



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

July 22, 2019

Mr. Michael Russell
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street Charlotte, North Carolina 28202

Dear Mr. Russell,
Mecklenburg County has reviewed the City of Charlotte June rezoning petitions 2019-070 through 2019-085 to identify regulatory requirements of the petitioner; inform the petitioner, planning staff, and other affected parties of such regulatory requirements; and identify potential effects on, and impacts from, nearby properties.

Comments to the Charlotte Mecklenburg Planning Commission (070 - 085):

2019-070 RENC CH, LLC (Attn: Gene Cocchi) (Tax Parcel No. 191-053-03, 191-061-05, 07, 21)

Air Quality Comments: 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.

Ground Water Services Comments: Review of the North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management Underground Storage Tank (UST) Incident database shows parcel 191-053-03 is the location of contamination incident 8547, Conoco#33069. The incident received a No Further Action letter from NCDENR in 2001 requiring public notice of land use restrictions to include no use of groundwater as a water supply and no residential use, (e.g. homes, day care centers, schools, recreation areas). Any development on this parcel should comply with applicable NCDEQ requirements for management of this contamination site. The Groundwater & Wastewater Services Program (GWS) will assist the Planning Commission with review of specific site conditions upon request. Please contact Shawna Caldwell, P.G., Hydrogeologist, at 980-314-1626 to request assistance.

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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-071 FH 1524 Sunset Rd., LLC (Attn: Andy Ferrell) (Tax Parcel No. 037-032-16, & 037-043-01, 02, & 037-401-04)

Air Quality Comments: 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.

Ground Water Services Comments: 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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Information from property records indicates that the home on parcel 037-043- 01 uses or previously utilized wood, coal or oil heat. Based on this the property may contain an underground or above ground fuel oil storage tank. The tank and its contents should be removed, following applicable NCDEQ guidance, prior to any demolition or grading activity. Any related soil and/or groundwater contamination should be remediated to NCDEQ standards prior to redevelopment of the property.

A review of GWS records indicate a waste water disposal system registered at parcel 037-043- 01 and parcel 037-032-16. No regulation governs the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped by a licensed waste hauler to removal any residual contents then subsequently crushed and backfilled. This recommendation is made because tanks that collapse pose a safety hazard and improperly abandoned septic tanks may not be able to support the weight of vehicular traffic, structural foundations, or people.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: A Floodplain Development permit must be obtained documenting compliance with the City of Charlotte Floodplain Regulations for all development occurring in the floodplain. In addition, staff recommend any structures proposed within the Community Special Flood Hazard Area be constructed to a Flood Protection Elevation equal to the Community Base Flood Elevation plus two (2) feet of freeboard based upon recent analyses of the future floodplains supported by the Storm Water Advisory Committee.

2019-072 Ardent Acquisitions LLC (Attn: Todd Terwilliger) (Tax Parcel No. 045-071-01, & 045-093-01)

Air Quality Comments: No comment.

Ground Water Services Comments: 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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-073 Tremont Capital, LLC (Attn: David Smith) (Tax Parcel No. 119-064-21)

Air Quality Comments: No comment.

Ground Water Services Comments: Review of the North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management database shows parcel 119-064-21 is the location of a Brownfield Project Number 21022-17-060, Adams Property, with known soil and groundwater contamination of SVOCs and metals. Assessment of soil, groundwater and soil/gas are ongoing. Any development on this parcel should comply with applicable NCDEQ requirements for management of this contamination site. The Groundwater & Wastewater Services Program (GWS) will assist the Planning Commission with review of specific site conditions upon request. Please contact Shawna Caldwell, P.G., Hydrogeologist, at 980-314-1626 to request assistance.

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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-074 Rosegate Holdings, LLC (Attn: Josh Jolley) (Tax Parcel No. 191-051-08, 10, 11)

Air Quality Comments: 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.

Ground Water Services Comments: A review of GWS records indicate an individual waste water disposal system is registered to parcel 191-051-08.

No regulation governs the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped by a licensed waste hauler to removal any residual contents then subsequently crushed and backfilled. This recommendation is made because tanks that collapse pose a safety hazard and improperly abandoned septic tanks may not be able to support the weight of vehicular traffic, structural foundations, or people.

A review of Charlotte Water records does not indicate a City Water meter for parcel 191-051-10. Polaris indicates a structure exists on this parcel. GWS recommends that the petitioner identify any water supply wells within the project boundary and either protect the wells from damage by flagging and fencing during site development or permanently abandon the wells per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring and conduct survey to locate the septic systems. A permit from GWS is required for permanent well abandonments. The abandonments must be completed by a North Carolina Certified Well Contractor.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-075 Lischerong Enterprises & Holdings, LLC (Attn: Nick Lischerong) (Tax Parcel No. 119-084-11)

Air Quality Comments: 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.

Ground Water Services Comments: No comment.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-076 Hopper Communities (Attn: Bart Hopper) (Tax Parcel No. 071-111-01, 02, 03, 04, 05, 06, 07, 12, 13, 14, 15, 16)

Air Quality Comments: The proposed development is likely to require the use of heavy-duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

Ground Water Services Comments: 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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-077 WPCP LP (Attn: Jay Levell) (Tax Parcel No. 149-021-07)

Air Quality Comments: 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.

Ground Water Services Comments: GWS records indicate a contamination site(s) exist on or within 1,500 feet of the property 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. 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-078 Charter Properties, Inc. (Attn: John D. Porter) (Tax Parcel No. 029-311-08A, & 029-301-27, 32, 33, 98)

Air Quality Comments: 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 is likely to require the use of heavy-duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

Ground Water Services Comments: 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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Information from property records indicates that the home on parcel 029-301-32 uses or previously utilized wood, coal or oil heat. Based on this the property may contain an underground or above ground fuel oil storage tank. The tank and its contents should be removed, following applicable NCDEQ guidance, prior to any demolition or grading activity. Any related soil and/or groundwater contamination should be remediated to NCDEQ standards prior to redevelopment of the property.

A water supply well is registered as active drinking water well on parcel 129-301-27. GWS records do not indicate that the water supply well has been permanently abandoned.

GWS recommends that the petitioner identify any water supply wells within the project boundary and either protect the wells from damage by flagging and fencing during site development or permanently abandon the wells per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring and conduct survey to locate the septic systems. A permit from GWS is required for permanent well abandonments. The abandonments must be completed by a North Carolina Certified Well Contractor

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-079 Sankofa Development, LLC (Attn: Fred Atiemo) (Tax Parcel No. 041-042-12)

Air Quality Comments: 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.

Ground Water Services Comments: GWS records indicate a contamination site(s) exist on or within 1,500 feet of the property 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. 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Information from property records indicates that the home on this parcel uses or previously utilized wood, coal or oil heat. Based on this the property may contain an underground or above ground fuel oil storage tank. The tank and its contents should be removed, following applicable NCDEQ guidance, prior to any demolition or grading activity. Any related soil and/or groundwater contamination should be remediated to NCDEQ standards prior to redevelopment of the property.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-080 **Shea Homes (Attn: Matt Kearns) (Tax Parcel No. 159-061-03, 28, 29, 30, 31, 32, 71, 74, 76, 83)**

Air Quality Comments: 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 is likely to require the use of heavy-duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

Ground Water Services Comments: 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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-081 **Tyvola Station Partners, LLC (Attn: Todd Jackovich) (Tax Parcel No. 169-084-02, 10)**

Air Quality Comments: 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.

Ground Water Services Comments: Review of the North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management Underground Storage Tank (UST) Incident database shows parcel 169-084-02 is the location of contamination incident 27949, Dick Keffer Pontiac. The incident received a No Further Action letter from NCDENR with land use restrictions to include no use of groundwater as a water supply. Any development on this parcel should comply with applicable NCDEQ requirements for management of this contamination site. The Groundwater & Wastewater Services Program (GWS) will assist the Planning Commission with review of specific site conditions upon request. Please contact Shawna Caldwell, P.G., Hydrogeologist, at 980-314-1626 to request assistance.

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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Subsurface Investigation Permits (SIPs) 70000901 and 70002635 were issued for this parcel. No active monitoring wells (MWs) are currently registered to these SIPs.

GWS recommends that the petitioner identify any MWs within the project boundary and either protect the wells from damage by flagging and fencing during site development or permanently abandon the wells per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring and conduct survey to locate the monitoring wells. A current SIP from GWS is required for permanent well abandonments. The abandonments must be completed by a North Carolina Certified Well Contractor.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-082 Pacific National Group, LLC (Attn Brad Murr) (Tax Parcel No. 121-055-15)

Air Quality Comments: 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.

Ground Water Services Comments: GWS records indicate a contamination site(s) exist on or within 1,500 feet of the property 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. 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-083 James M. Hoewll (Attn: James M. Howell) (Tax Parcel No. 205-101-07, 08)

Air Quality Comments: 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.

Ground Water Services Comments: 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 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-084 Lake Mather, LLC (Attn: Charles Mather) (Tax Parcel No. 147-056-02)

Air Quality Comments: No comment.

Ground Water Services Comments: Review of the North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management database shows this parcel is the location of an Inactive Hazardous Sites Branch (IHSB) Site ID NONCD0001958, Belton Street Solvents, with known groundwater contamination of chlorinated solvents. Any development on this parcel should comply with applicable NCDEQ requirements for management of this contamination site. The Groundwater & Wastewater Services Program (GWS) will assist the Planning Commission with review of specific site conditions upon request. Please contact Shawna Caldwell, P.G., Hydrogeologist, at 980-314-1626 to request assistance.

GWS records indicate a contamination site(s) exist on or within 1,500 feet of the property 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. 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. Where no other water sources are available, wells may be permitted with special construction and sampling requirements within 1,500' of contamination sites.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: Not located in FEMA/community floodplain, No flood plain restrictions apply.

2019-085 American Asset Corporation (Attn: Paul Herndon) (Tax Parcel No. 201-451-05)

Air Quality Comments: No comment.

Ground Water Services Comments: No comment.

Mecklenburg County Solid Waste: No comment.

Storm Water Services Comments: A Floodplain Development permit must be obtained documenting compliance with the City of Charlotte Floodplain Regulations for all development occurring in the floodplain. In addition, staff recommend any structures proposed within the Community Special Flood Hazard Area be constructed to a Flood Protection Elevation equal to the Community Base Flood

Elevation plus two (2) feet of freeboard based upon recent analyses of the future floodplains supported by the Storm Water Advisory Committee.

MCAQ Scope of Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the petitions with regard to air quality regulations for stationary sources and demolition and/or renovation of structures (e.g. National Emission Standards for Hazardous Air Pollutants for asbestos). Comments may also be made regarding incompatible land uses, sources of Toxic Air Pollutants, proximity to Risk Management Plan facilities, and proximity to known nuisance conditions or sensitive populations. MCAQ has conducted the review based on information submitted by the petitioner, review of aerial photographs (as available through the Mecklenburg County Polaris system,) review of the “Air Pollution Facility Information Online” database available from the MCAQ website, and review of Mecklenburg County Health Department records. The review is cursory based on limited information provided within petition applications and site plans.