



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

January 23, 2015

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

Re: Rezoning Petition 2015-030

0.562 Acres located on the west side of Luther St between Baldwin Ave and Eli Street

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
Groundwater & Wastewater Services

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 Novant Healthcare Presbyterian Hospital and Carolinas Medical Center facilities located near the subject site have been issued air quality permits and emit 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.

Scope of Review:

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

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Water Quality

Impaired Streams:

The property represented in this rezoning petition drains to surface waters listed on North Carolina's 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

Heidi.Pruess@mecklenburgcountync.gov