



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

November 20, 2012

February 4, 2013 (revised)

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

Re: Rezoning Petition 2013-001

Approximately 82.0 acres located on the west side of I-485 and surround by Shopton Rd, Dixie River Rd., Steele Creek Rd and Trojan Drive

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

Groundwater & Wastewater Services

Existing water supply wells and on-site wastewater disposal systems are located parcels 199-241-34 and 199-251-01 within the bounds of the subject project.

GWS recommends that the petitioner identify any water supply wells within the project boundary and either protected the wells 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. This recommendation is made because tanks that

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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 septic systems prior to any site development. Any septic tanks identified shall be pumped by a licensed waste hauler to removal residual contents, crushed and backfilled with suitable materials before site development begins.

Storm Water Services (revised)

The proposed development drains to Beaver Dam Creek and then to Browns Cove on Lake Wylie, which is located less than one (1) mile downstream. Browns Cove has a documented sediment problem that has been linked to previous development within the Beaver Dam Creek Watershed. Property owners along the shoreline of Browns Cove have experienced significant loss of water depths. The sediment problem is attributed to offsite sedimentation from development sites as well as in-stream erosion caused by an increase of storm water volume and velocity. In order to prevent further sediment accumulation in Browns Cove, enhanced erosion control measures should be considered for this development. To prevent sediment deposition following construction as a result of stream channel erosion, post construction controls should be considered that reduce storm water volumes and velocities to the maximum extent practicable.

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:

<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.

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

The reviews were conducted by, Jason Rayfield

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Respectfully,

Heidi Pruess, Environmental Policy Administrator
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