



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

May 29, 2008

Mr. Solomon Fortune
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, North Carolina 28202

Re: Rezoning Petition 2008-092 (revised)
Approximately 18.75 acres located on the north side of Monroe Road
between Bramlet Road and Colonnade Drive

Dear Mr. Fortune:

Representatives of the Air Quality (MCAQ), Groundwater & Wastewater Services (MCGWS), Solid Waste (MCSW), Storm Water Services (MCSWS), and Water Quality (MCWQ) Programs of the Mecklenburg County Land Use and Environmental Services Agency (LUESA) have reviewed the above referenced rezoning petition. In order for the Mecklenburg County LUESA to support this rezoning, the following recommendations should be implemented and appear as notes or modifications on site plans:

Air Quality (revised)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or renovation of an existing structure. A letter of notification and the required forms will be mailed directly to the petitioner by MCAQ.

The proposed project may be subject to certain air quality permitting requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO,) Regulation 2.0808 Parking Facilities. A letter of notification and copy of the regulations will be mailed directly to the petitioner.

Solid Waste

Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing and/or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. Additionally, the plan should specify that all land clearing and inert debris shall be taken to a properly permitted facility. The Plan shall also state that monthly reporting of all tonnage

disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.

Mecklenburg County is committed to reduction of construction/demolition waste. Technical assistance is available at no charge to those companies willing to partner with the County in this effort.

Groundwater & Wastewater Services

No Comment.

Water Quality (revised)

It appears that portions of some buildings and parking areas on the site plan in the rezoning package are located within the Community Encroachment Area. As previously stated on the original rezoning review, any encroachments within the Community Encroachment Area and/or FEMA Floodway will require a flood study to be performed to determine the impacts on water surface elevations.

Please show the location of the Community Encroachment Line and FEMA Floodway Line on the Rezoning Site Plan.

The following floodplain requirements apply:

Any fill or other structures placed within the Community Encroachment Area will require approval of a No-Rise flood study by Mecklenburg County Flood Mitigation

All parking spaces for new buildings must be no more than 6" below the Community Base Flood Elevation

Mecklenburg County Water Quality Program has no other additional comments beyond the required Post Construction Control Ordinance.

Please contact the staff members who conducted the reviews if you have any questions.

The reviews were conducted by, Leslie Rhodes

(Leslie.Rhodes@mecklenburgcountync.gov) with MCAQ, Jack Stutts

(Jack.Stutts@mecklenburgcountync.gov) with GWS, Joe Hack

(Joe.Hack@mecklenburgcountync.gov) with MCSW, Bill Tingle

(Bill.Tingle@mecklenburgcountync.gov) with MCSWS, and Rusty Rozzelle

(Rusty.Rozzelle@mecklenburgcountync.gov) with the MCWQ.

Respectfully,

Heidi Pruess

Environmental Policy Administrator

Heidi.Pruess@mecklenburgcountync.gov