



**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.

<b><u>Petitioner Information:</u></b>	<b><u>Parcel GIS ID(s):</u></b>
White Point Partners Two Morrocroft Centre, 4064 Colony Road, Suite 310 Charlotte, NC 28211 704-412-7112 brittany.lins@alexanderricks.com	12306407 12306406 12306405

**2020-149: White Point 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.

*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 and all the registered monitoring wells are listed as permanently abandoned. Please note that if there are monitoring wells on this parcel that are not permanently abandoned, the wells need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

A petition for entry into the Brownfields Program has been submitted (BF Project 24051-20-060) and includes NCDEQ UST Section Incidents 36614 at 1700 South Bv and 27567 and 20235 at 1728 South Bv. The Proposed Brownfields Property is approximately 2.28 acres and is currently developed with two vacant commercial buildings, a restaurant and bar, a pharmacy, an alleyway, and some vacant land. Prior use of the land has included a potential dry-cleaning facility (Wright Cleaning Company), gas station, convenience store, and tire shop. The tire shop and gas station were razed in the early 1960s and another gas station and convenience store were developed on the eastern portion of the property (Mini-General Store/Dilworth Auto Service), which were subsequently demolished in 2018 after ceasing operations in the late 2000s. Myers Automobile Service and Automobile Service Company Inc. operated from at last 1931-1949 on the western portion of the property, and Dilworth Launderette operated from 1953-1959. Due to prior on-site operations, there are known petroleum impacts to soil and groundwater, as well as suspected chlorinated solvent impacts to the soil and groundwater and associated vapor intrusion concerns. Proposed reuse is for industrial, office, parking, retail, warehousing, commercial, multi-family residential, recreational, and institutional.

Pls contact Bill Schmithorst w NCDEQ BF Program at [William.schmithorst@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](mailto:paul.mckenzie@mecklenburgcountync.gov))

*Ground Water Services:* Shawna Caldwell - ([shawna.caldwell@mecklenburgcountync.gov](mailto:shawna.caldwell@mecklenburgcountync.gov))

*Storm Water Services:* Myrette Stephen - ([myrette.stephen@mecklenburgcountync.gov](mailto:myrette.stephen@mecklenburgcountync.gov))

*Solid Waste Comments:* Joe Hack - ([joe.hack@mecklenburgcountync.gov](mailto:joe.hack@mecklenburgcountync.gov))

Additionally, please CC Dylan Kirk, ([dylan.kirk@mecklenburgcountync.gov](mailto: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.