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 2007-118**
> **Approximately 5.38 acres located on the northeast corner of**
> **Providence Road and Wesbury Road**

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.

Groundwater& Wastewater Services
Data in the Mecklenburg County GWS EDMS, indicates that parcel number 185-014-02 previously had a registered water supply well. A local groundwater ordinance that addresses the installation, repair and abandonment of wells (including monitoring wells) was effective January 2005. The Mecklenburg County Groundwater and Wastewater Services Program should be contacted at 704.336.5500 prior to any installation or abandonment of wells on this property to ensure compliance with these regulations. Abandonment of any wells discovered during any development at the site should be done in accordance with the Mecklenburg County Well Regulations and North Carolina's 15A NCAC 2C Rule .0133-"Abandonment of Wells".

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) 0399 for more information
regarding the County's technical assistance services.

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.

The proposed project will include a substantial amount of impervious area, which will
directly affect surface water quality due to storm water runoff from the project. Storm
water runoff becomes contaminated with pollutants associated with the impervious area
usage, transporting these pollutants to surface waters. In addition, this impervious area
acts to increase the volume and velocity of storm water entering surface waters, which
affects stream channel stability and negatively impacts water quality and aquatic habitat.
In order to mitigate the impacts of these pollutants and to protect water quality
conditions, the proposed project should incorporate the criteria specified below.

General Recommendations:
Storm Water Quality Treatment
Any separate, defined drainage area within a project that will have greater than 24%
built-upon area is to have water quality best management practices (BMPs) to treat storm
water runoff from the entire built-upon area within the separate, defined drainage area.
The BMPs are to be constructed to achieve 85% Total Suspended Solid (TSS) removal
for the entire post-development runoff volume for the first 1-inch of rainfall. The BMPs
must 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.

The use of Low Impact Design (LID) such as bioretention systems in tree islands, grassed
swales, vegetated buffers, level spreaders, and other innovative systems in a "treatment
train" is optional and encouraged, where applicable. LID systems can be employed in
whole or in part, to meet the 85% TSS treatment standard for storm water runoff. LID
must be designed and constructed per the NCDENR Best Management Practices Manual,
April 1999, Section 4.0.

Storm Water Volume and Peak Controls
Any separate, defined drainage area within a project that will have greater than 24% built-upon area is to have best management practices (BMPs) to control the entire runoff volume for the 1-year, 24-hour. The runoff volume drawdown time for the BMPs shall be a minimum of 24 hours, but not more than 120 hours. The peak runoff rates should be controlled with BMPs to match the predevelopment runoff rates for the 10-year and 25-year, 6-hr storms <u>or</u> perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

Storm water runoff from the development shall be transported from the site by vegetated conveyances to the maximum extent practicable.

Please contact the staff members who conducted the reviews if you have any questions. The reviews were conducted by, Leslie Rhodes (Leslie.Rhodes@mecklenburgcountync.gov) with MCAQ, Jack Stutts (Jack.Stutts@mecklenburgcountync.gov) with GWS, Joe Hack (Joe.Hack@mecklenburgcountync.gov) with MCSW, Bill Tingle (Bill.Tingle@mecklenburgcountync.gov) with MCSWS, and Rusty Rozzelle (Rusty.Rozzelle@mecklenburgcountync.gov) with the MCWQ.

Respectfully,

Heidi Pruess
Environmental Policy Administrator