



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

July 14, 2014

Ms. Penelope Cothran
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, North Carolina 28202

Re: Rezoning Petition 2014-079

3.0 acres located on the southwest corner at the intersection of South Tryon Street and East Stonewall Street.

Dear Ms. Cothran:

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

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 Charlotte Pipe and Foundry Company, Inc. facility is located near the subject site and has been issued an air quality permit and emits Toxic Air Pollutants (TAPs) at rates high enough to require air quality modeling. Modeling is conducted to demonstrate that ambient TAP concentrations do not exceed acceptable levels beyond the facility's fence line.

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 LEED (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. More information on these standards can be found in LEED 2009 for New Construction and Major Renovations located at: www.usgbc.org.

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Groundwater & Wastewater Services:

GWS records indicate a contamination site exists within the bounds of the parcels included in the rezoning 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. 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 within 1,000 feet of contamination sites. A new water supply well may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites pending review by the Department.

Two existing groundwater water monitoring wells exist on parcel 125-121-03 at the Goodyear Service Center within the bounds of the subject project. GWS recommends that the petitioner identify any groundwater monitoring wells within the project boundary and either protected 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. A Subsurface Investigation Permit (SIP) from GWS is required for the well abandonments. GWS records indicate SIP #70001223 was issued for this site 3/11/2014 for additional environmental investigative work. This permit is valid for one year from issuance and is valid for the abandonment of groundwater monitoring wells on the property until 3/11/15.

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

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 permanently abandoned by a NC licensed well contractor per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring.

Water Quality:

General Comments: The requirements of the post-construction storm water ordinance for the City of Charlotte should 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 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

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Respectfully,

Heidi Pruess, Environmental Policy Administrator

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