



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency

October 18, 2012

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

**Re: Rezoning Petition 2012-102**

Approximately 10.37 acres located on the southwest corner at the intersection of Eastway Drive and Central Avenue

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

GWS records indicate multiple groundwater contamination sites exist within 1,500 feet of the above referenced properties including the subject property where chlorinated solvents including Tetrachloroethene associated with former dry cleaning operations have contaminated the groundwater. Registered permanent groundwater monitoring wells associated with an ongoing assessment of two former dry cleaning operations exist on the subject property. These sites are under the jurisdiction of the North Carolina Department

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of Natural Resources Dry Cleaner Solvent Cleanup Program (NCDENR DSCA). GWS recommends that the petitioner contact NCDENR DSCA project manager Billy Myer (919) 707-8366 or at [billy.meyer@ncdenr.gov](mailto:billy.meyer@ncdenr.gov) to obtain information about the locations of permanent monitoring wells at this property. GWS recommends the petitioner locate and protect these groundwater monitoring wells prior to the redevelopment of the property.

An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around these above referenced contamination sites and includes the entire subject property. Water supply wells for water supply, irrigation or open loop geothermal systems are not permissible on the subject property.

#### 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.

#### **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. Briar Creek flows to Little Sugar Creek which is listed for copper, water column mercury, turbidity, 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, Jason Rayfield (Jason.Rayfield@mecklenburgcountync.gov) with MCAQ, Dennis Tyndall (Dennis.Tyndall@mecklenburgcountync.gov) with GWS, Joe Hack (Joe.Hack@mecklenburgcountync.gov) with MCSW, Bill Tingle (Bill.Tingle@mecklenburgcountync.gov) with MCSWS, and Rusty Rozzelle (Rusty.Rozzelle@mecklenburgcountync.gov) with the MCWQ.

Respectfully,

Heidi Pruess, Environmental Policy Administrator  
[Heidi.Pruess@mecklenburgcountync.gov](mailto:Heidi.Pruess@mecklenburgcountync.gov)