



**MECKLENBURG COUNTY**  
Land Use and Environmental Services Agency

March 30, 2017

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

**Re: Subject:** Comments to the Charlotte Mecklenburg Planning Commission 2017-45 through 2017-60

**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 May 2017 rezoning petitions 2017-045 through 2017-060 to identify regulatory requirements of the petitioner, inform the petitioner, planning staff and other affected parties of such regulatory requirements, and identify 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.

**Comments to the Charlotte Mecklenburg Planning Commission:**

**2017-045 Judson Stringfellow (Tax Parcel No. 045-131-01 & 10)**  
No comment on this rezoning petition.

**2017-046 Mecklenburg County Government (Attn: Peter Zeiler) (Tax Parcel No. 125-201-51)**  
No comment on this rezoning petition.

**2017-047 Scott Land Investments, LLC (Attn: Andrew Smith) (Tax Parcel No. 169-261-05 & 169-142-01)**

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.

**2017-048 Camp Greene Properties, LLC (Attn: Lee Schwilm) (Tax Parcel No. 081-127-04 & 05)**

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.

**2017-049 Lisa Hoover-Khojasteh (Tax Parcel No. 225-045-08)**

No comment on this rezoning petition.

**2017-050 Circa Investments, LLC (Attn: Cynthia R. Smith) (Tax Parcel No. 155-033-07 & 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.

**2017-051 2128 Selwyn, LLC (Attn: Raymond W. Wetherington) (Tax Parcel No. 151-075-10)**

No comment on this rezoning petition.

**2017-052 Southminster, Inc. (Attn: David Lacy) (Tax Parcel No. 209-511-33, 34, & 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.

The proposed development is likely to require the use of heavy duty diesel equipment ( $\geq 25$  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.

**2017-053 Hopper Communities, Inc. (Attn: Bart Hopper) (Tax Parcel No. 175-183-01, 02, & 36)**

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 ( $\geq 25$  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.

**2017-054 ATCO (Attn: Damon Hemmerdinger) (Tax Parcel No. 079-031-01, 02, 03, 04, 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.

**2017-055 Robert Earley (Tax Parcel No. 057-151-02, 04, & 16)**

No comment on this rezoning petition.

**2017-056 Glen Nocik (Tax Parcel No. 121-042-05 & 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.

**2017-057 Childress Klein Properties, Inc. (Attn: David Haggart and John Dossler) (Tax Parcel No. 227-251-83, 85, & 86)**

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.

**2017-058 The Keith Corporation (Attn: Andy Lawler) (Tax Parcel No. 027-033-01)**

The proposed development is likely to require the use of heavy duty diesel equipment ( $\geq 25$  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.

**2017-059 Saturday Night LLC (Attn: Robert E. Keziah) (Tax Parcel No. 033-012-14)**

No comment on this rezoning petition.

**2017-060 Bill & Yaa Enterprises, Inc. (Attn: Yaa and Bill McConnell) (Tax Parcel No. 231-054-05)**

No comment on this rezoning petition.

**Groundwater & Wastewater Services (GWS) Comments**

**Petitions 2017-45, 46, 47, 50, 51, 52, 53, 54, 55, 56, 57 & 69:**

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 2017-60:**

GWS Records indicate a private water supply well and pre-existing septic system exist on Parcel 231-054-05 (GWS Septic File 10679).

The water supply well should be protected during development by flagging fencing or other means or abandoned in accordance with the Mecklenburg County Groundwater Well Regulations prior to development activities commencing. A permit from the Health Department is required for the well abandonment.

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  
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