



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

July 24, 2012

Mr. Michael Cataldo  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, North Carolina 28202

**Re: Rezoning Petition 2012-078**

Approximately 8.93 acres located on the north side of South Tryon Street between  
Wrights Ferry Road and Greybriar Forest Lane

Dear Mr. Cataldo,

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  
Storm Water Services

**Recommendations and/or Ordinance Requirement Reminders**

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.

Groundwater & Wastewater Services

Existing water supply wells and on-site wastewater disposal systems are located parcels 199-011-10 and 199-552-01 within the bounds of the subject project.

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.

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

The reviews were conducted by, Jason Rayfield

([Jason.Rayfield@mecklenburgcountync.gov](mailto:Jason.Rayfield@mecklenburgcountync.gov)) with MCAQ, Dennis Tyndall

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Respectfully,

Heidi Pruess, Environmental Policy Administrator

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