



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

July 19, 2006

Mr. David Barley
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, North Carolina 28202

Re: Rezoning Petition 2006-105
Approximately 4.16 acres located on the west side of South Blvd west of Meacham Street

Dear Mr. Barley:

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. The following comments were provided:

Air Quality

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or renovation of an existing structure. A letter of notification and the required forms will be mailed directly to the petitioner by MCAQ.

Groundwater & Wastewater Services

One of the two parcels included in this petition (Parcel 121-031-04) is listed as a contamination site on the State Priority List #NCD986170694. The petitioner is proposing to develop 300 residential units and 20,000 square feet of retail space. Contamination assessment reports and a Brownfield Assessment Program application were recently submitted to the City of Charlotte Economic Development Division. The assessments determined that Mercury, Chrome & Benzo(b)anthracene were detected above the soil to groundwater screening levels. Chrome, Lead, trichloroethylene, tetrachloroethene and Methylene Chloride were detected above the NC Groundwater Standards. The site is not currently listed in the State Brownfields Program.

LUESA Groundwater and Waste Water Services recommends that this petition be tabled until such time it can be demonstrated that the property can be developed into residential and business units without risk to the public. The petitioner should submit a copy of the comprehensive assessment report to LUESA Groundwater & Wastewater Services for

review in order that sufficient information is available to provide comment on this petition. The report should be sent to:

Dennis F. Tyndall, P.G.
Mecklenburg County
LUESA Groundwater & Wastewater Services
700 N. Tryon Street, Suite 205
Charlotte, NC 28202
(704) 336-5454

Petitioner should contact Tom Warshauer, 704-336-4522 City of Charlotte Economic Development to pursue a Brownfield Agreement prior to the property being rezoned for residential or business use to assure the risks to the public require mitigation or are within published public health and safety acceptable limits.

If monitoring or groundwater supply wells exist on the property and will be displaced by redevelopment then proper abandonment of well in accordance with the Mecklenburg County Groundwater Well Regulations is required. Investigation of site conditions requiring the installation of groundwater monitoring wells will require the owner or agent to acquire a subsurface investigation permit from LUESA Groundwater & Wastewater services prior to initiating subsurface investigation. New and existing monitoring wells must be registered with Mecklenburg County.

Additional information on well abandonment, installation and registration can be found at www.charmeck.groundwater.org

The petitioner may also contact the Groundwater & Wastewater Services program at 704-336-5500.

Solid Waste

No comment.

Storm Water

No comment.

Water Quality

No comment.

Please contact the staff members who conducted the reviews if you have any questions. The reviews were conducted by Rusty Rozzelle (rozzers@co.mecklenburg.nc.us) with the MCWQ, Leslie Rhodes (rhodelh@co.mecklenburg.nc.us) with MCAQ, Scott Brown (browns1@co.mecklenburg.nc.us) with MCSW, Bill Tingle (tinglwr@co.mecklenburg.nc.us) with MCSWS ,and Jack Stutts (stuffjl@co.mecklenburg.nc.us) with GWS.

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Respectfully,

Rusty Rozzelle
Water Quality Program Manager