



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

May 12, 2017

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

Re: 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 June 2017 rezoning petitions 2017-061 through 2017-076 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.

Air Quality Comments to the Charlotte Mecklenburg Planning Commission:

2017-061 LBP Berryhill, LLC (Attn: Alan Kerry) (Tax Parcel No. 113-031-08, 09, 10, & 11)

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.

2017-062 Doggett Concrete, Inc. (Attn: Donald D. Doggett) (Tax Parcel No. 207-011-18 & 19)

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.

2017-063 GodSpeed Motors (Attn: Matt Nietupski) (Tax Parcel No. 025-063-08)

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.

2017-064 Our Local, LLC (Attn: Christopher Jon Mau) (Tax Parcel No. 131-111-01, 10, & 12)

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.

2017-065 NLC Investments LLC (Attn: Patrick Woods) (Tax Parcel No. 201-075-04)

No comment on this rezoning petition.

2017-066 Craig Calcasola (Tax Parcel No. 119-077-08)

No comment on this rezoning petition.

2017-067 Chris Ogunrinde (Tax Parcel No. 073-215-11 & 13)

No comment on this rezoning petition.

2017-068 Hopedale Builders, Inc. (Attn: Brett Taylor) (Tax Parcel No. 083-068-16, 20, & 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.

2017-069 Heydon Hall II, LLC (Attn: Michael Dodson) (Tax Parcel No. 209-222-03, 04, 09, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, & 99)

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, and 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.

2017-070 Saussy Burbank, LLC (Attn: Peter Harakas) (Tax Parcel No. 149-144-37)

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, and 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.

2017-071 Saussy Burbank, LLC (Attn: Peter Harakas) (Tax Parcel No. 091-091-02)

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, and 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.

2017-072 SMS Catering Service, Inc. (Attn: Bob Freeman) (Tax Parcel No. 131-024-01, 02, 05, 06, & 07)

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, and 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.

2017-073 The Gold District of Charlotte, Inc. (Attn: Caren Wingate) (Tax Parcel No. Multiple in 073 and 119 blocks)

No comment on this rezoning petition.

2017-074 Fine Plaza, LLC (Attn: Ben Huh) (Tax Parcel No. 083-143-03)

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.

2017-075 Conformity Corporation (Attn: Monte Ritchey) (Tax Parcel No. 091-051-51)

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.

2017-076 Laurel Street Residential, LLC (Attn: Andy Miller) (Tax Parcel No. 143-133-01)

No comment on this rezoning petition.

Groundwater & Wastewater Services (GWS) Comments

Rezoning Petitions 2017-61 thru 2017-76

Petitions 2017-64, 66, 67, 68, 72, 73, 74 & 75:

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 2017-69:

GWS Records indicate a pre-existing septic system exist on Parcel 209-222-09 (GWS Septic File 122B).

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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Land Use and Environmental Services Agency
Mecklenburg County
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