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

Re: Rezoning Petition 2012-101  
Approximately 4.27 acres located on the west side of Steele Creek Road between Dixie River Road and Shopton Road West.

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

Solid Waste
Groundwater & Wastewater Services

Recommendations and/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
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://charmeck.org/stormwater/regulations/Pages/Post-ConstructionStormWaterOrdinances.aspx and click on City of Charlotte.
Watershed Protection:
Water supply watershed protection requirements apply as described on the following website:
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 Carolinana’s Department of Natural Resources 303(d) list of impaired streams. Lake Wylie is listed for low pH 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.
Please contact the staff members who conducted the reviews if you have any questions. The reviews were conducted by, Jason Rayfield (Jason.Rayfield@mecklenburgcountync.gov) with MCAQ, Dennis Tyndall (Dennis.Tyndall@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