



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

April 14, 2009

Mr. Michael Cataldo
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, North Carolina 28202

Re: Rezoning Petition 2009-040
Approximately 8.5 acres located on the north side of Mount Holly Road near
Morningside Road

Dear Mr. Cataldo:

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.

Programs with No Comment at this Time

None

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 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

Review of Groundwater & Wastewater Service data and the age of homes indicate that parcels 031-362-01, 031-362-02, and 0312-363-03 were likely served by private on-site water supply wells and individual on-site wastewater systems.

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

Existing water supply wells shall be cordoned off to protect from damage or abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity.

Existing septic tanks shall be located, pumped by a licensed waste hauler to removal residual contents, crushed and backfilled prior to any demolition or grading activity.

Recommendations or Ordinance Requirement Reminders

Air Quality

Development of this site may require submission of an asbestos Notification of Demolition and Renovation due to possible demolition or relocation of an existing structure or renovation of a load-bearing wall in an existing structure. This notification is required in accordance with the Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.1110 - Subparagraph (a) - "National Emission Standards for Hazardous Air Pollutants". A letter of notification and the required forms will be mailed directly to the parcel owner.

Storm Water Services

In order for the Mecklenburg County Water Quality Program to support this rezoning, the following recommendations should be implemented on site plans.

Lake Wylie Watershed Overlay

Water supply watershed protection requirements apply as described on the following website:

<http://www.charmeck.org/Departments/StormWater/Contractors/Water+Supply+Watershed+Regulations.htm>.

However, the storm water controls specified in the post-construction storm water ordinance, as described on the website indicated above, are more restrictive and will therefore supersede the watershed protection rules. The exception is that the built-upon-area caps in the water supply watershed will continue to apply along with any buffer requirements that are more restrictive.

City of Charlotte Post-Construction Storm Water Ordinance

The requirements of the post-construction storm water ordinance for the City of Charlotte should be applied to the proposed rezoning. More detailed information regarding ordinance requirements is available at the following website:

<http://www.charmeck.org/Departments/StormWater/Contractors/Post-Construction+Storm+Water+Ordinances.htm> and click on City of Charlotte.

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

The reviews were conducted by, Leslie Rhodes

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Respectfully,

Heidi Pruess, Environmental Policy Administrator

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