



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency

March 17, 2009

May 27, 2009 (revised comments)

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

**Re: Rezoning Petition 2009-036**  
**Approximately 33.0 acres located along Scaleybark Road and Weona Avenue**  
**on the east side of South Boulevard**

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**

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 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.

## **Recommendations or Ordinance Requirement Reminders**

### Groundwater & Wastewater Services (revised)

The Groundwater & Wastewater Services Program (GWS) appreciates petitioners' acknowledgement of the status of parcel 149-054-67 as the location of contamination incident #36617. However, petitioner has not provided any information as to how re-development of this parcel will comply with applicable DENR requirements concerning groundwater. Specifically, GWS requires information on construction activities and/or permanent sub-grade structures that may require dewatering, or any other activity that may encounter groundwater.

GWS cannot support rezoning of contaminated sites until sufficient information is provided indicating that the redevelopment process or change in use will not pose unacceptable health and safety risks or additional harm to the environment.

(Original Comments)

Review of the North Carolina Department of Environment and Natural Resources (DENR) Division of Waste Management Underground Storage Tank Incident database shows parcel 149-054-67 is the location of contamination incident #36617. This incident has been closed by DENR with residual petroleum left in place. Any development on this parcel must comply with applicable DENR requirements for use of this contaminated site. The Groundwater & Wastewater Services Program (GWS) will assist the Planning Commission with review of site conditions upon request. Please contact Jack Stutts, Environmental Supervisor, at 704-336-5438 to request assistance.

The Groundwater & Wastewater Services Program cannot support rezoning of contaminated sites until sufficient information is provided indicating that the redevelopment process or change in use will not pose unacceptable health and safety risks.

### Storm Water Services

(original comments addressed, thank you)

In order for the Mecklenburg County Water Quality Program to support this rezoning, the following recommendation should be implemented on site plans.

**Please show all Post-Construction Buffers on the plans.**

### 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.

The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance (MCAPCO) Regulation 2.0805 - "Parking Facilities". A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

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

(Jack.Stutts@mecklenburgcountync.gov) with GWS, Joe Hack

(Joe.Hack@mecklenburgcountync.gov) with MCSW, Bill Tingle

(Bill.Tingle@mecklenburgcountync.gov) with MCSWS, and Rusty Rozzelle

(Rusty.Rozzelle@mecklenburgcountync.gov) with the MCWQ.

Respectfully,

Heidi Pruess, Environmental Policy Administrator

Heidi.Pruess@mecklenburgcountync.gov