



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

October 18, 2011

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

Re: Rezoning Petition 2011-082

Approximately 11.0 acres located on the southwest corner of the intersection of S. Tryon St and Steele Creek Rd.

Dear Mr. Cataldo,

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
Groundwater & Wastewater Services
Storm Water Services

Recommendations and/or Ordinance Requirement Reminders

Air Quality

The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.0805 - "Parking Facilities". A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

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.

Please contact the staff members who conducted the reviews if you have any questions.
The reviews were conducted by, Leslie Rhodes
(Leslie.Rhodes@mecklenburgcountync.gov) with MCAQ, Dennis Tyndall
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(Bill.Tingle@mecklenburgcountync.gov) with MCSWS, and Rusty Rozzelle
(Rusty.Rozzelle@mecklenburgcountync.gov) with the MCWQ.

Respectfully,

Heidi Pruess, Environmental Policy Administrator
Heidi.Pruess@mecklenburgcountync.gov