



*Public Information Meeting:  
Davidson Asbestos Community Site*

January 13, 2020

*Department of Environmental Quality*



# Carolina Asbestos Corporation and Davidson Asbestos Community Site



The “Donut” is the residential area surrounding former Carolina Asbestos Corporation site.

The “Donut Hole” is the former Carolina Asbestos Corporation property located 301 Depot Street.

## Community Questions

- How is asbestos risk is being managed?
- What are the tools being used and proposed?
- Who will manage this Asbestos Watch Area?

Initial EPA Map 2016

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# Site Summary: Background



## Property History:

- Developed in 1890s with a warehouse for a cotton mill.
- Former operations: Linden Cotton Mill, Davidson Cotton Mill, and Carolina Asbestos Corporation. Currently, it is commercial and warehouse use.
- The property manufactured asbestos products 1930s-1960s.



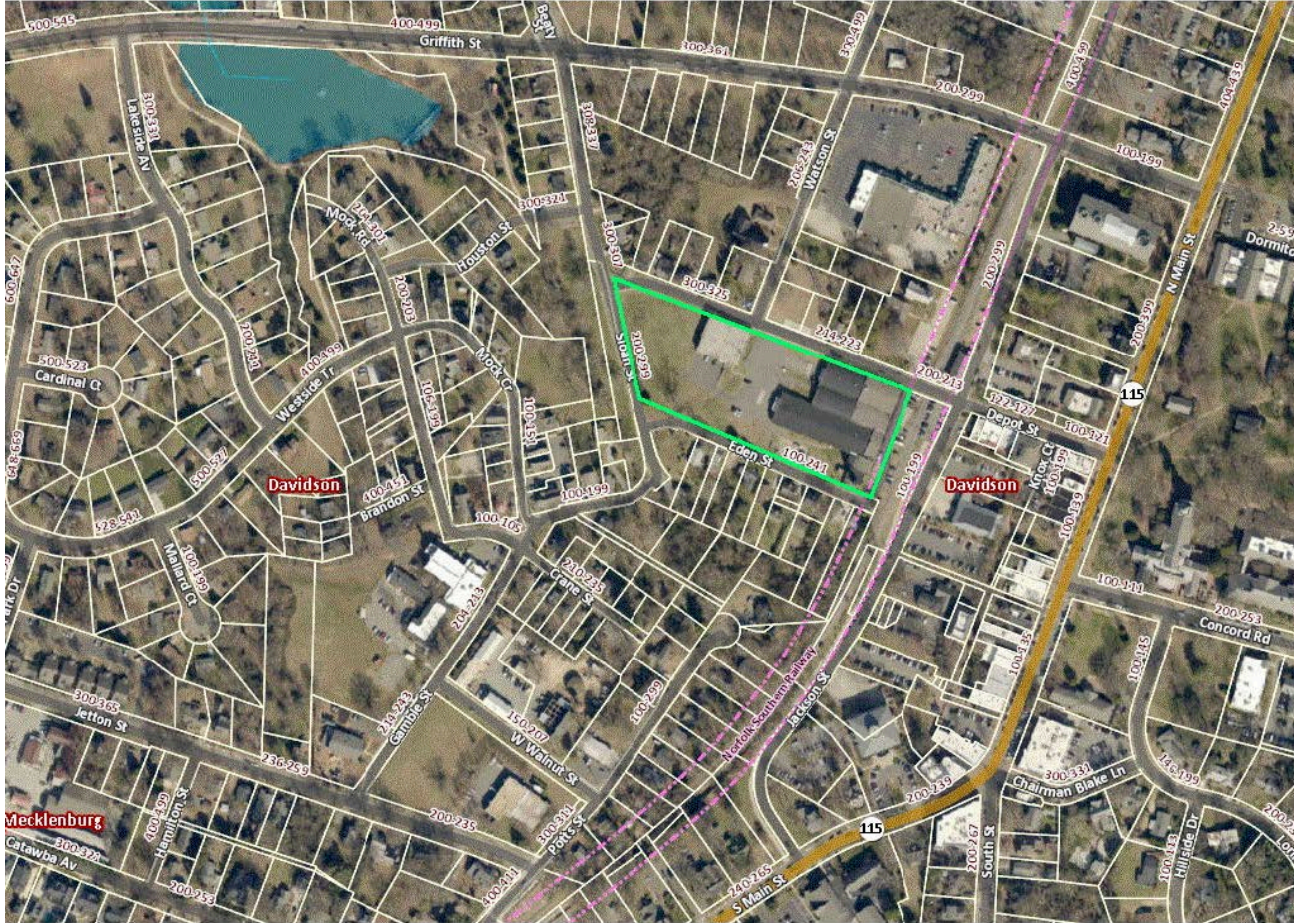
# Carolina Asbestos Corporation

Carolina Asbestos Corporation generated asbestos waste during manufacturing activities, 1930s through 1960s.

- Raw materials were transported to the site via rail and unloaded in the eastern portion of the original warehouse.
- Asbestos waste was disposed in the western portion of the property within a former holding pond.



# Davidson Community Asbestos Site



## What is the Davidson Asbestos Site?

- Asbestos containing material (ACM) was reportedly moved from a former manufacturing facility.
- This material was reportedly used as fill soil by area residents on their properties.

## *Initial Complaint*

- Public information meeting held by a developer with local citizens for redevelopment of the former Carolina Asbestos Corporation property.
- Citizens expressed great concerns over redevelopment and asbestos exposure to human health and environment.
- NCDEQ learned of potential asbestos issues at the property and surrounding residential properties.
- September through November 2016: NCDEQ contacts EPA to investigate the site and the surrounding area.

# *Release of Asbestos at the Property*

## *November 2016*

- The NCDEQ and EPA identified suspect asbestos-containing material (ACM) along Eden and Sloan streets.
- The release was a result of varmints digging into the slope along Sloan Street and erosion from rain events.
- The suspected material was analyzed and confirmed to be 70% asbestos.



November 2016

# November 2016



- Current owner conducted emergency removal of ACM from the street and controls further releases (November 2).  
• The work was overseen by the EPA.  
• EPA inspects residential properties in the surrounding area for asbestos.





## *Initial Response Follow-up 2016*

Nov. 6 – EPA, NCDEQ, NCDHHS and property manager conducted an inspection of the completed removal action by HEPACO.

Nov. 15 – NCDEQ, NCDHHS and EPA met with the Town of Davidson:

- Update on planned residential work and completed work at the property.
- Requested a lawn mowing and leaf blowing restriction.
- Temporary moving the bus stop on Sloan Street.
- Develop plans to notify anyone working in the area about the potential risk of coming into contact with ACM.
- Communication strategy and need for public meetings and weekly agency calls.

# Donut vs. Donut Hole

10



“Donut” residential area surrounding 301 Depot Street Property.

- Residential properties assessed and mitigated by EPA for ACM.

“Donut Hole” is the 301 Depot Street Property

- NCDEQ took the lead to repair and reduce exposure of ACM on the property.
- Long-term solution to be implemented as part of a Brownfields redevelopment.



# Carolina Asbestos Corporation and Davidson Asbestos "Community" Sites



Abatement Actions at Donut Hole.....



Filter sock added

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Bare soil areas on the property covered



5 traps set at the property



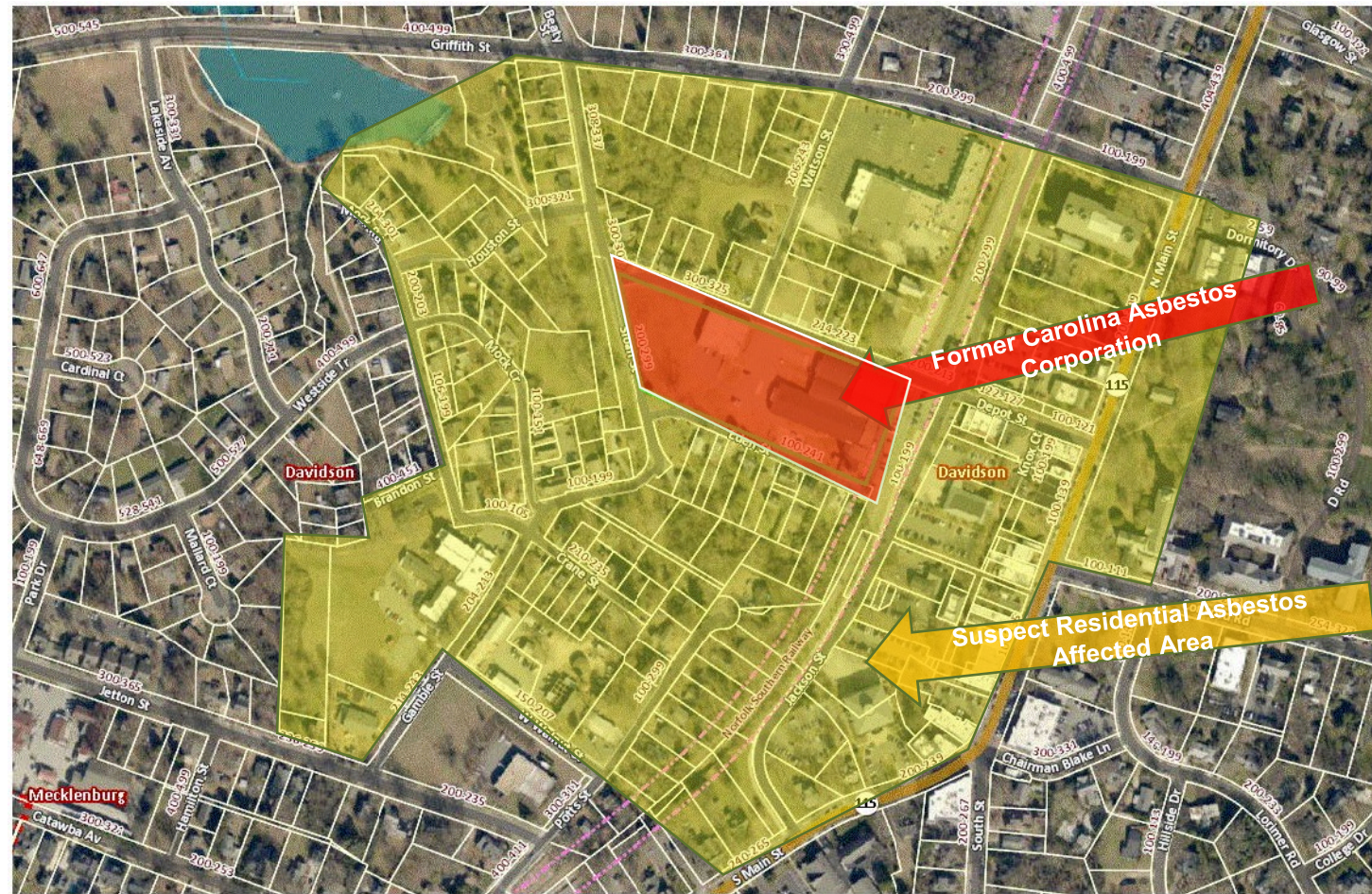
# NCDEQ Oversees Repair of Slope at the Former Carolina Asbestos Corporation



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# Davidson Asbestos Community Site

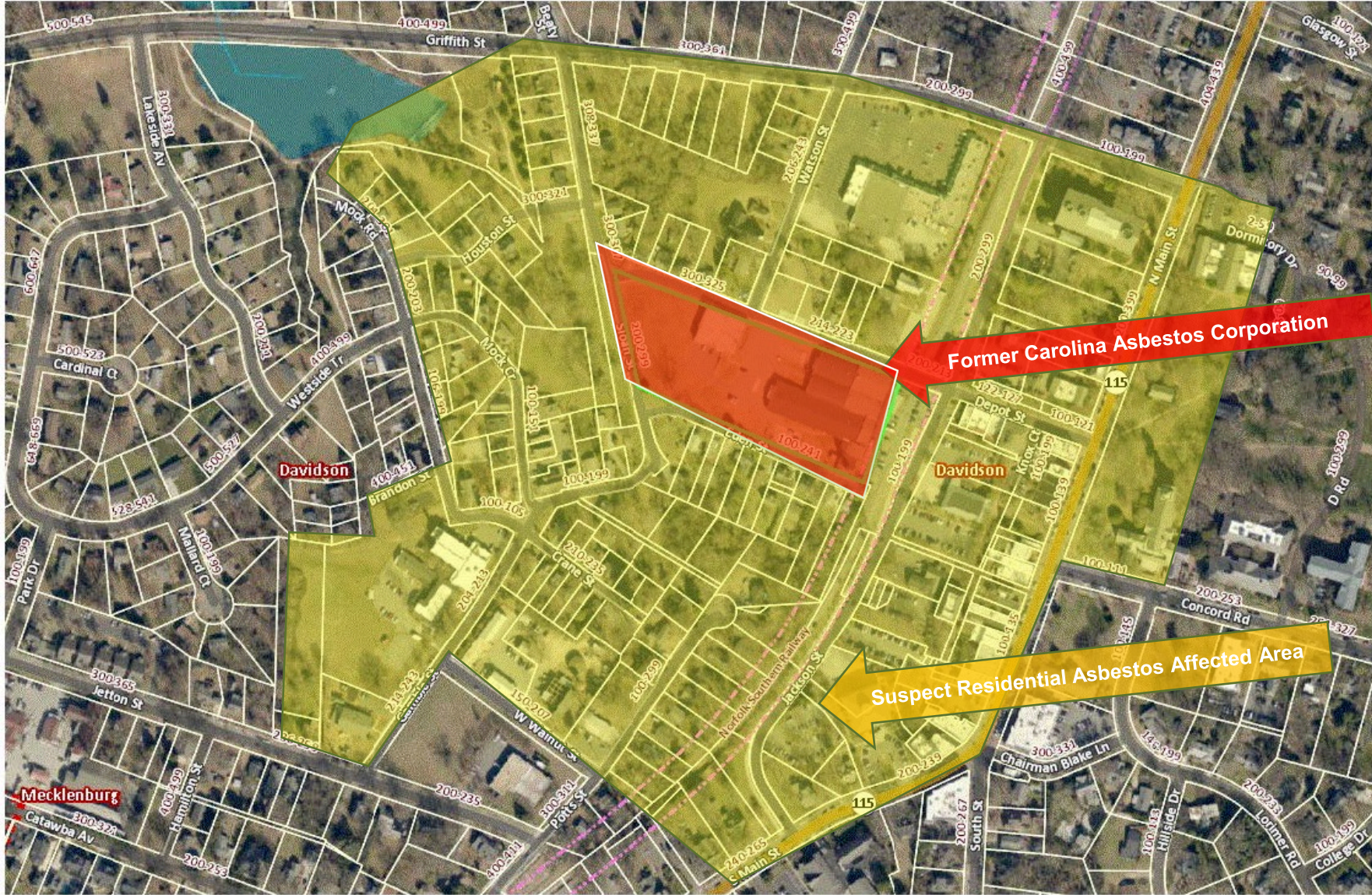


Initial EPA Sites Map

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1<sup>st</sup> Public Meeting  
December 6, 2016



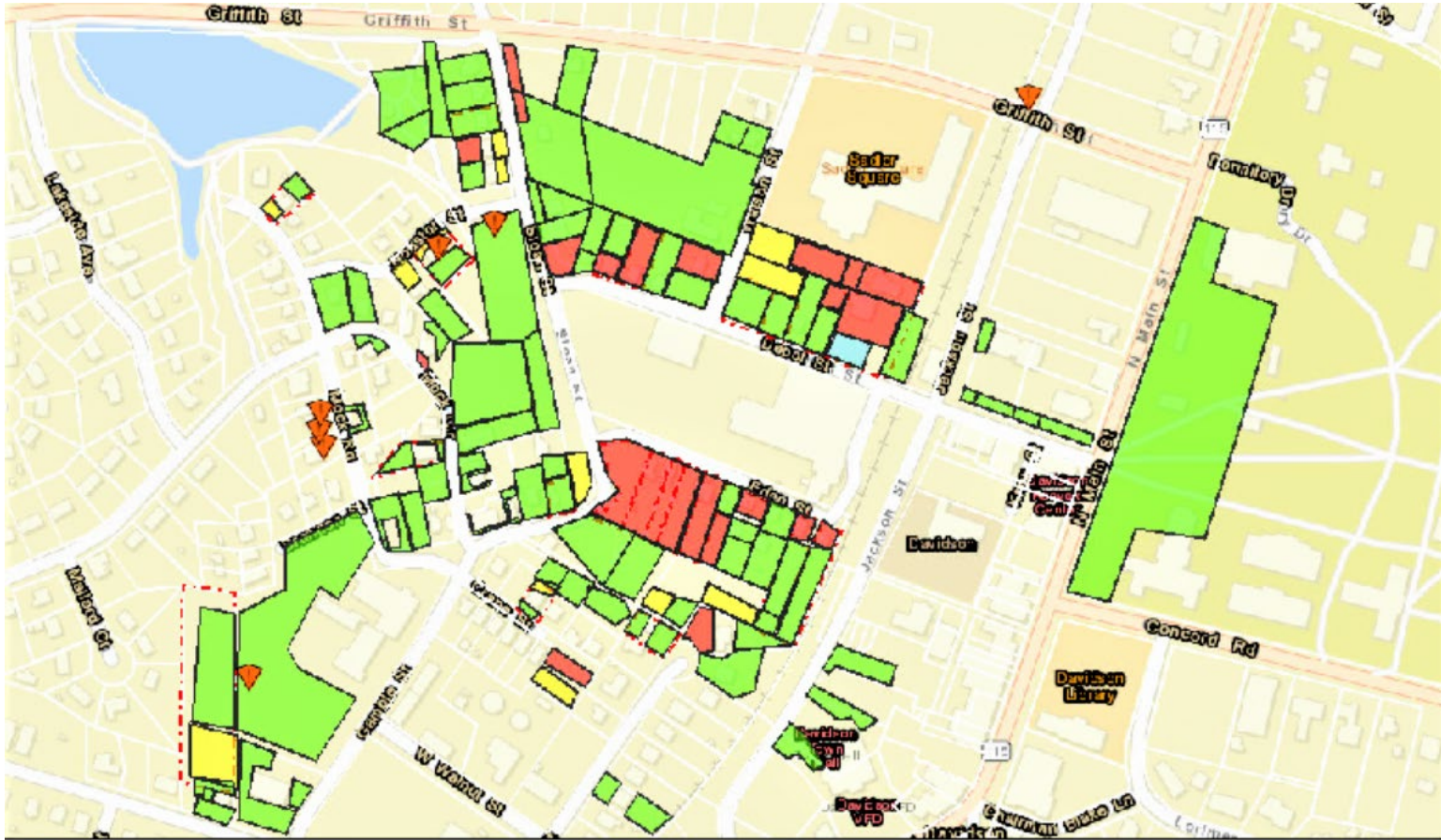


## Estimated Affected Area:

- After 1<sup>st</sup> public meeting and conversations with area residents
- EPA offered to sample properties and do visual assessment of the potential affected area



# Final EPA Assessment Map



- Asbestos was not detected in CARB435 analysis or not detected in FBA analysis
- Trace asbestos detected in FBA sample
- Asbestos was detected at trace levels in CARB435 analysis; sample will be analyzed by FBA
- Asbestos detected at greater than or equal to 0.25%, or visibly observed on property
- Community identified buried asbestos
- Parcel with observed ACM

1:4,514  
0 0.0375 0.075 0.15 mi  
0 0.05 0.1 0.2 km  
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community  
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City of Charlotte, State of North Carolina DOT, Esri, HERE, Garmin, IPC | City of Charlotte, State of North Carolina DOT, Esri, HERE, IPC | US EPA Region IV | City of Charlotte, County of Iredell GIS, Iredell County, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USG

## Sample Data Map:

- EPA sampled 77 properties
- 332 total composite soil samples
- 20 properties required mitigation based on soil sample results
- 12 properties based on visual
- 32 properties were mitigated in total

# EPA Mitigation Area Map



**Legend**

- Parcels with Removal Activities
- Parcel Boundary
- Former Asbestos Mill Boundary

Map Sources:  
Aerial Imagery, Bing Maps, 2012-2014;  
Parcels, <http://maps.co.mecklenburg.nc.us>

**FIGURE 2**  
Site Layout

TDD Name: Davidson Asbestos  
TDD No.: TT-01-071  
City: Davidson County: Mecklenburg State: North Carolina

Date: 9/19/2017  
Analyst: date.vorobach

- Between May and September 2017 EPA mitigated ACM within the neighborhood
- 32 properties were mitigated in total





# Visible Asbestos in the Soil



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# Residential Area Mitigation....Donut



Removal of 1-2 feet of asbestos containing soil



Visual barrier with fence material

# Restoration of Mitigated Areas



1-2 feet of certified clean topsoil added



Fertilizer and sod cover added

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# *Disposal of ACM and Impacted Soils*



Approximately 6,204 tons of asbestos-containing waste was disposed at two State of North Carolina-approved asbestos landfills.

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# *EPA Actions Recap*

For the Donut.....

- Removal activities occurred between May 2017 through August 2017.
- EPA sampled 77 properties. 32 were found to require further action.



## Removal:

- Excavated asbestos containing soil.
- Replaced with clean fill.
- Covered with sod grass.
- Restored areas to their original condition.



# *Current Risk Management Post-Removal and Restoration*

- State, county and town governments working to promote and maintain awareness.
  - Distribution of public health information and how to avoid exposure.
  - Town asbestos webpage dedicated to providing information to community on the asbestos issue with links to additional guidance and contacts.
  - NCDEQ and NCDHHS updating materials on best practices so work can be done safely.

# *Proposed Risk Management and Awareness Plan*

- Town webpage dedicated to the management area with links to additional information and contacts.
- Mecklenburg County Polaris Tool to identify the area where ACM might be found.
- NCDEQ Inactive Hazardous Site Branch (IHSB) and NCDHHS to provide advice and review before and during soil disturbance, so it is done safely.
- Work with NCDOT, Charlotte Water and other entities to ensure proper testing and asbestos management is in place as needed for future projects.

# Activities that Require Risk Management and Awareness

- Property specific intrusive work
  - Plantings
  - Foundations
  - Driveways
  - Grading
- Road and Right-of-Way Work
  - Sloan Potts realignment/Connector
- Utility Work
  - Water Main extension
  - Repairs and Maintenance
- Other work
  - Environmental sampling, testing and excavation





# Management Tools

## Davidson Asbestos Watch Area (AWA)

- **Town Of Davidson:**

- Webpage dedicated to the Asbestos Watch Area with links to additional information and government contacts
- Planning Department will flag permits within the Asbestos Watch Area
- [www.townofdavidson.org/asbestos](http://www.townofdavidson.org/asbestos)

- **Mecklenburg County:**

- Polaris Tool to identify Asbestos Watch Area where ACM has been observed or may be found
- Permit Departments to use Asbestos Watch Area and any town-flagged permits
- Register of Deeds to be notified of the Asbestos Watch Area
- <http://polaris3g.mecklenburgcountync.gov/>

# Management Tools

## Davidson Asbestos Watch Area (AWA)

### NCDEQ:

- As needed provide information and oversight before and during soil disturbance work so it is done safely.
- Include Asbestos Watch Area in Site Locator Tool
- <https://deq.nc.gov/about/divisions/waste-management/waste-management-rules-data/waste-management-gis-maps>

### NCDHHS:

- As needed provide information and oversight before and during soil disturbance work so it is done safely.
- Provide educational materials to residents related to health concerns as needed
- <https://epi.dph.ncdhhs.gov/asbestos/ahmp.html>

### Area Neighbors:

- Use the resources above to help manage your neighborhood safely

# Other Davidson Sites Included In Polaris

Near Depot Street



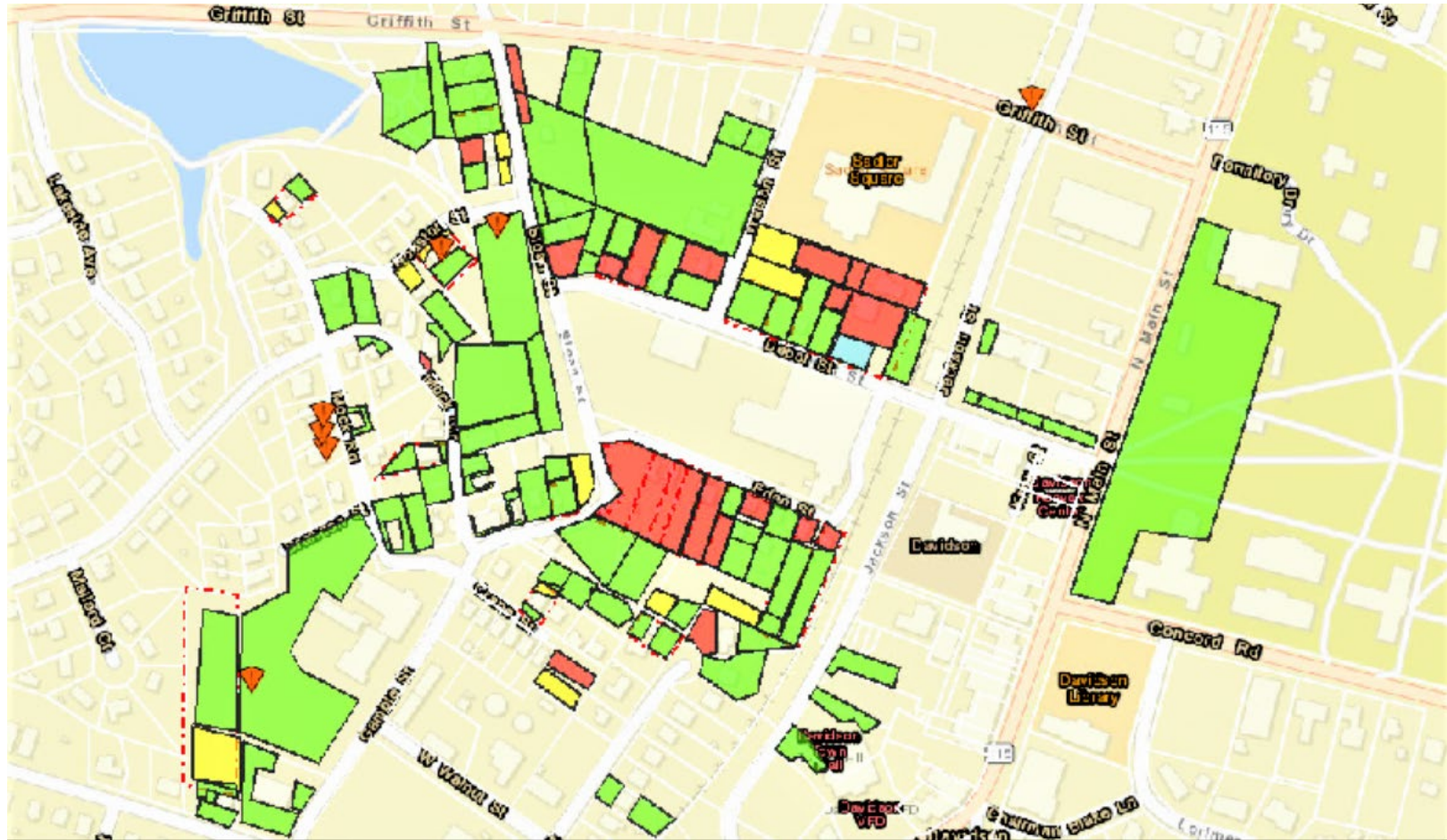
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Properties highlighted in red are managed by state and federal environmental programs.

These sites are shown on Mecklenburg County's Polaris system and NCDEQ Site Locator Tool.

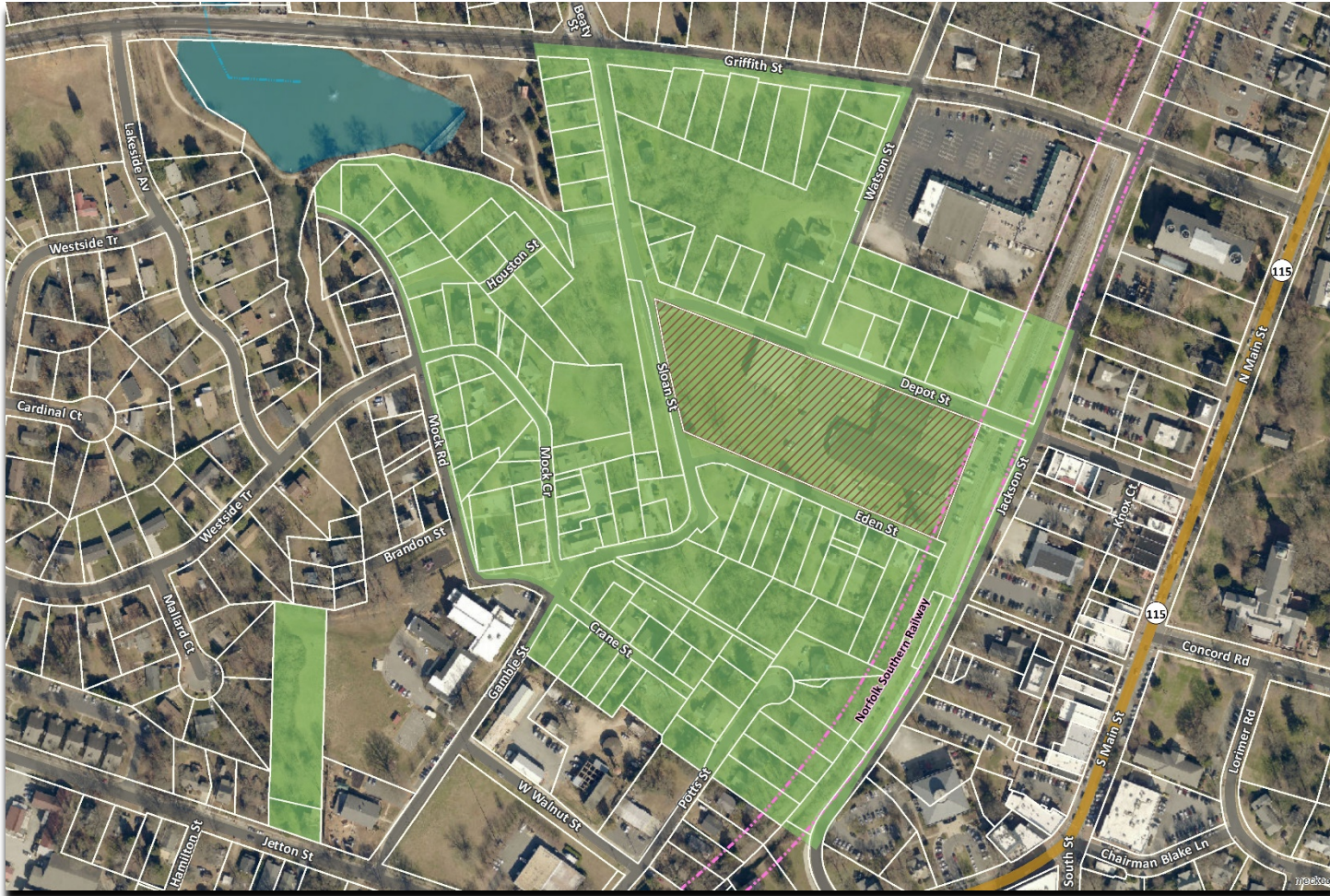


# Sampling Data Used to Define Proposed Asbestos Watch Area (AWA)



# Proposed Asbestos Watch Area

Option A



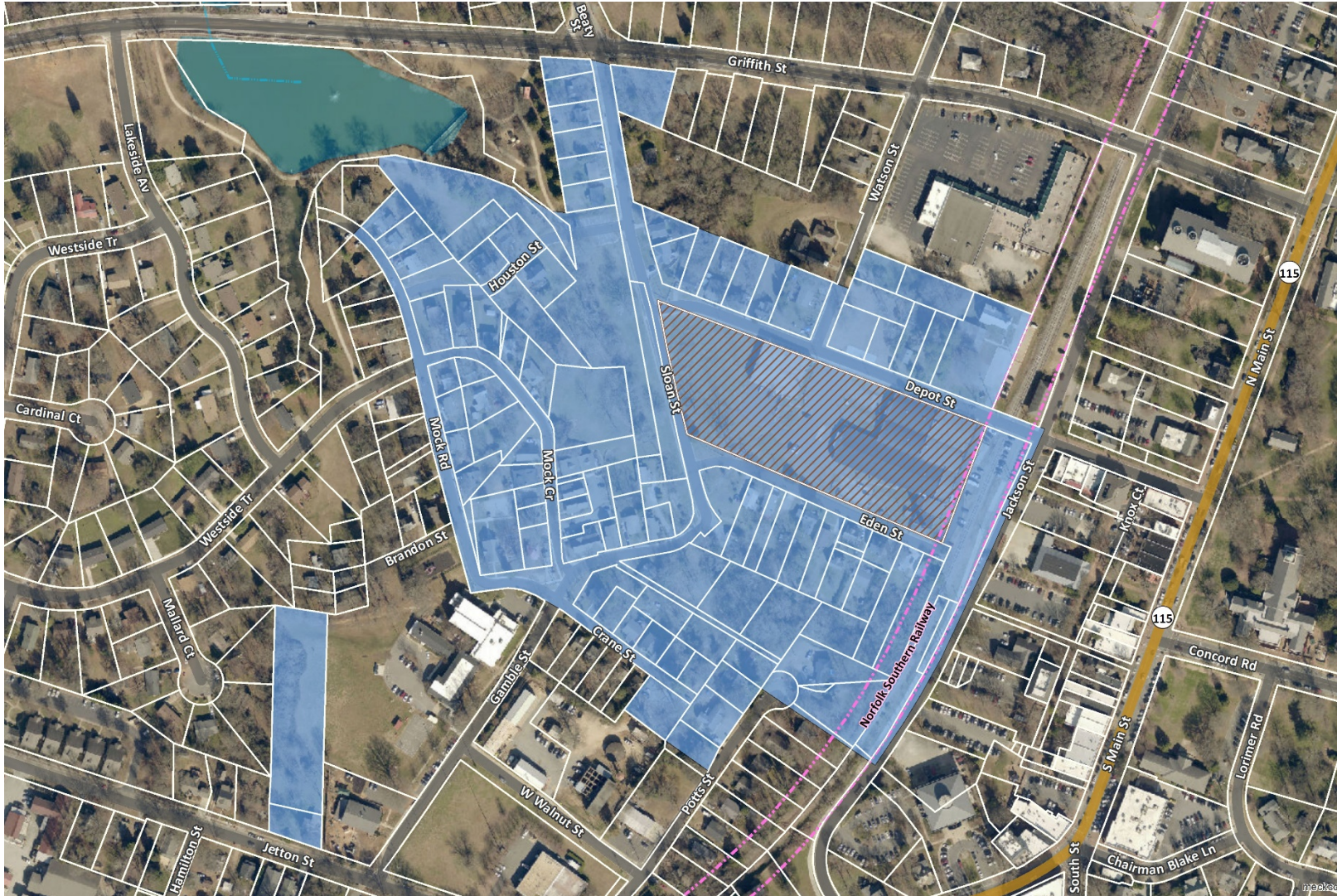
## Option A: Buffered AWA

Creates AWA District that uses data as a guide and adds a buffer area to create boundaries in line with roads or blocks



# Proposed Asbestos Watch Area

Option B



## Option B

Create an AWA district based on the data and includes in-between parcels as a safety factor



# Proposed Watch Area

## Option C

### Option C

Creates an AWA District based primarily on the areas where asbestos was detected in samples or observed. Excludes parcels not tested and those tested that did not exceed removal action levels.



# *Asbestos Watch Area (AWA)*



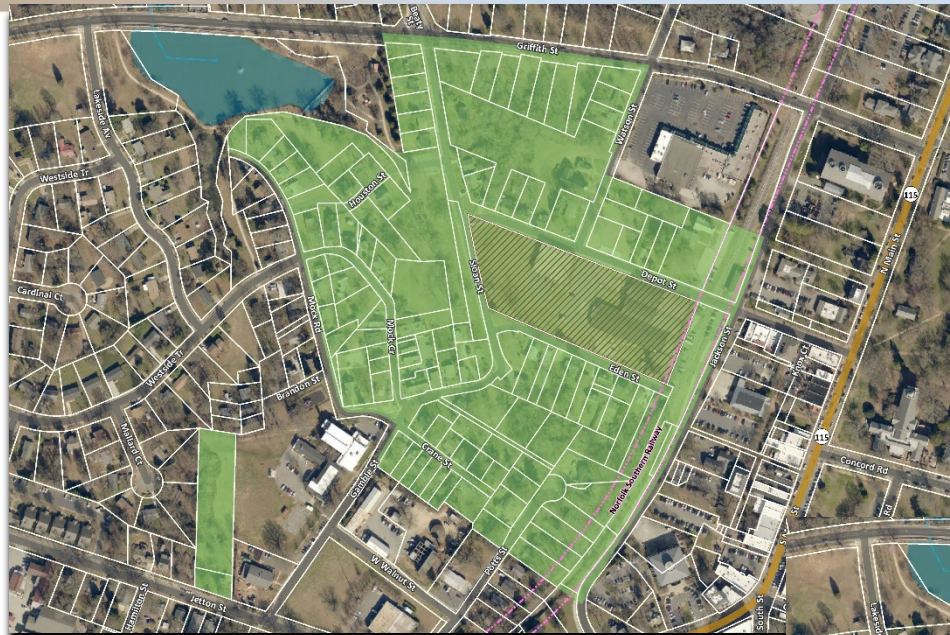
## **Benefits:**

- Defines a district to promote awareness to ensure that soil disturbances are done safely in this area.
- Provides ability for annual notification to tenants and owners within the area.
- Provides the assurance of long-term management of the area by multiple agencies ready to assist residents.
- Allows for community to report any issues to government agencies.

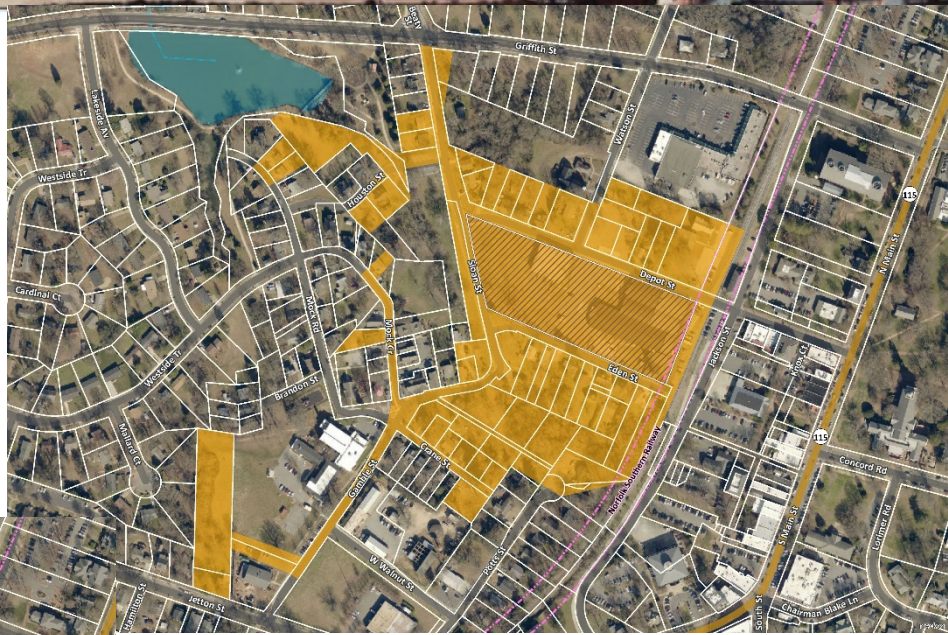
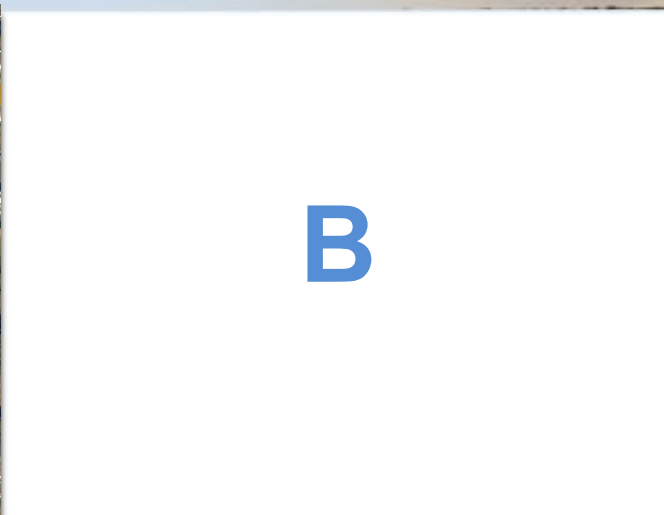




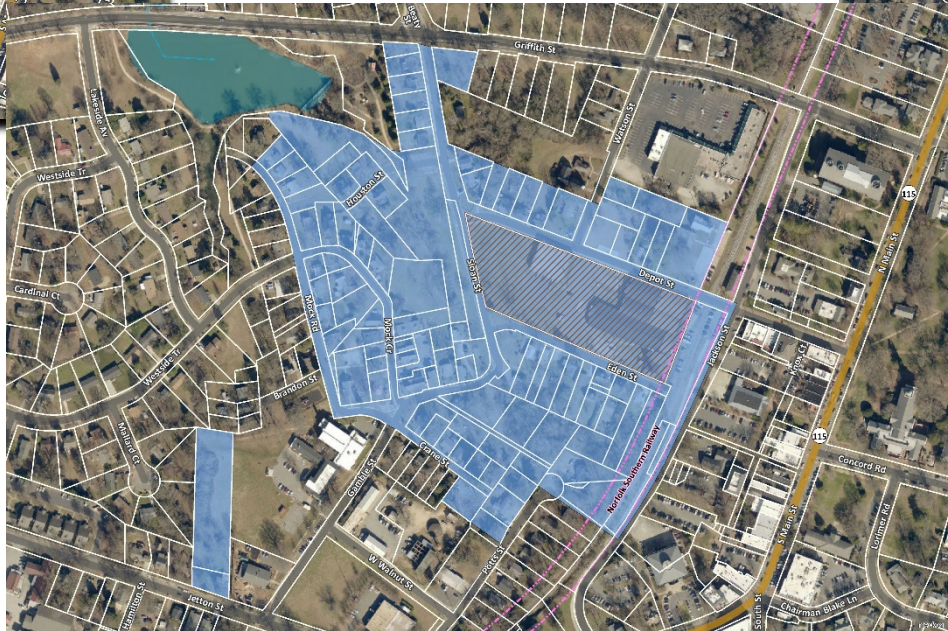
# Asbestos Watch Area Options



A



C



## *Other Projects in the Area*

- NC DOT U-5907 Proposed extension of Potts to Sloan Street, including the addition of multiuse trail on Potts Street from NC 115 to Griffith Street and the additional of a roundabout at the Sloan Street/Griffith Street Intersection.
- Charlotte Water Davidson Water Transmission Main Phase III – Extension of NC 115.
- Brownfields redevelopment (BF No 19041-15-060) of IHSB Former Carolina Asbestos Corporation IHSB NONCD000305



# Government Agencies



NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**



# *North Carolina Resources*

## **North Carolina Department of Environmental Quality**

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# *North Carolina Resources*

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Web: <http://epi.dph.ncdhhs.gov/asbestos/healthaz.html>

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*Thank you*

# Questions, Comments, Feedback....

