



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission
From: LUESA, Mecklenburg County
Date: 11.29.21
Subject: 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> Stuart Hair Charlotte Douglas International Airport 5601 Wilkinson Blvd Charlotte, NC, 28219 Home Phone: 704-359-4895 sphair@cltairport.com	<u>Parcel GIS ID(s):</u> 11336109
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2021-157: Walkers Ferry West Side Strategic Plan

Air Quality Comments: No comment on this rezoning petition.

Ground Water Services Comments: No comments.

Storm Water Services Comments: The proposed rezoning is located along an unnamed tributary to Paw Creek Cove on Lake Wylie in the Lake Wylie Critical and Protected area. The following additional measures should be taken to provide protection to this cove during construction:

- Extension of the 50-foot undisturbed watershed stream buffer along the entire stream segment throughout the property to provide additional protection.
- Commitment to the installation and implementation of a continuous stream monitoring station downstream of the project to monitor turbidity in the stream 24 hours/day during construction and provide alerts to erosion control inspectors if exceedances occur. Coordinate with Storm Water Services- Water Quality.
- Commitment to conduct bathymetric monitoring of the downstream cove before and after construction to observe and document any impacts. Coordinate with Storm Water Services- Water Quality.
- Aggressive, enhanced erosion control such as enlarged basins, enhanced silt fencing, and staged, limited grading as specified by Charlotte Land Development.
- Compliance with all Lower Lake Wylie Watershed Protection Overlay requirements and Post Construction Ordinance requirements.

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 Erin Stanforth, (erin.stanforth@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.