harm to human health or the environment. The Zoning Commission should consider the intensity of this industrial use when determining whether this is compatible land-use.

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 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 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.

*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.