



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

November 19, 2008

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

Re: Rezoning Petition 2009-006
Approximately 13.57 acres located on the southwest corner of E
Craighead Road and Philemon Avenue

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:

Programs with No Comment at this Time

None.

Recommendations

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.

Ordinance Requirement Reminders (if not currently noted on petition)

Air Quality

Development of this site may require submission of an asbestos Notification of Demolition and Renovation due to possible demolition or relocation of an existing structure or renovation of a load-bearing wall in an existing structure. This notification is required in accordance with the Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.1110 - Subparagraph (a) - "National Emission Standards for Hazardous Air Pollutants". A letter of notification and the required forms will be mailed directly to the parcel owner.

Water Quality

In order for the Mecklenburg County Water Quality Program to support this rezoning, the following recommendations should be implemented and appear as notes on site plans.

S.W.I.M. Stream Buffer

S.W.I.M. stream buffer requirements apply as described on the following website: <http://www.charmeck.org/Departments/StormWater/Contractors/SWIM+Ordinances+.htm>.

In addition, the buffer requirements specified in the post-construction storm water ordinance, as described on the website indicated above, also apply. In the event that different requirements occur in the post-construction ordinance compared to the S.W.I.M. stream buffer ordinance, the more stringent will apply.

All built upon area/impervious area must be outside the S.W.I.M. buffer except transportation links approved by Charlotte-Mecklenburg Planning Commission.

Groundwater & Wastewater Services

GWS records indicate a water supply well and two groundwater monitoring wells exists on parcel 091-112-08 within the proposed development. The monitoring well registration record indicates the water samples recently collected from the monitoring wells exceeds the standards established in 15A NCAC 2L .0202

If project design requires water table depression (i.e. dewatering) for foundation construction or other subterranean excavation or construction GWS recommends that the petitioner assess the requirement for treatment of contaminated groundwater prior to discharge.

Groundwater & Wastewater Services request the following statements be added to the site plan notes:

The properties shall be inspected for water supply wells and groundwater monitoring wells. Any water supply wells or groundwater monitoring wells identified shall be protected from damage by flagging and fencing during site development or abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring.

Any dewatering activities conducted during the project will be conducted such that it is compliant with the Mecklenburg County Groundwater Well Regulations and does not result in the mobilization and subsequent discharge of contaminated groundwater.

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

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Respectfully,

Heidi Pruess

Environmental Policy Administrator

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