



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

September 26, 2014

Ms. Zenia Duhaney
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, North Carolina 28202

Re: Rezoning Petition 2014-100

15.50 acres located on the southeast corner at the intersection of West 30th Street and Chick Godley Road.

Dear Ms. Duhaney:

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

Recommendations and/or Ordinance Requirement Reminders

Groundwater & Wastewater Services (GWS) Comments

GWS records indicate a contamination site exists near parcel 083-031-15. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around 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. A new water supply well may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites pending review by the Department.

Two permanent groundwater water monitoring wells exist on parcel 083-031-15. The monitoring wells are associated with an ongoing groundwater contamination plume investigation at Detrex Corporation 3114 Cullman Avenue directed by the North Carolina Department of Environment and Natural Resources Inactive Hazardous Sites Branch

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(Site ID NCD 049 773 245). GWS records indicate the environmental consultant conducting the investigation is AMEC Environment & Infrastructure 2801 Yorkmont Road Charlotte NC 28208 Attn: Mr. Andrew Frantz 704-357-5542. GWS recommends that the petitioner contact the consultant to identify any groundwater monitoring wells within the project boundary and protect the wells from damage by flagging and fencing during site development.

Groundwater & Wastewater Services request the following statements be added to the site plan notes:

The properties shall be inspected for groundwater monitoring wells. Any groundwater monitoring wells identified shall be protected from damage by flagging and fencing during site development.

Storm Water Comments

The floodlines for Little Sugar Creek were updated in February 2014. The new lines are available from the County's Open Mapping website at: <http://maps.co.mecklenburg.nc.us/openmapping/data.html>.

A floodplain development permit will be required for any development in the floodplain. Activity within the Community Encroachment Area and/or FEMA floodway portions of the floodplain will require a o-rise study to support certification that the work will not result in any increase to base flood elevations. . More detailed information concerning floodplain development may be found at the following website: <http://charmeck.org/stormwater/regulations/Pages/default.aspx>

Dryland Access must be provided to new buildings on the site. This means that the road/driveway to each building must be at or above the Community Base Flood Elevation from the building to a dry public street.

All parking spaces required for new buildings must be no lower than 6 inches below the Community Base Flood Elevation.

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 ecological/biological integrity of benthos, ecological/biological integrity of fish, fecal coli form, 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

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Green(Megan.Green@mecklenburgcountync.gov) with MCAQ, Dennis Tyndall
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(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