



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

November 15, 2011

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

Re: Rezoning Petition 2012-001

Approximately 3.87 acres located on the northeast corner of North Davidson St.
and E. 36th Street

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

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.

Groundwater & Wastewater Services

The entire proposed project property is within an Area of Restricted Groundwater Usage (ARGU) due to the closure with public notice of a leaking petroleum underground storage tank site located within 1,500 feet of the proposed redevelopment. NCDENR allowed closure of the incidents with residual contamination left in place per their protocol.

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Any planned water supply well at the proposed project including potable water supply wells, certain types of geothermal wells and irrigation wells is subject to review per the Mecklenburg County Groundwater Well Regulations Chapter VII Section III “Requirements for New Water Supply Wells within an Area of Regulated Groundwater Usage”. Since municipally supplied water is available to this location and the entire property proposed for redevelopment is located within 1,000 feet of the location of the UST incident site no water supply wells of any type may be permitted.

Storm Water Services

Impaired Streams:

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, fecal coliform, and turbidity 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

(Leslie.Rhodes@mecklenburgcountync.gov) with MCAQ, Dennis Tyndall

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(Joe.Hack@mecklenburgcountync.gov) with MCSW, Bill Tingle

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Respectfully,

Heidi Pruess, Environmental Policy Administrator

Heidi.Pruess@mecklenburgcountync.gov