



MECKLENBURG COUNTY  
Land Use and Environmental Services Agency

April 15, 2008

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

**Re: Rezoning Petition 2008-082  
Approximately 15.99 acres located on the east side of Matheson  
Avenue between N Tryon Street and the Southern Railway railroad**

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**

The proposed rezoning will result in residential property being located near to property zoned for industrial use (I-1 or I-2). Rezoning resulting in new residential uses near or adjacent to existing industrial uses often create conflicts that are difficult to resolve.

Two (2) Permitted Sources of Air Pollution are located within 1000 feet of the proposed rezoning. MCAQ recommends that if this rezoning request is approved that the petitioner and subsequent developers and builders be required to disclose the above information to all potential buyers. The facilities are listed below.

Facility: Detrex Corporation  
Address: 3114 Cullman Avenue, Charlotte, North Carolina  
Description: A solvent distribution and reclamation facility  
Permitted Pollutants: Volatile Organic Compounds  
Compliance Status: In compliance with regulatory requirements at last inspection in October, 2007.

Facility: Parts Cleaning Technologies, LLC  
Address: 3124 Cullman Avenue, Charlotte, NC

Description: Parts cleaning facility  
Permitted Pollutants: Volatile Organic Compounds  
Compliance Status: In compliance with regulatory requirements at last inspection in October, 2007.

Details on these facilities can be found in MCAQ's Online Air Pollution Facility Database at <http://airquality.charmeck.org>

### **Solid Waste**

Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing 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 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**

No Comment.

### **Water Quality**

The following requirements apply:

- Any fill or other structures placed within the Community Encroachment Area and/or FEMA Floodway will require approval of a No-Rise flood study by Mecklenburg County Flood Mitigation
- All parking spaces for new buildings must be no more than 6" below the Community Base Flood Elevation
- All buildings must have Dryland Access per the City of Charlotte Floodplain Regulations

Mecklenburg County Water Quality Program has no other 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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