



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

November 20, 2012

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

Re: Rezoning Petition 2013-005

Approximately 8.42 acres surround by Graham St, W. 4th St, Mint St and Martin Luther King Jr. Blvd

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

Air Quality
Solid Waste

Recommendations and/or Ordinance Requirement Reminders

Groundwater & Wastewater Services

Two permitted registered permanent groundwater monitoring wells exist on parcel 073-112-05 within the bounds of the subject project. The monitoring wells are associated with a nearby dry cleaning site under the jurisdiction of the North Carolina Department of Environment and Natural Resources Dry-Cleaning Solvent Cleanup program. The consultant contact listed on the permit is ATC Associates Attn: Jake Whittle 704-529-3200.

GWS recommends that the petitioner contact the consultant to locate these monitoring wells and either protect 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.

Groundwater & Wastewater Services request the following statements be added to the site plan notes:

The properties shall be inspected for groundwater monitoring wells. Any 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.

Storm Water Services

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://charmeck.org/stormwater/regulations/Pages/Post-ConstructionStormWaterOrdinances.aspx> and click on City of Charlotte.

Impaired Streams:

The property represented in this rezoning drains to surface waters listed on North Carolinas Department of Natural Resources 303(d) list of impaired streams. Irwin Creek is listed for copper, ecological/biological integrity, fecal coliform bacteria, lead, turbidity, and zinc. By properly controlling pollutants both during and after construction you can help restore these surface waters. More information on North Carolina's impaired waters and 303(d) list can be found at <http://portal.ncdenr.org/web/wq/ps/mtu/assessment>.

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) with MCAQ, Dennis Tyndall

(Dennis.Tyndall@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