



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

August 15, 2007

Mr. Solomon Fortune  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, North Carolina 28202

**Re: Rezoning Petition 2007-121**  
**Approximately 1.80 acres located on the north side of Dixie River**  
**Road, west of I-485**

Dear Mr. Fortune:

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. In order for the Mecklenburg County LUESA to support this rezoning, the following recommendations should be implemented and appear as notes or modifications on site plans:

**Air Quality**

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

The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.0805 - "Parking Facilities". A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

**Groundwater & Wastewater Services**

Parcel 141-171-10 contains a private water supply well. The well must be protected from damage during site development or it must be properly abandoned prior to site work beginning. The Mecklenburg County Groundwater & Wastewater Services (GWS) Program should be contacted at 704-336-5500 prior to undertaking any well related activity.

An on-site wastewater disposal system (septic system) also exists on the parcel. No regulation governs the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped by a licensed waste hauler to removal any residual contents, and then 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 notes of the site plan:

All water supply wells shall be protected by flagging and fencing during site development or abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity.

Existing septic tanks shall be located, pumped by a licensed waste hauler to removal residual contents, crushed and backfilled prior to any demolition or grading activity.

#### **Solid Waste**

Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities. Additionally, the plan should specify that all land clearing and inert debris shall be taken to a properly permitted facility. The Plan shall also state that monthly reporting of all tonnage disposed and recycled will be made to the Mecklenburg County Solid Waste Program. The report shall include the identification and location of all facilities receiving disposed or recycled materials.

Mecklenburg County is committed to reduction of construction/demolition waste. Technical assistance is available at no charge to those companies willing to partner with the County in this effort.

#### **Storm Water**

No Comment.

#### **Water Quality**

The Mecklenburg County Water Quality Program cannot support the rezoning of the subject property unless the comments and/or ordinances are implemented and appear on any revised site plans as notes and/or schematics.

#### **Applicable Ordinances:**

##### *Lower Lake Wylie Watershed Overlay District*

The subject property is located in the Lower Lake Wylie Watershed Overlay, Protected Area, as specified in the City of Charlotte Zoning Ordinance. The undisturbed perennial stream buffer and built-upon area requirements specified in the Zoning Ordinance shall apply to the property.

According to the project Site Plan, the property is to be developed as greater than 24% impervious area, which is the High Density option of the zoning Overlay, requiring 100-foot undisturbed buffers along all perennial streams. The High Density option of the zoning Overlay also requires that structural BMPs be employed to treat storm water from the site. The BMPs are to be constructed to treat the runoff generated from the first inch of rainfall for 85% Total Suspended Solids. Any BMPs are to be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0.

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

The reviews were conducted by, Leslie Rhodes

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Respectfully,

Heidi Pruess

Environmental Policy Administrator