



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

May 29, 2015

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

**Re: Rezoning Petition 2015-076**

**Location: Location:** 4.4 acres located on the southwest corner at the intersection of South Boulevard and East Morehead St.

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**

GWS records indicate contamination sites exist within 1,500 feet of the two properties included in the 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 sites. Municipally supplied water is available to these properties. 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. Wells may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

PEOPLE • PRIDE • PROGRESS • PARTNERSHIP

700 N. Tryon Street • Suite 205 • Charlotte, NC 28202-2236 • (704) 336-5500 • FAX (704) 336-4391

[www.4citizenhelp.com](http://www.4citizenhelp.com)

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

No water supply wells including irrigation wells and open loop geothermal wells will be constructed on the properties.

**Water Quality**

**General Comments:** The requirements of the post-construction storm water ordinance for the City of Charlotte could 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 request 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 (Dennis.Tyndall@mecklenburgcountync.gov) with GWS, Joe Hack (Joe.Hack@mecklenburgcountync.gov) with MCSW, and Rusty Rozzelle (Rusty.Rozzelle@mecklenburgcountync.gov) with MCWQ.

Respectfully,

Jeanne Quinn, Administrative Support Supervisor  
[Jeanne.quinn@mecklenburgcountync.gov](mailto:Jeanne.quinn@mecklenburgcountync.gov)