



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission
From: LUESA, Mecklenburg County
Date: 11.28.22
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> Piedmont Natural Gas Anthony Fox Piedmont Natural Gas 1915 Rexford Rd Charlotte, NC, 28211 Home Phone: 7043359841 anthonyfox@parkerpoe.com	<u>Parcel GIS ID(s):</u> 05508105
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2022-111: Rhyne Road

Air Quality Comments: The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance Section 1.5200 - "Air Quality Permits." A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

The proposed development is planned to contain warehousing or other activity that will require the use of medium-duty and heavy-duty trucks (Class 5-8). Mecklenburg County Air Quality recommends that the proposed development be constructed with available electric vehicle charging (either EV-capable or EV-ready) for at least 5% of spaces at loading docks, trailer storage locations, and/or truck parking. Allowing vehicles to plug in instead of idle will result in lower emissions from refrigerated trailers and trucks that can use electrical power to operate their systems instead of burning diesel fuel.

The costs to run these systems are much lower than the cost of the diesel fuel consumed and engine wear for the same work and would result in lower overall fuel and maintenance costs to the operator. Further, as medium and heavy-duty trucks transition into electric models, this will keep transition costs lower for the property owner. 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. This will allow a quicker return on investment due to installation savings and a work environment with lower air pollution emissions for the benefit of workers and the surrounding community.

Ground Water Services Comments: Groundwater & Wastewater Services records indicate that parcel 055-081-03 is a Mecklenburg County Priority List (MPL) site due to chlorinated solvent impacts detected in a former on-site water supply well. Please refer to the North Carolina Department of Environmental Quality's (NCDEQ's) Inactive Hazardous Sites Branch (IHSB) incident NONCD0002012 and Groundwater & Wastewater Services MPL file 27 for more information. Additional assessment investigation should be considered based on the incident status, possible Land Use Restrictions that may apply to the property, historic land usage, and because more information may be necessary to determine that the change in use will not pose unacceptable health and safety risks.

Groundwater & Wastewater Services records indicate contamination site(s) exist on or within 1,500 feet of the properties 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.

Groundwater & Wastewater Services records indicate a registered septic system exists on parcel 055-081-05. No regulations govern the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped by a NC Licensed Septic Hauler to remove any residual contents and then crushed and backfilled. This recommendation is made because improperly abandoned septic tanks may not be able to support the weight of vehicular traffic, structural foundations or people posing a safety hazard.

Groundwater & Wastewater Services records indicate a Subsurface Investigation Permit (SIP) was issued for parcel 055-081-05. Please note that monitoring wells on this parcel need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

Storm Water Services Comments: No Comments

Solid Waste Comments: No Comments

Department Contacts:

PEOPLE ● PRIDE ● PROGRESS ● PARTNERSHIP
2145 Suttle Avenue ● Charlotte, North Carolina 28208 ● Fax 980.335.2253
www.mecknc.gov

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.