

Russell, Michael

From: Quinn, Jeanne M. <Jeanne.Quinn@mecklenburgcountync.gov>
Sent: Monday, February 27, 2017 11:24 AM
To: Rezoning Memos
Subject: Comments to the Charlotte Mecklenburg Planning Commission 2017-37 through 2017-44

Please find below the Land Use and Environmental Services Agency comments on Petitions 2017-37 through 2017-44 from Air Quality and Groundwater & Wastewater Services (GWS):

Purpose of Mecklenburg County Air Quality Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the City of Charlotte April 2017 rezoning petitions 2017-032 through 2017-036 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 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 or sensitive populations. 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.

Air Quality Comments to the Charlotte Mecklenburg Planning Commission:

2017-037 Pulte Home Company, LLC (Attn: Cisco Garcia) (Tax Parcel No. 173-162-78)

No comment on this rezoning petition.

2017-038 Childress Klein Properties, Inc. (Attn: Tom Coyle) (Tax Parcel No. 143-041-23)

No comment on this rezoning petition.

2017-039 Beacon Partners (Attn: Mike Harrell) (Tax Parcel No. 073-092-04)

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.

2017-040 White Point Partners, LLC (Attn: Jay Levell) (Tax Parcel No. 073-072-10)

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.

2017-041 Charlotte Tryon Hills Partners, LLC (Attn: Todd Jackovich) (Tax Parcel No. 079-092-09 & 079-094-01 & 079-095-01, 04, 05, 06, 07, 08, 09, 10, 11, 12, & 13)

No comment on this rezoning petition.

2017-042 Rocky River Road Associates, LLC (Attn: Jim Merrifield) (Tax Parcel No. 105-361-01, 05, & 06)

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.

2017-043 Northlake Systems, LLC (Attn: VN Patel) (Tax Parcel No. 025-291-10, 11, 12, & 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.

2017-044 Jacobs Fork Properties, LLC (Attn: Tom Melton) (Tax Parcel No. 157-111-27 & 42)

No comment on this rezoning petition.

Groundwater & Wastewater Services (GWS) Comments

Petitions 2017-17, 18, 20, 21, 24, 26, 27, 28, 29 30 & 31

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 or comments, please let me know.

Regards,

Jeanne M. Quinn
Administrative Support Supervisor

Land Use and Environmental Services Agency
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