



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

May 16, 2014

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

Re: Rezoning Petition 2014-056

4.19 acres generally surrounded by East 4th Street, Charlottetowne Avenue, South Torrence Street, and 3rd-4th Connector Street. 0.23 Acres located on the east side of North Davidson Street between East 33rd Street and East 34th 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

Air Quality:

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.

Groundwater & Wastewater Services:

GWS records indicate contamination sites exist on multiple properties within 1,500 feet of the parcels included in the above referenced rezoning petitions.

An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. 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. A new water supply

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well may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

Water Quality:

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 Carolinas Department of Natural Resources 303(d) list of impaired streams. Little Sugar Creek is listed for ecological/biological integrity of benthos, ecological/biological integrity of fish, fecal coliform, copper, turbidity, and water column mercury 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

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Respectfully,

Heidi Pruess, Environmental Policy Administrator

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