



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

May 16, 2014

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

Re: Rezoning Petition 2014-057

0.26 acres located on the south side of York Road at the intersection of Langston Drive and York Road.

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

Recommendations and/or Ordinance Requirement Reminders

Air Quality:

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

Ground Water & Wastewater Services:

GWS records indicate contamination sites exist within 1,500 feet of the parcels included in the rezoning petition. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. In ARGU where municipally supplied water is available water supply wells for water supply, irrigation or open loop geothermal systems may not be permitted or constructed within 1,000 feet of contamination sites. A new water supply well may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

PEOPLE • PRIDE • PROGRESS • PARTNERSHIP

700 N. Tryon Street • Suite 205 • Charlotte, NC 28202-2236 • (704) 336-5500 • FAX (704) 336-4391

www.4citizenhelp.com

A permitted water supply well and on-site wastewater disposal systems are located on parcel 217-102-02 within the bounds of the subject petition.

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 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.

Water Quality:

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

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

(Joe.Hack@mecklenburgcountync.gov) with MCSW, Bill Tingle

Page 3

(Bill.Tingle@mecklenburgcountync.gov) with MCSWS, and Rusty Rozzelle
(Rusty.Rozzelle@mecklenburgcountync.gov) with MCWQ.

Respectfully,

Heidi Pruess, Environmental Policy Administrator
Heidi.Pruess@mecklenburgcountync.gov