



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission
From: LUESA, Mecklenburg County
Date: 8.31.21
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> CARY M EUWER, JR BP-METROPOLITAN NC, LLC 25050 RIDGE PLAZA, SUITE 130-803 SOUTH RIDING, VA, 20152 Home Phone: 703-442-9500 CEUWER@METROPOLITANPARTNERSHIP.COM	<u>Parcel GIS ID(s):</u> 08002208
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2021-163: BP Metropolitan Rezoning

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 development is likely to require the use of heavy-duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

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2145 Suttle Avenue ● Charlotte, North Carolina 28208 ● Fax 980.335.2253
www.mecknc.gov

The proposed development is planned to serve a community/office group and to have vehicle parking greater than or equal to 20 spaces. Mecklenburg County Air Quality recommends that the proposed development be constructed with at least 10% EV-ready parking spaces. EV-ready spaces are those that have pre-installed electrical panel capacity with a dedicated circuit, raceway with conduit, and either a junction box or 240V outlet.

It is typically 3-4 times less expensive to install EV charging infrastructure during initial construction versus retrofitting due to the increased costs from demolition, trenching, and redundant permitting fees.

As a point of reference, the LEED (Leadership in Energy Efficiency and Design) standard for Electric Vehicles in New Construction requires developers to install electrical vehicle supply equipment (EVSE) in 5% of all parking or make 10% of all parking spaces EV-ready. More information on these standards can be found in LEED v4.1: Building Design and Construction: New Construction located at: www.usgbc.org.

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.

Information from property records does not indicate the current use of oil heat, but since records indicate that the structures were built in the early 1900s through the 1960s, 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.

Groundwater & Wastewater Services records indicate Subsurface Investigation Permits (SIP) have been issued for some of these parcels. Please note that any monitoring wells on these parcels need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

Review of the North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management database shows these properties are included in Brownfields Project Number 25043-21-060, Acme Garage. Any development on this parcel should comply with applicable NCDEQ requirements for management of this contamination site. Please contact Aditi Chakravarty with NCDEQ at Aditi.chakravarty@ncdenr.gov to request assistance.

Storm Water Services Comments: No Comments

Solid Waste Comments: No comments

Department Contacts:

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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.