



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 2014-036

5.18 acres located on the north side of West Boulevard and generally surrounded by Old Steele Creek Road, Elmin Street, Walter Street, and West Boulevard.

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

Air Quality
Solid Waste
Storm Water Services

Recommendations and/or Ordinance Requirement Reminders

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://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. Irwin Creek is listed for copper, lead, and zinc 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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Groundwater & Wastewater Services Comments:

GWS records indicate a contamination sites exist on parcel 117-076-06 within the bounds of the subject project. The North Carolina Department of Environment and Natural Resources (NCDENR) assigned incident number 6793 for a release from a petroleum underground storage tank at this location reported 12/18/1990. NCDENR issued a Notice of No Further Action for this site with public notice or Land Use Restrictions (LUR) for a risk-based closure for this site. A Land Use Restriction was filed with the Mecklenburg County Register of Deeds 10/10/2003.

An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the above referenced contamination site. All of the subject properties are within 1,000 feet of the contamination site. In ARGU where municipally supplied water is available water supply wells for water supply, irrigation or open loop geothermal systems may not be permitted or constructed within 1,000 feet of contamination sites.

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
Heidi.Pruess@mecklenburgcountync.gov