



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

November 19, 2008

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

**Re: Rezoning Petition 2009-003
Approximately 2.35 acres located on the northwest corner of E 10th
Street and Seigle Avenue**

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:

Programs with No Comment at this Time

Water Quality
Air Quality

Recommendations

Solid Waste

Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating demolition 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.

Ordinance Requirement Reminders (if not currently noted on petition)

Storm Water

No fill may be placed within the Community and/or FEMA Special Flood Hazard Area.

Groundwater and Wastewater Services

GWS records indicate that the proposed redevelopment is within an area of regulated groundwater usage. The proposed redevelopment is directly adjacent a groundwater contamination site (Mid Town Market, 629 Seigle Avenue (NC Incident#27547)). This incident was closed by NCDENR August 2004 with a notice of residual petroleum contamination. Groundwater beneath this site exceeds the standards established in 15A NCAC 2L .0202.

If project design requires water table depression (i.e. dewatering) for foundation construction or other subterranean excavation or construction GWS recommends that the petitioner assess the potential of contaminated groundwater migrating onto the site from the adjacent groundwater contamination site if groundwater dewatering is implemented.

Groundwater & Wastewater Services request the following statements be added to the site plan notes:

Any dewatering activities conducted during the project will be conducted such that it is compliant with the Mecklenburg County Groundwater Well Regulations and does not result in the mobilization and subsequent discharge of contaminated groundwater resulting from the adjacent Mid Town Market (NC Incident #27547).

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

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