



**MECKLENBURG COUNTY**  
**Land Use & Environmental Services Agency**

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission  
From: LUESA, Mecklenburg County  
Date: 9.23.21  
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> James Martin DRB Group 227 West Trade Street, Suite 1610 Charlotte, NC, 28202 Home Phone: 704-634-1703 jmartin@drbgroup.com	<b><u>Parcel GIS ID(s):</u></b> 07114117
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**2021-130: Clyde Drive Site Rezoning**

*Air Quality Comments:* Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

The proposed development is planned to serve a multifamily/community/office group and to have vehicle parking greater than or equal to 20 spaces. Mecklenburg County Air Quality recommends that the proposed development be constructed with at least 10% EV-ready parking spaces. EV-ready spaces are those that have pre-installed electrical panel capacity with a dedicated circuit, raceway with conduit, and either a junction box or 240V outlet.

It is typically 3-4 times less expensive to install EV charging infrastructure during initial construction versus retrofitting due to the increased costs from demolition, trenching, and redundant permitting fees.

As a point of reference, the LEED (Leadership in Energy Efficiency and Design) standard for Electric Vehicles in New Construction requires developers to install electrical vehicle supply equipment (EVSE) in 5% of all parking or make 10% of all parking spaces EV-ready. More information on these standards can be found in LEED v4.1: Building Design and Construction: New Construction located at: [www.usgbc.org](http://www.usgbc.org).

*Ground Water Services Comments:*

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.

Information from property records does not indicate the current use of oil heat, but since records indicate a structure was built in 1926, the property may contain an underground or above ground fuel oil storage tank. Any existing tank and its contents should be removed, following applicable NCDEQ guidance, prior to any demolition or grading activity.

This property is documented as a proposed NCDEQ Brownfields (BF) Program site with documented soil and groundwater contamination. The following is from the BF file:

**Site Name:** F T Williams Trucking

**Address:** 3009 Rozzelles Ferry Road

**City/County/Zip:** Charlotte, Mecklenburg, 28208

**BF Project Number:** 25040-21-060

**BF Project Manager:** Unassigned

**Tax ID:** 07114117, 07114104, 07114105, 07114106, 07114118

**AKA:** N/A

**Known Identifying Numbers from:**

- IHSB FT Williams Trucking/NONCD0001698
- UST F.T. Williams Co./Incident #20398/Facility ID 0-014587

**Map link:** [3009 Rozzelles Ferry Road](#)

**Laserfiche:** <https://edocs.deq.nc.gov/WasteManagement/Browse.aspx?id=1579999&dbid=0&repo=WasteManagement>

We are now evaluating Fielding Homes, LLC and the proposed property for eligibility for entry into the Brownfields Program. The Proposed Brownfields Property is approximately 5.58 acres and located in Charlotte, North Carolina. The subject property was historically developed with single family residential units up until the mid-1960s. FT Williams Stone & Gravel operated at the property from 1964 through 1999. Baltimore Car & Truck Repair operated on the property from 1999 until 2009 and currently, Can-am Custom Trucks, Inc. operates at the subject property (operations began in 2014). There are known chlorinated solvent and petroleum impacts to the soil and groundwater, as well as metal impacts to the soil. Proposed reuse is for a 66-unit townhome development and associated residential use.

Please contact Aditi Chakravarty with NCDEQ Brownfields Program at [aditi.chakravarty@ncdenr.gov](mailto:aditi.chakravarty@ncdenr.gov) for more information.

*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:* PJ McKenzie - ([paul.mckenzie@mecklenburgcountync.gov](mailto:paul.mckenzie@mecklenburgcountync.gov))

*Ground Water Services:* Shawna Caldwell - ([shawna.caldwell@mecklenburgcountync.gov](mailto:shawna.caldwell@mecklenburgcountync.gov))

*Storm Water Services:* Myrette Stephen - ([myrette.stephen@mecklenburgcountync.gov](mailto:myrette.stephen@mecklenburgcountync.gov))

*Solid Waste Comments:* Joe Hack - ([joe.hack@mecklenburgcountync.gov](mailto:joe.hack@mecklenburgcountync.gov))

Additionally, please CC Erin Stanforth, ([erin.stanforth@mecklenburgcountync.gov](mailto: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.