



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency

January 16, 2009

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

**Re: Rezoning Petition 2009-020 (revised)**  
**Approximately 95.59 acres located at the intersection of Beltway**  
**Boulevard and Reeves Ridge Drive**

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. 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**

Air Quality  
Groundwater & Wastewater Services  
Solid Waste

**Recommendations**

None.

**Ordinance Requirement Reminders (if not currently noted on petition)**

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.

Revised plans still **do not show the 35 foot post construction buffers** on the plan. They do show the 35 foot SWIM Buffers. Should reiterate **"All Post-Construction buffers should be included on plans."**

**City of Charlotte Post-Construction Storm Water Ordinance.**

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.

**All Post-Construction buffers should be included on plans.**

**Watershed Overlays**

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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