

Brownfields Program
File Room Document Transmittal Sheet

23

Your Name: Shirley Liggins
Project ID: 0401000034
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GeoScience & Technology, P.A.

"Practical Engineering &
Environmental Solutions"

2050 Northpoint Drive • Suite A • Winston-Salem, NC 27106

Phone: (336) 896-1300 • Fax: (336) 896-1020
e-mail: geosci@geotec.com

Airport Exxon

December 27, 2007

Mr. Bruce Nicholson
Brownfields Program Manager
N.C. Brownfields Program
Division of Waste Management
401 Oberlin Road, Suite 150
Raleigh, N.C. 27605

Re: Forsyth County Comments
Flowers Brownfield Site
3309 North Liberty Street
Winston-Salem, NC 27105



Dear Mr. Nicholson:

Geoscience and Technology, P.A. (GeoSci) is providing the appended comments from Forsyth County concerning the above site. Evidently the County Manager distributed the Brownfields package to some departments for comments, then sent them to me. One is a very positive comment from the Planning Director. The other is more informative in nature from the Environmental Affairs Director.

Concerning his comments regarding the stream, it was not impacted and the redevelopment has actually decreased the runoff to the stream and diverted it toward the street. With regard to the USTs on the site; the site was raised about 4-6 feet and the tanks were installed on the street side of the site (not the stream side). The groundwater table was not encountered during installation and the tanks should be well above it.

If anything else is needed. Please let me know.

With best regards,
GeoScience and Technology, P.A.

Steve E. Mason, P.G.
Principal Hydrogeologist

✓ CC; Mr. Tony Duque, Brownfields Project Manager



Forsyth County Environmental Affairs Department

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DEC 05 2007

COUNTY MANAGER'S/
COMMISSIONERS' OFFICE

MEMORANDUM

TO: Dudley Watts, County Manager

FROM: Robert Fulp, Director,
Environmental Affairs Department

DATE: December 4, 2007

SUBJECT: Comments to Notice of Intent to Redevelop a Brownfields Property – 3305 N. Liberty Street



Upon review of the information sent by your office concerning the *Public Notice of Intent to Redevelop a Brownfield Property*, the Environmental Affairs Department has the following comments.

1. There is an intermittent stream (Bowen Blvd Branch) that runs laterally with the rear property line (east property line) between the brownfield property and Smith Reynolds Airport's southernmost runway. Its banks are within 30-40 feet from the rear of the existing building. This stream is not mentioned in the notice. According to the proposed agreement, remediation steps were taken to remove some contaminated soil (23 tons) from the property. This may have been done to protect the stream from runoff activity and/or to bury new gasoline storage tanks (see number 2 below). Even so, it seems prudent to mention the close proximity of this stream to the brownfield property and whether it needs protection. For example, have concerns about future runoff or leaching of groundwater to the stream been considered. From an inspection of the stream banks, the stream appears to be in a state of transition probably due to increased runoff upstream from the area. In order to minimize erosion of soil both from the Brownfield area as well as from the stream bank, we recommend that DENR consider inserting a permanent clause in the agreement to divert runoff from the Brownfield site away from the adjacent stream banks. This would minimize future erosion to the stream bank from on-site runoff. Additionally, it may help reduce loss of potentially contaminated soil directly to the stream.
2. The underground storage tanks for gasoline have been buried and are in operation on this site for the new convenience store\gas station. This is not clearly evident from review of the public notice. Conditions in the proposed brownfield agreement have stipulations for digging on-site concerning contact with groundwater and exposure of soil at depths greater than 10 feet. It is assumed that this installation was done under the guidance of DENR and that any contaminated soil was disposed of properly. However, the Department is mentioning it here to assure that this fact is clear.

If you have any questions concerning the comments, please contact me. If you wish, I can send the comments to the DENR for their consideration.

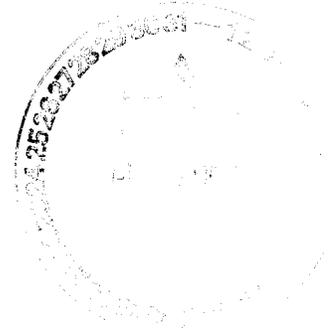
A handwritten signature in cursive script that reads "Robert R. Fulp". The signature is written in black ink and is positioned above a horizontal line.

Robert R. Fulp, QEP

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DEC 05 2007

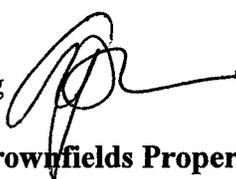
COUNTY MANAGER'S/
COMMISSIONERS' OFFICE



MEMORANDUM

DATE: December 3, 2007

TO: Dudley Watts, County Manager

FROM: A. Paul Norby, Director of Planning 

RE: **Notice of Intent to Redevelop a Brownfields Property
Liberty+ Plus Convenience, LLC**

As requested, City-County Planning staff reviewed the Notice of Intent to Redevelop a Brownfields Property for the Liberty+ Plus Convenient, LLC located at 3305 N Liberty Street, Winston-Salem. Staff also discussed the project with John Allen, the City of Winston's Development Director. According to Mr. Allen, the Brownfields Program enabled remediation of the site and development of a new business on Liberty Street, near the City's new Airport Business Park. Liberty Plus is now benefiting the community by providing needed goods & services, employing area residents and adding to the tax base. Without the Brownfields Program, clean up of the site and development of a new business would not have occurred at this location.

Thank you for the opportunity to review and comment on this Notice.