



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

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 9.23.22

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> Dan Broderick AHC Investment Group 1603 Orrington Ave, Suite 990 Evanston, IL, 60201 Home Phone: 847-733-2242 dbroderick@ahcfunds.com	<b><u>Parcel GIS ID(s):</u></b> 08501607
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**2022-061: AHC – 31<sup>st</sup> Street**

*Air Quality Comments:* The proposed development will result in residential property being located adjacent to property zoned for industrial use (I-1/I-2). Within 0.5 mile of the parcels there are 14 registered facilities that are exempt from permitting. The proposed development is surrounded on 3 sides by I-2 industrial zoning. Many industrial uses result in activities that produce regulated air emissions, odors, dust, noise, and truck traffic. The Mecklenburg County Air Pollution Control Ordinance has limited ability to remedy these situations, and no ability to deny air quality permits to new or expanding industrial facilities when all requirements of the ordinance are met.

MCAQ recommends that the Planning Commission consider this information in its determination of whether this rezoning request constitutes an incompatible land use. The requested rezoning will result in residential development in close proximity to existing heavy industrial use.

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). The proposed development will result in residential property being located adjacent to property zoned for industrial use (I-1/I-2). Within 0.5 mile of the parcels there are 14 registered facilities.

*Ground Water Services Comments: Groundwater & Wastewater Services records indicate that parcel 085-016-02 is a contaminated Mecklenburg County Priority List (MPL) site due to an Underground Storage Tank (UST) petroleum release. Subsequently, incident file 48623 was created within the North Carolina's Department of Environmental Quality's UST Section. As contamination remains and is undergoing assessment activities, additional investigation should be considered. Also, additional investigation should be considered based the incident's status, the possibility of Land Use Restrictions, the historic land usage and because 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 085-016-07. 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.*

*Storm Water Services Comments: No Comments*

*Solid Waste Comments: No comments*

**Department Contacts:**

**PEOPLE ● PRIDE ● PROGRESS ● PARTNERSHIP**  
**2145 Suttle Avenue ● Charlotte, North Carolina 28208 ● Fax 980.335.2253**  
**[www.mecknc.gov](http://www.mecknc.gov)**

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)

*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.