



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 2013-043

Approximately 1.34 acres located at the intersection of Queens Road and East 4th Street and generally bounded by Queens Road, East 4th Street, East 3rd Street, and South Caswell Road.

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

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 Carolina's Department of Natural Resources 303(d) list of impaired streams. Little Sugar Creek is listed for copper, ecological/biological integrity of benthos, 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>.

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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.

Groundwater & Wastewater Services

NCDENR Division of Waste Management, UST Section issued a Notice of No Further Action (NFA) dated November 24, 1998 for risk based closure of a leaking underground storage tank (NC incident #18052) with soil contamination exceeding residential soil cleanup levels on one of the parcels included in the petition (PID 15501305).

Future developments of parcel 15501305 must be done in consideration to the residual petroleum soil contamination referenced in the Notice of No Further Action.

GWS recommends that the petitioner contact NCDENR Division of Waste Management UST Section at the Mooresville Regional Office (704) 663-1699 for questions related to this incident. A copy of the NFA is being provided separately as part of this comment.

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

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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