



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 2008-112
Approximately 22.13 acres located on the southwest corner of
Brookshire Boulevard and Old Plank 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:

NOTE: Petition states that the purpose of this application is to “convert a shopping center to mixed apartments and retail...”, however, parcel is currently undeveloped and vacant.

Air Quality

No Comment.

Solid Waste

Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, 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

No Comment.

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.

Lake Wylie Watershed Overlay District

Water supply watershed protection requirements apply as described on the following website:

<http://www.charmeck.org/Departments/StormWater/Contractors/Water+Supply+Watershed+Regulations.htm>.

However, the storm water controls specified in the post-construction storm water ordinance, as described on the website indicated above, are more restrictive and will therefore supersede the watershed protection rules. The exception is that the built-upon-area caps in the water supply watershed will continue to apply along with any buffer requirements that are more restrictive.

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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