



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

December 29, 2014

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

Re: Rezoning Petition 2015-016

10.24 acres located on the northwest corner at the intersection of Bevington Place and Carswell Lane

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

Solid Waste
Water Quality

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 records indicate a contamination site exists on parcel 223-253-03 within the bounds of the subject project petition. 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. Municipally supplied water is available to this property. 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 on or within 1,000 feet of contamination sites.

Five permanent groundwater water monitoring wells exist on parcel 223-253-03. The monitoring wells are associated with an ongoing groundwater contamination plume investigation at Former Alpine Cleaners North Carolina Department of Environment and Natural Resources Dry cleaning Solvent Cleanup Act (NCDENR DSCA) site 60-0081.

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GWS records indicate the environmental consultant conducting the investigation is URS Corporation 6000 Fairview Rd, Suite 200 Charlotte NC 28210 phone 704-522-0330. 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 or abandon the wells in accordance with the Mecklenburg County Groundwater Well Regulations.

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

No water supply wells will be constructed on the property.

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 or abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

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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