



**MECKLENBURG COUNTY**  
Land Use and Environmental Services Agency

February 24, 2014

Ms. Penelope Cothran  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, North Carolina 28202

**Re: Rezoning Petition 2014-031**

Approximately 5.9 acres located on the southeast corner at the intersection of Youngblood Road and Shelburne Farms Drive.

Dear Ms. Cothran:

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  
Storm Water Services  
Groundwater & Wastewater Services  
Air Quality

**Recommendations and/or Ordinance Requirement Reminders**

Water Quality:

**General Comments:** 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:**

The property represented in this rezoning is within the Lower Lake Wylie Critical Area. 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.

No further comments on the above petition at this time.

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

The reviews were conducted by, Megan Green

(Megan.Green@mecklenburgcountync.gov) with MCAQ, Dennis Tyndall

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(Rusty.Rozzelle@mecklenburgcountync.gov) with MCWQ.

Respectfully,

Heidi Pruess, Environmental Policy Administrator

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