



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

October 18, 2011

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

Re: Rezoning Petition 2011-074

Approximately 18.60 acres located on the south side of Belhaven Blvd across from Oakridge Dr. and Westbourne Dr.

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

Air Quality
Solid Waste

Recommendations and/or Ordinance Requirement Reminders

Storm Water Services

S.W.I.M. Stream Buffers:

S.W.I.M. stream buffer requirements apply as described on the following website:

<http://charmeck.org/stormwater/regulations/Pages/SWIMOrdinances.aspx>.

In addition, the buffer requirements specified in the post-construction storm water ordinance, as described on the website indicated above, also apply. In the event that different requirements occur in the post-construction ordinance compared to the S.W.I.M. stream buffer ordinance, the more stringent will apply.

Watershed Overlay:

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

<http://charmeck.org/stormwater/regulations/Pages/WaterSupplyWatershedOrdinances.aspx>.

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.

Impaired Streams:

The property represented in this rezoning drains to surface waters listed on North Carolinas Department of Natural Resources 303(d) list of impaired streams. Long Creek Creek is listed for turbidity and copper due to pollution discharges. By properly controlling pollutants both during and after construction you can help restore these surface waters. More information on North Carolina's impaired waters and 303(d) list can be found at <http://portal.ncdenr.org/web/wq/ps/mtu/assessment>.

Groundwater & Wastewater Services

GWS Records indicate that a preexisting septic system exists on parcel 03523114 within the bounds of the proposed redevelopment. A single family residential structure on the property built in 1947 suggests that a water supply well is also located on this property.

GWS recommends that the petitioner identify any water supply wells within the project boundary and either protected the well(s) from damage by flagging and fencing during site development or permanently abandon the wells per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring and conduct survey to locate the septic systems. A permit from GWS is required for the well abandonments.

No regulation governs the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped to removal any residual contents then subsequently crushed and backfilled if no longer in use. This recommendation is made because tanks that collapse pose a safety hazard and improperly abandoned septic tanks may not be able to support the weight of vehicular traffic, structural foundations, or people.

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

The properties shall be inspected for water supply wells. Any water supply wells identified shall be protected from damage by flagging and fencing during site development or permanently abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring.

The properties shall be inspected for on-site waste water disposal systems prior to any site development. Any on-site waste water disposal systems shall be protected from damage by flagging and fencing during site development.

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, Dennis Tyndall (Dennis.Tyndall@mecklenburgcountync.gov) with GWS, Joe Hack

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(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