



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency

October 18, 2011

Mr. Michael Cataldo  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, North Carolina 28202

**Re: Rezoning Petition 2011-073**

Approximately 2.81 acres located on the south side of E. 3rd St. and surrounded by S. Kings Dr., Charlottetowne Ave and Cherry St.

Dear Mr. Cataldo,

Representatives of the Air Quality (MCAQ), Groundwater & Wastewater Services (MCGWS), Solid Waste (MCSW), Storm Water Services (MCSWS), and Water Quality (MCWQ) Programs of the Mecklenburg County Land Use and Environmental Services Agency (LUESA) have reviewed the above referenced rezoning petition.

**Programs with No Comment at this Time**

Solid Waste  
Groundwater & Wastewater Services

**Recommendations and/or Ordinance Requirement Reminders**

Air Quality

Development of this site may require submission of an asbestos Notification of Demolition and Renovation due to possible demolition or relocation of an existing structure or renovation of a load-bearing wall in an existing structure. This notification is required in accordance with the Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.1110 - Subparagraph (a) - "National Emission Standards for Hazardous Air Pollutants". A letter of notification and the required forms will be mailed directly to the parcel owner.

The proposed project may also be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.0805 - "Parking Facilities". A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

Because the proposed development will likely attract commuter trips, MCAQ recommends that the petitioner be required to provide "preferred" (attractive,

conveniently located, or reduced cost) parking for “Clean Commuters” (carpool, vanpool, hybrid vehicles and/or electric vehicles). As a point of reference, the LEED (Leadership in Energy Efficiency and Design) standard for Alternative Transportation requires developers to provide preferred parking for 5% of total parking spaces for car/vanpools or fuel efficient, low emitting vehicles. More information on these standards can be found in *LEED 2009 for New Construction and Major Renovations* located at: [www.usgbc.org](http://www.usgbc.org).

#### Storm Water Services

The requirements of the post-construction storm water ordinance for the City of Charlotte should be applied to the proposed rezoning. More detailed information regarding ordinance requirements is available at the following website:

<http://charmeck.org/stormwater/regulations/Pages/Post-ConstructionStormWaterOrdinances.aspx> and click on City of Charlotte.

The property represented in this rezoning drains to surface waters listed on North Carolinas Department of Natural Resources 303(d) list of impaired streams. Little Sugar Creek is listed for copper, mercury, ecological/biological integrity of benthos, ecological/biological integrity of fish communities, and fecal coliform due to pollution discharges. By properly controlling pollutants both during and after construction you can help restore these surface waters. More information on North Carolina’s impaired waters and 303(d) list can be found at <http://portal.ncdenr.org/web/wq/ps/mtu/assessment>.

Please contact the staff members who conducted the reviews if you have any questions.

The reviews were conducted by, Leslie Rhodes

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Respectfully,

Heidi Pruess, Environmental Policy Administrator

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