



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission
From: Dylan J. Kirk, Mecklenburg County LUESA
Date: Thursday, March 25, 2021 11:00AM
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> Portman Residential 303 Peachtree Center Ave, Suite 175 Atlanta, GA 30303 704-200-2637 brittany.lins@alexanderricks.com	<u>Parcel GIS ID(s):</u> 07111412, 07111417, 07111209, 07111418
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2021-021: Portman Residential

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: 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.

NCDEQ UST Incident 13895 is documented on Parcel 07111412, Carolina Paper Board, 443 S Gardner St.

Please contact Dan Bowser for more information.

Daniel P. Bowser, PG
Hydrogeologist
North Carolina Department of Environmental Quality
Underground Storage Tank Section - Corrective Action Branch
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610 East Center Ave
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Mooresville, North Carolina 28115

Parcels 07111412, 07111417 and 07111209 are included in an application to the NCDEQ Brownfields (BF) Program for Caraustar and Savona Mills, BF 23061-19-060. The proposed Brownfields property totals approximately 30.4 acres. Parcels 07111412, 07111209, and/or 07111403 were historically used as a recycled paperboard manufacturing facility. Past operators on the property include Carolina Paperboard, Weyerhaeuser Co., and Old Dominion Box Co. The remaining portion of the proposed property was utilized as a textile mill and a box manufacturing facility. There are known petroleum contaminants in the soil and groundwater.

Please contact Aditi Chakravarty for more information.

Aditi Chakravarty
Brownfields Program Environmental Specialist
North Carolina Department of Environment Quality
Div. of Waste Management – Brownfields Program
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Storm Water Services Comments: A Floodplain Development permit must be obtained documenting compliance with the City of Charlotte Floodplain Regulations for all development occurring in the floodplain. In addition, staff recommend any structures proposed within the Community Special Flood Hazard Area be constructed to a Flood Protection Elevation equal to the Community Base Flood Elevation plus two (2) feet of freeboard based upon recent analyses of the future floodplains supported by the Storm Water Advisory Committee.

Solid Waste Comments: No 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.