



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency

March 24, 2016

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

**Re: Rezoning Petition 2016-057**

Location: 16.5 acres on the west side of Toddville Rd., north of Freedom Dr.

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**

Because the proposed development will likely attract commuter trips, MCAQ recommends that the petitioner be required to provide "preferred" (attractive, conveniently located, or reduced cost) parking for "Clean Commuters" (carpool, vanpool, hybrid vehicles and/or electric vehicles).

As a point of reference, the LEEDv4 (Leadership in Energy Efficiency and Design) standard for Alternative Transportation requires developers to provide preferred parking for 5% of total parking spaces for car/vanpools or fuel efficient, low emitting vehicles. An additional 2% of parking spaces must have refueling stations: electric vehicle charging, liquid, gas, or battery facilities. More information on these standards can be found in *LEED v4: Building Design and Construction* located at: [www.usgbc.org](http://www.usgbc.org)

**Groundwater & Wastewater Services**

GWS records indicate a contamination site(s) exist on or within 1,500 feet of the properties included in the 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

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)

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.

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

([Dennis.Tyndall@mecklenburgcountync.gov](mailto:Dennis.Tyndall@mecklenburgcountync.gov)) with GWS, Joe Hack

([Joe.Hack@mecklenburgcountync.gov](mailto:Joe.Hack@mecklenburgcountync.gov)) with MCSW, and Rusty Rozzelle

([Rusty.Rozzelle@mecklenburgcountync.gov](mailto:Rusty.Rozzelle@mecklenburgcountync.gov)) with MCWQ.

Respectfully,

Jeanne Quinn, Administrative Support Supervisor

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