

Russell, Michael

From: Quinn, Jeanne M. <Jeanne.Quinn@mecklenburgcountync.gov>
Sent: Thursday, December 22, 2016 10:44 AM
To: Rezoning Memos
Subject: Comments to the Charlotte Mecklenburg Planning Commission:

Please find below the Land Use and Environmental Services Agency comments on Petitions 2017-17, 18, 20, 21, 24, 26, 27, 28, 29 30 & 31 from Air Quality and Groundwater & Wastewater Services (GWS):

Air Quality Comments to the Charlotte Mecklenburg Planning Commission:

2017-019 Steele-Trojan Properties, LLC (Attn: Muhsin Muhammad) (Tax Parcel No. 199-241-22, 23, 24, 25, 26, & 55; 199-243-01, 02, 06, 07, & 08; 199-591-09)

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.

2017-021 RED Partners (Attn: Judd McAdams) (Tax Parcel No. 209-241-45)

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.

2017-023 LG Acquisitions, LLC (Attn: Todd Harrelson) (Tax Parcel No. 201-091-05, 06, 07, 15, & 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.

2017-024 Mosaic Development Group (Attn: Jimmy Royster) (Tax Parcel No. 091-051-08)

The proposed development is likely to require the use of heavy duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

2017-026 Belk Gambrell Enterprises LLC (Attn: Sally Belk Gambrell) (Tax Parcel No. 177-053-35)

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.

2017-027 Charlotte Mecklenburg Housing Partnership (Attn: John Butler) (Tax Parcel No. 075-113-02, 06, & 08; 075-115-69; 075-123-04; 077-079-01)

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.

The proposed development is likely to require the use of heavy duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

2017-029 DC Property, LLC (Attn: Bernie and Elizabeth Funck) (Tax Parcel No. 057-081-04)

The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance Section 1.5200 - "Air Quality Permits." A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

2017-030 DC Property, LLC (Attn: Bernie and Elizabeth Funck) (Tax Parcel No. 057-081-09)

The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance Section 1.5200 - "Air Quality Permits." A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

2017-031 Lat Purser & Associates, Inc. (Attn: Mark Miller) (Tax Parcel No. 083-048-01 & 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.

The proposed development is likely to require the use of heavy duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

Groundwater & Wastewater Services Comments to the Charlotte Mecklenburg Planning Commission

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.

Petition 2017-19

GWS Records indicate pre-existing septic systems exist on:

Parcel 199-24-123 GWS File 4667

Parcel 199-24-308 GWS File 5906A

Parcel 199-24-155 GWS File 21542

Petition 2017-23

GWS Records indicate pre-existing septic systems exist on:

Parcel 201-091-06 GWS File 1568B

No regulation governs the abandonment of septic systems; however, GWS does recommend that septic tanks be pumped by a NC Licensed Septic Hauler to removal any residual contents then subsequently crushed and backfilled. This

recommendation is made because improperly abandoned septic tanks may not be able to support the weight of vehicular traffic, structural foundations, or people posing a safety hazard.

If you have any questions, please call me.

Jeanne Quinn
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Mecklenburg County
Land Use and Environmental Services Agency
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