



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

May 22, 2008

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

Re: Rezoning Petition 2008-111
Approximately 7.80 acres located on the southwest corner of Brown-
Grier Road and Sandy Porter 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.

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.

Groundwater & Wastewater Services

The age of construction of the homes on parcels 201-471-03 and 201-473-02 (built in 1906 and 1954 respectively) indicates they may have used oil heat at some point. Based on this the properties should be inspected for abandoned underground heating oil storage tanks. Tanks and contents should be removed, following applicable North Carolina Department of Environment and Natural Resources guidance, prior to any demolition or grading activity.

The age of construction also indicates that the home on parcel 201-471-03 may have been served at one time by a private water supply well. GWS records show that a well on parcel 201-471-02 has been properly abandoned. Both parcels may also have been served by an individual on-site wastewater disposal system (septic system) during some portion of their occupancy. GWS recommends the petitioner determine if wells were ever used on parcel 201-471-03, and if so, abandon them per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity.

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 fuel oil storage tanks shall be removed and any related soil contamination remediated to NCDENR standards prior to any demolition or grading activity.

Water supply wells shall be abandoned or the wellhead cordoned off to protect it from damage 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.

Water Quality

The requirements of the post-construction storm water ordinance for the City of Charlotte should be applied to the proposed rezoning. More detailed information regarding ordinance requirements is available at the following website:

<http://www.charmeck.org/Departments/StormWater/Contractors/Post-Construction+Storm+Water+Ordinances.htm> and click on City of Charlotte.

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

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