



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

July 14, 2014

Ms. Penelope Cothran
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, North Carolina 28202

Re: Rezoning Petition 2014-076

6.94 acres located on the east side of Reames Road between Bayview Parkway and Finn Hall Avenue.

Dear Ms. Cothran:

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

Solid Waste

Recommendations and/or Ordinance Requirement Reminders

Air Quality:

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

Groundwater & Wastewater Services:

GWS records indicate an existing on-site wastewater disposal system Environmental Health Department file number 3117 is located on parcel 025-11-304 within the bounds of the proposed subject project.

No regulation governs the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped to removal any residual contents then subsequently crushed and backfilled if the septic system use is to be discontinued after the project development. 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.

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

The properties shall be inspected for septic systems prior to any site development. If the septic system use is to be discontinued after the project development any septic tanks identified shall be pumped by a licensed waste hauler to removal residual contents, crushed and backfilled with suitable materials before site development begins.

Water Quality:

General Comments: 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. Long Creek is listed for copper and turbidity due to pollution discharges. 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>.

No further comments on the above petition at this time.

Please contact the staff members who conducted the reviews if you have any questions.

The reviews were conducted by, Megan Green

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Respectfully,

Heidi Pruess, Environmental Policy Administrator

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