



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

July 17, 2007

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

Re: Rezoning Petition 2007-111
Approximately 3.54 acres located in the block bounded by N Graham Street, N Smith Street, W 8th Street and W 9th Street

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 #078-075-01 is listed with the North Carolina Department of Environment and Natural Resources (NCDENR) Underground Storage Tank (UST) Section as Incident number 5016. Following report of a petroleum UST system release in 1989, groundwater contamination was reported at this site. The Groundwater and Wastewater Services Program cannot perform a complete review of the assessment activities conducted at this site within the timeframe allowed for response to this rezoning petition and the site investigation may also be ongoing at this time.

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We recommend that the Planning Commission request the petitioner provide information regarding environmental conditions at this site, and request the NCDENR UST Section provide comments on this rezoning petition. Any development on this site should comply with applicable State requirements for management of soil and groundwater contamination. The Groundwater and Wastewater Services Program will assist the Planning Commission with additional review of site conditions upon request. Please contact Jack Stutts at 704.336.5438 to request assistance.

The Groundwater and Wastewater Services Program cannot support rezoning of Parcel #078-075-01 until additional information is provided indicating that the change in use will not pose unacceptable health and safety risks.

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. The Plan shall specify 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 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. Please contact Diane Davis at (704) 432-0399 for more information regarding the County's technical assistance services.

Storm Water

No Comment.

Water Quality

No Comment.

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