



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission

From: Dylan J. Kirk, Mecklenburg County LUESA

Date: November 30, 2020 8:00AM

Subject: Initial Rezoning Petition Comments

Charlotte-Mecklenburg Planning Commission
600 East Fourth Street Charlotte, North Carolina 28202

Mecklenburg County has reviewed the City of Charlotte rezoning petition below 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.

<u>Petitioner Information:</u> Beacon Partners 500 E Morehead Street, Suite 200 Charlotte, NC 28203 704-200-2637 brittany.lins@alexanderricks.com	<u>Parcel GIS ID(s):</u> 03720301
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2020-147: Beacon Partners

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 project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance Section 1.5200 - "Air Quality Permits." A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

Ground Water Services Comments: Groundwater & Wastewater Services records indicate 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 an ARGU where municipally supplied

water is available water supply wells for potable 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.

GWS records indicate a Subsurface Investigation Permit was issued for this location, but there are no monitoring wells registered to this parcel. Please note that if there are monitoring wells on this parcel need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

Groundwater & Wastewater Services records indicate registration of two pre-existing septic systems and two permitted septic systems for the referenced parcel. Although no regulations govern the abandonment of septic systems, if a septic system exists GWS does recommend that septic tanks be pumped by a NC Licensed Septic Hauler to remove any residual contents and then crushed and backfilled. This recommendation is made because septic tanks may not be able to support the weight of vehicular traffic, structural foundations or people posing a safety hazard.

NCDEQ Brownfields Project 23048-19-060 is located at this property. The Brownfields Property is approximately 39.70-acres and historically was undeveloped land until the former Metrolina Speedway racetrack was constructed on the northern portion of the site in the late 1960s. The use of the racetrack was discontinued in the 1980s and the site was then used as a NC DEQ permitted land farm for petroleum impacted soil between 1991-2003. The property has been vacant since the mid-2000s. There is suspected contamination in the form of petroleum impacted soils from historical uses of the site. Additionally, there was a pond formerly located on the southern site boundary and it was closed with undocumented fill material in the early 1970s. The PD plans on redeveloping the site for industrial purposed as part of the Metrolina Industrial Park Redevelopment.

Pls contact Jordan Thompson w NCDEQ BF Program at Jordan.thompson@ncdenr.gov <mailto:William.schmithorst@ncdenr.gov> for more info.

Storm Water Services Comments: No Comments.

Solid Waste Comments: No petition comments.

Department Contacts:

Petitioners seeking to address individual comments and issues may follow up with the following Mecklenburg County staff:

Air Quality Comments: PJ McKenzie - (paul.mckenzie@mecklenburgcountync.gov)

Ground Water Services: Shawna Caldwell - (shawna.caldwell@mecklenburgcountync.gov)

Storm Water Services: Myrette Stephen - (myrette.stephen@mecklenburgcountync.gov)

Solid Waste Comments: Joe Hack - (joe.hack@mecklenburgcountync.gov)

Additionally, please CC Dylan Kirk, (dylan.kirk@mecklenburgcountync.gov) on all communications to individual departments.

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.