

**SUMMARY OF NOTICE OF
INTENT TO REDEVELOP A BROWNFIELDS PROPERTY**
Brownfields Property Name: Service Distributing Co.
Brownfields Project Number: 26065-22-060

Pursuant to the North Carolina Brownfields Property Reuse Act (the “Act”) authorized by North Carolina General Statutes (NCGS) § 130A-310.30 through 130A-310.40, and specifically pursuant to NCGS § 130A-310.34, Boulevard at LoSo Tract 2, LLC, as Prospective Developer, has filed with the North Carolina Department of Environmental Quality (“DEQ”) a Notice of Intent to Redevelop a Brownfields Property (“Brownfields Property”) located at 4200, 4208, 4214, and 4220 South Tryon Street; 124 Orchard Circle; and 419 West Peterson Drive in Charlotte, Mecklenburg County. The Brownfields Property, which is the former site of a gasoline service station, heating equipment repair businesses, a tree service company, a transportation service company, a landscaping/nursery business, a self-service car wash and an automotive repair facility, consists of 3.7482 acres. Environmental contamination exists on the Brownfields Property in soil, groundwater, exterior soil gas and sub-slab vapor. Boulevard at LoSo Tract 2, LLC has committed itself to redevelop the Brownfields Property for no uses other than for townhome, high-density residential, office, retail, restaurant, beverage and food production facility, recreation, open space, parking, and with prior written DEQ approval, other commercial uses. The Notice of Intent to Redevelop a Brownfields Property includes: (1) a proposed Brownfields Agreement between DEQ and Boulevard at LoSo Tract 2, LLC, which in turn includes (a) a map showing the location of the Brownfields Property, (b) a description of the contaminants involved and their concentrations in the media of the Brownfields Property, (c) the above-stated description of the intended future use of the Brownfields Property, and (d) proposed investigation and remediation; and (2) a proposed Notice of Brownfields Property prepared in accordance with NCGS § 130A-310.35.

The full Notice of Intent to Redevelop a Brownfields Property may be reviewed at the Charlotte Mecklenburg Library South Boulevard Branch located at 4429 South Boulevard, Charlotte, NC 28209 by contacting Ms. Beatriz Guevara at (704) 416-6400, or by email at bguevara@cmlibrary.org; or at the offices of the N.C. Brownfields Redevelopment Section, 217 West Jones Street, Raleigh, NC or by contacting Shirley Liggins at that address, at shirley.liggins@deq.nc.gov, or at (919) 707-8383. The full Notice of Intent to Redevelop a Brownfields Property may be reviewed online at the DEQ public record database, Laserfiche, by entering the project number **26065-22-060** into the search bar at the following web address: <https://edocs.deq.nc.gov/WasteManagement/>

The Act requires a public comment period of at least 30 days. The first day of public comment is defined as the day after which all of the following public notice tasks have occurred: the date this Notice is: (1) published in a newspaper of general circulation serving the area in which the Brownfields Property is located; (2) conspicuously posted at the Brownfields Property; and (3) mailed or delivered to each owner of property contiguous to the Brownfields Property. Written public comments may be submitted to DEQ within 30 days after the public comment period begins. Written requests for a public meeting may be submitted to DEQ within 21 days after the public comment period begins. These periods will start no sooner than **October 17, 2025** and will end no sooner than the later of: 1) 30 and 21 days, respectively, after that; or 2) 30 and 21 days, respectively, after completion of the latest of the three (3) above-referenced tasks, if such completion occurs later than the date stated herein. All public comments and public meeting requests should be addressed as follows:

Bruce Nicholson, Chief
Brownfields Redevelopment Section
Division of Waste Management
NC Department of Environmental Quality
1646 Mail Service Center
Raleigh, North Carolina 27699-1646