

Ryan Spitzer

From: Thompson, Jordan L <jordan.thompson@deq.nc.gov>
Sent: Monday, June 29, 2026 4:31 PM
To: Ryan Spitzer; Janelle Lyons; Rickers, Amy
Cc: Scott, Michael; Wahl, Tracy; Eckard, Sharon; Lucas, Katherine G; Jones, Chandler R; Liggins, Shirley; Moore, Thomas; Tatum, Katie; Macdonald, Janet K; Michael, Jeremy A; Morris, Brett L; Hack, Joe S; Jeffrey.Smithberger@mecklenburgcountync.gov; John.McCulloch@mecklenburgcountync.gov; Doug.Pierotti@charlottenc.gov
Subject: Cone Mills Pineville Approval to Proceed to Public Comment 28065-24-060
Attachments: 28065_Cone Mills II_SNI_20260629.pdf; 28065_Cone Mills II_Full NI_20260629.pdf

Dear Mr. Spitzer and Ms. Lyons:

Based on acceptance by the Prospective Developer of drafts of all four required brownfields documents -- the Notice of Intent to Redevelop a Brownfields Property (NI), Summary of Notice of Intent to Redevelop a Brownfields Property (SNI), Notice of Brownfields Property (NBP) and the Brownfields Agreement (Exhibit A to the NBP) -- and DEQ's approval of the plat component of the NBP, Prospective Developer may now proceed to the tasks required by NCGS § 130.310.34(a) in connection with the required public notice and comment period of at least 30 days regarding the subject brownfields project. Those tasks are as follows:

1. Publish the approved SNI in a newspaper of general circulation serving the area in which the brownfields property is located;
2. Conspicuously post a copy of the SNI at the Brownfields Property;
3. Mail or deliver the SNI to each owner of property contiguous to the Brownfields Property; and
4. Provide a copy of the full NI, consisting of the one-page NI and the NBP with its three exhibits (Exhibit A, the Brownfields Agreement with its Exhibit 1, Exhibit 2, and Exhibit 3; Exhibit B, the survey plat, and Exhibit C, the legal description), to all local governments having jurisdiction over the Brownfields Property.
5. Provide a copy of the full NI to the local location where it will be available for public review as stated in the SNI;

Pursuant to NCGS § 130.310.34.(b), the public comment period shall begin the day following completion of the above public notice tasks. **The date by which you have represented to the Brownfields Redevelopment Section that the last of the above tasks will be complete is July 2, 2026. Therefore, day one of public comment would start no sooner than July 3, 2026. The NI and SNI, with this date filled in, are attached hereto for public notice purposes.** The comment period shall not end any sooner than 30 days after you complete the public notice tasks, or 30 days after this published date, whichever is later.

NCGS § 130.310.34(b) also requires the Prospective Developer to submit documentation of the public notices to DEQ prior to DEQ entering into a Brownfields Agreement. That documentation shall be submitted promptly after each task has been accomplished by providing to me, preferably at jordan.thompson@deq.nc.gov or at Brownfields Redevelopment Section, 1646 Mail Service Center, Raleigh, NC 27699-1646, the following:

- Affidavit of publication of the SNI from the newspaper or a copy of the SNI published in the newspaper which shows the name of the newspaper and the date of publication;
- Photos of the SNI posted at the site, one close up to show the wording and one far enough to show the posting location relative to the property;
- Copies of the mailing receipts stamped by the post office or copies of the delivery service receipts for the SNI sent to contiguous property owners and, if used, copies of cover letters sent with the SNI; and

- Delivery confirmation either from the receiving entity or from the carrier (i.e. certified mail receipt, fed ex tracking information) confirming receipt of the full NI from each local government entity and the entity where the document will be available for viewing.

Thank you for your attention to these matters. If you have any questions or require additional information, please contact me.



Jordan Thompson
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