



**MECKLENBURG COUNTY**  
Land Use and Environmental Services Agency

March 24, 2014

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

**Re: Rezoning Petition 2014-035**

90 acres located on the southeast corner at the intersection of David Taylor Drive and Claude Freeman Drive.

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  
Storm Water Services  
Groundwater & Wastewater Services

**Recommendations and/or Ordinance Requirement Reminders**

**Air Quality Comments:**

The proposed project is subject to air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.0805- "Parking Facilities". The Petitioner has already contacted MCAQ and is working through the permitting process.

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO)

Section 1.5200 –“Air Quality Permits.” A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

The Valspar Coatings facility located near the subject site has been issued an air quality permit and emits Toxic Air Pollutants (TAP) at rates high enough to require air quality modeling. Modeling is conducted to demonstrate that ambient TAP concentrations do not exceed acceptable levels beyond the facility’s fence line.

**Water Quality Comments:**

**General Comments:** 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://charmec.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. Mallard Creek is listed for copper 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>.

No further comments on the above petition at this time.

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

The reviews were conducted by, Megan Green (Megan.Green@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 MCWQ.

Respectfully,

Heidi Pruess, Environmental Policy Administrator  
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