



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> Charlotte Pipe & Foundry Co PO Box 35430 Charlotte, NC 28235 704-348-6437 brittany.lins@alexanderricks.com	<u>Parcel GIS ID(s):</u> 07326102, 11910201, 07326230A, 07326230B, 07326801, 07325213, 07325215, 07325211, 07325207, 07325202, 07325216, 07325217, 07325601, 07325602, 07325501, 07325114, 07314105, 07314201, 07325210, 07325209
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2021-033: Charlotte Pipe & Foundry Co

Air Quality Comments: The site is currently permitted by MCAQ, and further review must be completed to determine if their rezoning is consistent with the issued permit. County staff will provide additional direction in an amended petition comments.

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.

Information from property records does not indicate the current use of oil heat, but since records indicate structures on 07325216 and 07325114 were built in 1920 and 1941, the properties may contain an underground or above ground fuel oil storage tank. Any existing tank and its contents should be removed, following applicable NCDEQ guidance, prior to any demolition or grading activity.

Subsurface Investigation Permits (SIPs) were issued for 07326230, 07325114 and 07314201 with active monitoring well registrations.

If any MWs are identified within the project boundary GWS recommends that the petitioner either protect the wells from damage by flagging and fencing during site development or permanently abandon the wells per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring and conduct survey to locate the monitoring wells. A current SIP from GWS is required for permanent well abandonments. The abandonments must be completed by a North Carolina Certified Well Contractor.

Contamination sites are documented on several of the referenced parcels as indicated:

- 07326102: NCDEQ UST Incident 14068
- 07326230A, 07326230B: NCDEQ UST Incidents 12563 and 15652
- 07325211: NCDEQ BF 14038-10-060
- 07325207: NCDEQ UST Incidents 9567, 13975, 18101, 36331, 36354 and 36355 and NCDEQ BF 14038-10-060
- 07325601: NCDEQ BF 14038-10-060
- 07325602: NCDEQ UST Incident 11714 and NCDEQ BF 14038-10-060
- 07314105: NCDEQ UST Incident 15506 and NCDEQ BF 14038-10-060
- 07325210: NCDEQ UST Incidents 36325 and 36326 and NCDEQ BF 14038-10-060 and Haz Waste Site NONCD0002994
- 07325209: NCDEQ BF 14038-10-060

Please contact Ron Taraban or Carolyn Minnich for more information regarding UST incidents or BF sites, respectively.

Ron H. Taraban, Ph.D.
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E-mail correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

Storm Water Services Comments: No comments.

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.