



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency

March 18, 2008

Mr. Solomon Fortune  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, North Carolina 28202

**Re: Rezoning Petition 2008-077  
Approximately 6.00 acres located between N Wendover Road and  
Billingsley Road at Cascade Circle**

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:

**Air Quality**

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

**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; when applicable. Additionally, the plan should specify that all land clearing and/or 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**

The age of construction of homes on parcels 157-072-08, 157-072-09, 157-072-10, 157-072-11, 157-072-12, and 157 072-15 (built between 1935 and 1964) indicates they may have used oil heat before converting to natural gas. Based on this the properties should be inspected for abandoned underground heating oil storage tanks. Tanks and contents should be removed, following applicable North Carolina Department of Environment and Natural Resources guidance, prior to any demolition or grading activity.

The age of construction also indicates that some of the homes (those built in 1935) may have been served at one time by private water supply wells and individual on-site wastewater disposal systems (septic system) during some portion of their occupancy. GWS recommends the petitioner determine if wells were ever used, and if so, abandon them per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity.

No regulation governs the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped by a licensed waste hauler to removal any residual contents, and then crushed and backfilled. 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.

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

All fuel oil storage tanks shall be removed and any related soil contamination remediated to NCDENR standards prior to any demolition or grading activity.

Water supply wells shall be abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity.

Existing septic tanks shall be located, pumped by a licensed waste hauler to removal residual contents, crushed and backfilled prior to any demolition or grading activity.

### **Water Quality**

Mecklenburg County Water Quality Program has no additional comments beyond the required Post Construction Control Ordinance.

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

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

Respectfully,

Heidi Pruess  
Environmental Policy Administrator

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