



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

May 24, 2017

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

**Please find below the Land Use and Environmental Services Agency comments on Petitions 2017-77 through 2017-92 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 July 2017 rezoning petitions 2017-077 through 2017-092 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:**

**2017-077 TTR Investments, LLC (Attn: Trent Haston) (Tax Parcel No. 067-045-16)**

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.

**2017-078 Courtney E. Parker (Tax Parcel No. 053-221-10)**

No comment on this rezoning petition.

**2017-079 McKinney Holdings NC II LLC (Attn: David J. McKinney) (Tax Parcel No. 049-141-20)**

No comment on this rezoning petition.

**2017-080 Griffith Equities LLC & E.C. Griffith Company (Attn: Jim Griffith) (Tax Parcel No. 067-031-04 & 11)**

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.

**2017-081 Ninety-Eight and Three Quarters Holdings LLC (Attn: Matt Telmanik) (Tax Parcel No. 091-114-09)**

No comment on this rezoning petition.

**2017-082 Griffbrew Investments, LLC (Attn: Glen D. Cherry) (Tax Parcel No. 147-017-02)**

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.

**2017-083 CapRock, LLC (Attn: Ryan Lambert) (Tax Parcel No. 081-121-01 & 06)**

No comment on this rezoning petition.

**2017-084 Cheer Athletics (Attn: Chad Wright) (Tax Parcel No. 025-063-07)**

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.

**2017-085 Marc Eisenbeis – Stolz Partners (Attn: Mark Eisenbeis) (Tax Parcel No. 105-171-07, 77, & 89)**

No comment on this rezoning petition.

**2017-086 Mecklenburg County Park and Recreation (Attn: James Garges) (Tax Parcel No. 097-131-11 & 12)**

No comment on this rezoning petition.

**2017-087 Regions Bank (Attn: Prince McDougal) (Tax Parcel No. 125-125-06)**

Because the proposed development will likely attract commuter trips, MCAQ recommends that the petitioner provide “preferred” (attractive, conveniently located, or reduced cost) parking for “Clean Commuters” (carpool, vanpool, hybrid vehicles and/or electric vehicles).

As a point of reference, the LEEDv4 (Leadership in Energy Efficiency and Design) standard for Alternative Transportation requires developers to provide preferred parking for 5% of total parking spaces for car/vanpools or fuel efficient, low emitting vehicles. An additional 2% of parking spaces must have refueling stations: electric vehicle charging, liquid, gas, or battery facilities. More information on these standards can be found in LEED v4: Building Design and Construction located at: [www.usgbc.org](http://www.usgbc.org).

**2017-088 Trevi Partners, LLC (Attn: T. Todd Martin III) (Tax Parcel No. 051-081-26)**

No comment on this rezoning petition.

**2017-089 Laurel Street Residential (Attn: Lee M. Cochran) (Tax Parcel No. 157-065-18)**

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.

**2017-090 Childress Klein Properties, Inc. (Attn: David Haggart) (Tax Parcel No. 229-151-07, 23A, 23B, & 26)**

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.

**2017-091 Colony at Piper Glen, LLC (Attn: Linwood M. Long, Jr.) (Tax Parcel No. 225-045-05)**

No comment on this rezoning petition.

**2017-092 Direct Power, Inc. (Attn: Alex Reed) (Tax Parcel No. 053-251-13 & 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.

**Groundwater and Wastewater Services (GWS) Comments to the Charlotte Mecklenburg Planning Commission:**

**Petitions 2017-82, 88, 90 & 92**

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.

There are no other comments to the above referenced Petitions. If you have any questions or comments, please let me know.

Regards,

Jeanne M. Quinn  
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Mecklenburg County  
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