

From: John McDonald <jmcdonald@onswc.com>

Sent: Tuesday, June 13, 2023 9:18 AM

To: Angela Plummer <angela.plummer@chathamcountync.gov>; Jason Sullivan <jason.sullivan@chathamcountync.gov>; Matthew Parker <mparker@samsxpress.com>; Justin Hasenfus <justin.hasenfus@chathamcountync.gov>

Cc: Rachael Thorn <rachael.thorn@chathamcountync.gov>; Drew Blake <drew.blake@chathamcountync.gov>; Hollie Squires <hollie.squires@chathamcountync.gov>; Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Anne Lowry <anne.lowry@chathamcountync.gov>; James Tiger <james.tiger@chathamcountync.gov>; Sean McMillan <smcmillan@onswc.com>; Chip White <cwhite@onswc.com>

Subject: RE: Sam's Xpress Car Wash Pittsboro project permit status - Parcel 93106

All,

My understanding of the issues surrounding the car wash related to the way that car wash wastewater is regulated. ONSWC's permit from the state requires a pretreatment ordinance from the state which results in significant excess cost, monitoring and time to administer. The return simply in not worth the effort for ONSWC as the monthly fees would not cover the additional cost.

Attached is the last information I received on the subject.

Regards,

John

John McDonald

President

Old North State Water Company, Inc.

3212 6th Avenue S

Suite 200

Birmingham, AL 35222

205.326.3355

From: [Jeannette Lucas](#)
To: [John McDonald](#)
Cc: mark@cegrouppinc.com
Subject: RE: RE: Sam's Xpress Pittsboro- Waste Water Application
Date: Tuesday, October 26, 2021 12:40:16 PM
Attachments: [image001.png](#)
[image004.png](#)

Hi Mark,

We have been going around in circles trying to get somewhere with our use restriction at the Briar Chapel development in Pittsboro.

You mentioned below that there could be a modification made in the verbiage that restricts car washes of our nature (reclaim water system and oil water separator, etc) in your next permit mod. Is this something that happens annually or how does that take place? We are attempting to get a wastewater engineer on board to direct us, however that will be costly and time consuming as John mentioned.

Please let me know what you feel our options could be.

Thank you,

Genie Lucas

Development Coordinator



Direct Line: 704-981-9034

7935 Council Place

Matthews, NC 28105

www.samsxpress.com

From: John McDonald <jmcdonald@onswc.com>
Sent: Tuesday, August 3, 2021 10:22 AM
To: Jeannette Lucas <jlucas@samsxpress.com>
Cc: mark@cegrouppinc.com
Subject: RE: RE: Sam's Xpress Pittsboro- Waste Water Application

Genie,

I understood that the engineers were going to have the discharge not qualify as requiring a pretreatment ordinance. We as a sewer utility are not willing to enact an entire pretreatment ordinance and all the associated costs and monitoring. It is a significant undertaking in terms of time, money and effort. I am not sure where the train ran off the rails.

John

Here is a copy of Mark's last email on the subject until yesterday:

From: Mark Ashness [<mailto:mark@CEGROUPOINC.COM>]
Sent: Wednesday, May 5, 2021 5:21 PM
To: Zhong, Vivien <vivien.zhong@ncdenr.gov>; 'John McDonald' <JMcDonald@integrawater.com>
Cc: Mitchell, Patrick <Patrick.Mitchell@NCDENR.gov>; Thornburg, Nathaniel <nathaniel.thornburg@ncdenr.gov>; Manuel, Vanessa <vanessa.manuel@ncdenr.gov>; Vinson, Scott <scott.vinson@ncdenr.gov>; Robinson, Jason <jason.t.robinson@ncdenr.gov>; Cashion, Ted <ted.cashion@ncdenr.gov>
Subject: [External] RE: Car Wash Development at Briar Chapel

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Vivien: everything was uploaded yesterday to your site.

One other item that we have been discussing with Jason and Ted (at the Regional office) is the existing condition in the permit that disallows car washes.

Briar Chapel has (2) uses planned:

1. A stand alone automated car wash facility
2. A Convenience Store Facility with a single automated car wash

The current permits states the following:



We would request that during the preparation of our next draft permit that you change this terminology to state:

or **vehicle/equipment washes (without sand/grit interceptor and oil/water separator installed for pretreatment)** under.....

Let me know if you have any comments regarding this request. With pre-treatment these facilities would be treated like other uses such as food service (grease traps) and building elevators (sump pump with oil /water separator)

thx

Mark Ashness

P.E, LEED AP

John McDonald

Managing Member

Old North State Water Company, LLC

3212 6th Avenue S

Suite 200

Birmingham, AL 35222

205.326.3355

From: Jeannette Lucas <jlucas@samsxpress.com>

Sent: Tuesday, August 3, 2021 9:18 AM

To: Robinson, Jason <jason.t.robinson@ncdenr.gov>; Zhong, Vivien <vivien.zhong@ncdenr.gov>

Cc: mcmillan@onswc.com; John McDonald <JMcDonald@integrawater.com>; Mark Ashness <mark@CEGROUPOINC.COM>; Matt Lowder <MLOWDER@TRIANGLESITEDESIGN.COM>; Thornburg, Nathaniel <nathaniel.thornburg@ncdenr.gov>; Vinson, Scott <scott.vinson@ncdenr.gov>; Manuel, Vanessa <vanessa.manuel@ncdenr.gov>; Cashion, Ted <ted.cashion@ncdenr.gov>; Zhang, Cheng <cheng.zhang@ncdenr.gov>; Anthony Warren <awarren@samsxpress.com>

Subject: RE: RE: Sam's Xpress Pittsboro- Waste Water Application

We have never had to prepare something of this nature as we are not normally classified as industrial. We will work on this with ONSW and see what we can accomplish to meet the requirements.

Thank you,

Genie Lucas

Construction Assistant

E-Mail Signature



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From: Robinson, Jason <jason.t.robinson@ncdenr.gov>

Sent: Tuesday, August 3, 2021 10:12 AM

To: Zhong, Vivien <vivien.zhong@ncdenr.gov>; Jeannette Lucas <jlucas@samsxpress.com>

Cc: mcmillan@onswc.com; JMcDonald@integrawater.com; Mark Ashness <mark@CEGROUPOINC.COM>; Matt Lowder <MLOWDER@TRIANGLESITEDESIGN.COM>; Thornburg, Nathaniel <nathaniel.thornburg@ncdenr.gov>; Vinson, Scott <scott.vinson@ncdenr.gov>; Manuel, Vanessa <vanessa.manuel@ncdenr.gov>; Cashion, Ted <ted.cashion@ncdenr.gov>; Zhang, Cheng <cheng.zhang@ncdenr.gov>; Anthony Warren <awarren@samsxpress.com>

Subject: RE: RE: Sam's Xpress Pittsboro- Waste Water Application

Thanks Vivien,

Genie, below are the instructions I sent back in May to ONSW and the engineers about the pretreatment ordinance. A link is provided at the end to a website with more information (you may need to hold the "ctrl" button to click on the link):

1. A pretreatment ordinance needs to be submitted and approved that meets the conditions in the comment above (the comment states that this would be done prior to operation of the plant, so this should have already been done... and it might have been, but it will need to be provided again). See this link for an example of a Pretreatment SUO (particularly see Section 2.3): [LINK](#)

Jason T. Robinson, P.E.

Raleigh Regional Office

Water Quality Regional Operations

NC Division of Water Resources, DEQ

919-791-4200

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Based on the current guidance to minimize the spread of COVID-19, the Department of Environmental Quality has adjusted operations to protect the health and safety of the staff and public. Many employees are working remotely or are on staggered shifts. To accommodate these staffing changes, all DEQ office locations are limiting public access to appointments only. Please check with the appropriate staff before visiting our offices, as we may be able to handle your requests by phone or email. We appreciate your patience as we continue to serve the public during this challenging time.

From: Zhong, Vivien

Sent: Tuesday, August 3, 2021 9:50 AM

To: Jeannette Lucas <jlucas@samsxpress.com>; Robinson, Jason <jason.t.robinson@ncdenr.gov>

Cc: mcmillan@onswc.com; JMcDonald@integrawater.com; Mark Ashness

<mark@CEGROUPOINC.COM>; Matt Lowder <MLOWDER@TRIANGLESITEDESIGN.COM>; Thornburg, Nathaniel <nathaniel.thornburg@ncdenr.gov>; Vinson, Scott <scott.vinson@ncdenr.gov>; Manuel, Vanessa <vanessa.manuel@ncdenr.gov>; Cashion, Ted <ted.cashion@ncdenr.gov>; Zhang, Cheng <cheng.zhang@ncdenr.gov>; Anthony Warren <awarren@samsxpress.com>

Subject: RE: [External] RE: Sam's Xpress Pittsboro- Waste Water Application

Hi Genie,

Old North State Water Company would have to initiate the permit modification and the pretreatment ordinance as they will become the control authority to accept your pretreated water.

Vivien

From: Jeannette Lucas <jlucas@samsxpress.com>

Sent: Monday, August 2, 2021 5:19 PM

To: Robinson, Jason <jason.t.robinson@ncdenr.gov>

Cc: mcmillan@onswc.com; JMcDonald@integrawater.com; Mark Ashness

<mark@CEGROUPOINC.COM>; Matt Lowder <MLOWDER@TRIANGLESITEDESIGN.COM>; Zhong, Vivien <yivien.zhong@ncdenr.gov>; Thornburg, Nathaniel <nathaniel.thornburg@ncdenr.gov>; Vinson, Scott <scott.vinson@ncdenr.gov>; Manuel, Vanessa <vanessa.manuel@ncdenr.gov>; Cashion, Ted <ted.cashion@ncdenr.gov>; Zhang, Cheng <cheng.zhang@ncdenr.gov>; Anthony Warren <awarren@samsxpress.com>

Subject: [External] RE: Sam's Xpress Pittsboro- Waste Water Application

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Thank you for your quick response.

We were starting the long form and did not realize that this can be done after we are complete with building.

The form that is needed prior to building would be the pretreatment ordinance. Can the link and/or attachments for that process be sent to me directly?

Thank you,

Genie Lucas

Construction Assistant

E-Mail Signature



Direct Line: 704-981-9034

7935 Council Place

Matthews, NC 28105

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From: Robinson, Jason <jason.t.robinson@ncdenr.gov>

Sent: Monday, August 2, 2021 4:59 PM

To: Jeannette Lucas <jlucas@samsxpress.com>

Cc: mcmillan@onswc.com; JMcDonald@integrawater.com; Mark Ashness

<mark@CEGROUPOINC.COM>; Matt Lowder <MLOWDER@TRIANGLESITEDESIGN.COM>; Zhong, Vivien <yivien.zhong@ncdenr.gov>; Thornburg, Nathaniel <nathaniel.thornburg@ncdenr.gov>; Vinson, Scott <scott.vinson@ncdenr.gov>; Manuel, Vanessa <vanessa.manuel@ncdenr.gov>; Cashion, Ted <ted.cashion@ncdenr.gov>; Zhang, Cheng <cheng.zhang@ncdenr.gov>

Subject: RE: Sam's Xpress Pittsboro- Waste Water Application

Hi Genie,

As I explained I explained in an email to Old North State Water, the CE Group and Triangle Site Design back in May, in order for the Briar Chapel Wastewater Treatment Plant permit to potentially be modified to accept wastewater from a car wash, a pretreatment ordinance would need to be submitted and approved. The permit then may potentially revised. Then, before Sam's Xpress can be connected, you would need to complete an Industrial Wastewater Survey (Long Form) to demonstrate that the wastewater will be equivalent to domestic wastewater. I'll copy the language I sent back in May.

This will need to be submitted to our Non-Discharge Permitting Unit by Old North State Water, and ONSWC will have to request for their permit is modified. I have included staff of DWR's Non-Discharge Permitting who would be reviewing the submittal, and potentially modify the permit (Vivien & Nathaniel). They should be able to answer your questions about how to complete the Industrial Wastewater Survey.

Here's the language I sent in an earlier email:

1. A pretreatment ordinance needs to be submitted and approved that meets the conditions in the comment above (the comment states that this would be done prior to operation of the plant, so this should have already been done... and it might have been, but it will need to be provided again). See this link for an example of a Pretreatment SUO (particularly see Section 2.3): [LINK](#)
2. The permittee would need to prove that the wastewater that will be discharged to the collection system and the WWTP would be equivalent to domestic wastewater. See Industrial Wastewater Survey (Long Form) here: [LINK](#). Also see 15A NCAC 02U .0201(g) here: [LINK](#)

The pretreatment ordinance and the confirmation of domestic WW equivalency would need to be submitted to DWR's Non-Discharge Permitting unit (staff copied on this email). You should direct questions to them. Once approved, the sewer extension permits may be issued at that time. The permitting unit will also then consider modifying the WWTP permit to reflect this.

Jason T. Robinson, P.E.

Raleigh Regional Office

Water Quality Regional Operations

NC Division of Water Resources, DEQ

919-791-4200

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From: Jeannette Lucas [<mailto:jlucas@samsxpress.com>]

Sent: Monday, August 2, 2021 10:19 AM

To: Robinson, Jason <jason.t.robinson@ncdenr.gov>

Subject: [External] Sam's Xpress Pittsboro- Waste Water Application

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Good morning Jason,

We are in the process of completing the Waste Water Survey as part of our approval process for Sam's Xpress Car Wash in Briar Chapel

There is quite a list of chemicals on the form, do you have any specifically you are looking for with regards to our carwash discharge? We can test a similar site that is already built, but would not be able to provide this information for Pittsboro until it was complete.

Also if there is a similar site in the area that we could have a example of what they completed for approval, that may help. In speaking with our Environmental Consultant, they suggested we would take a few samples for test out of the town supply at the site to check what is already in the water. If you could please give me a call at your earliest convenience to discuss further.

Thank you,

Genie Lucas

Construction Assistant

E-MailSignature



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