



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

July 24, 2015

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

**Re: Rezoning Petition 2015-095**

**Location:** 24.7 acres located on the west side of East Craighead Rd between North Tryon Street and North Davidson Street.

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.

The proposed development will result in residential property being located next to property zoned for industrial use (I-1 or I-2). Many industrial uses can be considered incompatible with residential uses due to regulated air emissions and other common features of industrial uses such as odors, dust, noise, and truck traffic. The following facilities each hold an "Air Quality Permit to Construct and Operate" and are located adjacent to the site proposed for rezoning:

Facility Name	Facility Address	Facility Classification
Concrete Supply Co., LLC – North	3823 Raleigh Street	Synthetic Minor
Metromont Corporation	4101 Greensboro Street	Synthetic Minor

Spectrum Graphics, Inc.	619 Anderson Street	Minor
-------------------------	---------------------	-------

MCAQ recommends that the Planning Commission consider that the arrangement of land uses that will result from this rezoning may be incompatible currently or in the future considering the intensive uses allowed on the industrial zoned property.

**Groundwater & Wastewater Services**

GWS records indicate contamination sites exist within 1,000 feet of the 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.

GWS records indicate 2 permanent groundwater monitoring wells exist on PID 091-112-08 within the project bounds.

GWS request the following statement 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.

Permanent groundwater monitoring wells will be located and flagged or fenced to protect from damage or be 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, and Rusty Rozzelle (Rusty.Rozzelle@mecklenburgcountync.gov) with MCWQ.

Respectfully,

Jeanne Quinn, Administrative Support Supervisor

[Jeanne.quinn@mecklenburgcountync.gov](mailto:Jeanne.quinn@mecklenburgcountync.gov)