



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency

April 4, 2013

Ms. Penelope Cothran  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, North Carolina 28202

**Re: Rezoning Petition 2013-042**

Approximately 1.34 acres located on the east side of South Mint Street between West Bland Street and Lincoln Street.

Dear Ms. Cothran,

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**

Groundwater & Wastewater Services

Developments of the two parcels included in this request (PIDs 07308310 & 07308312) are subject to conformity with a finalized Brownfields Agreement BF NCD#982120610.

GWS recommends that the petitioner contact Carolyn Minnich NCDENR Brownfields Coordinator at <mailto:carolyn.minnich@ncdenr.gov> or by phone at 704-661-0330 for information about the Brownfields Agreement prior to proceeding with the development of the 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.

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**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. Irwin Creek is listed for copper, lead, zinc, turbidity, 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>.

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.

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)