



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

October 31, 2016

Ms. Zenia Duhaney
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, North Carolina 28202

Re: Rezoning Petitions 2016-140 through 2016-150

Dear Ms. Duhaney:

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 petitions.

Recommendations and/or Ordinance Requirement Reminders

Air Quality Comments on the following:

Quality Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the City of Charlotte December 2016 rezoning petitions 2016-140 through 2016-150 for the purpose of identifying regulatory requirements of the petitioner, informing the petitioner, planning staff and other affected parties of such regulatory requirements, and identifying potential effects on, and impacts from, nearby properties.

Scope of Review:

MCAQ has reviewed the petitions with regard to air quality regulations for stationary sources, transportation facilities, and demolition and/or renovation of structures (e.g. National Emission Standards for Hazardous Air Pollutants for asbestos). Comments may also be made regarding incompatible land uses, sources of Toxic Air Pollutants, proximity to Risk Management Plan facilities, and proximity to known nuisance conditions. MCAQ has conducted the review based on information submitted by the petitioner, a review of aerial photographs (as available through the Mecklenburg County Polaris system), and a review of the "Air Pollution Facility Information Online" database available from the MCAQ website. The review is cursory based on limited information.

2016-141 RENC CH, LLC (Attn: Gene Cocchi) (Tax Parcel No. 191-101-90, 191-061-06, 07, 08, 12, 19, & 21)

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.

2016-142 Patrick J. Staub & Beatriz C. Staub (Tax Parcel No. 123-041-04)

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.

2016-144 MV Residential Development LLC (Attn: Charlie Rulick) (Tax Parcel No. 083-044-08, 09, 10, 15, 16, & 17)

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.

2016-145 Bowman Real Estate, LLC (Attn: Michael Bowman) (Tax Parcel No. 027-331-08)

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.

2016-146 Barringer Capital, LLC (Attn: David Smith) (Tax Parcel No. 121-033-08, 09, & 10)

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.

2016-147 Mallard Creek Associates #1, LLC (Attn: David Miller) (Tax Parcel No. 183-121-10 & 14)

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.

2016-150 CW Development (Attn: David Helfrich) (Tax Parcel No. 187-271-36 & 42)

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) Comments on the following:

Petitions 2016-140, 141, 142, 144, 146, 147 & 150

GWS records indicate a contamination site(s) exist on or within 1,500 feet of the properties included in the petitions. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. In ARGU where municipally supplied water is available water supply wells for water supply, irrigation or open loop geothermal systems may not be permitted or constructed on or within 1,000 feet of contamination sites. Wells may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

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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(Megan.Green@mecklenburgcountync.gov) with MCAQ, Dennis Tyndall
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(Rusty.Rozzelle@mecklenburgcountync.gov) with MCWQ.

Respectfully,

Jeanne Quinn, Administrative Support Supervisor
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