



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> Station West, LLC 919 Berryhill Rd Ste 102 Charlotte, NC, 28208 Home Phone: 704-412-1197 jyouannas@gmail.com	<u>Parcel GIS ID(s):</u> 07108107
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2021-168: Station West, Adaptive Reuse Mixed Use Development

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 planned to serve a multifamily/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.

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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 structures that were built in 1967, the property 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.

Review of the North Carolina Department of Environmental Quality (NCDEQ) Division of Waste Management Underground Storage Tank (UST) Section records indicates a UST release, Mutual Distributing Co., Inc.#17123 located on this property. Any development on this parcel should comply with applicable NCDEQ requirements for management of this contamination site. Please contact Dan Bowser with NCDEQ at dan.bowser@ncdenr.gov to request assistance.

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 Erin Stanforth, (erin.stanforth@mecklenburgcountync.gov) on all communications to individual departments.

MCAQ Scope of Review:

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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.