



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

July 28, 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 2017-95 through 2017-110 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 September 2017 rezoning petitions 2017-095 through 2017-110 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:

2017-095 **Lincoln Harris, LLC (Attn: Tracy Dodson) (Tax Parcel No. 229-171-08, 25, 27, 28, 29, & 30)**

No comment on this rezoning petition.

2017-096 **Cambridge-Eastfield, LLC (Attn: John J. Priester Jr.) (Tax Parcel No. 029-311-07)**

No comment on this rezoning petition.

2017-097 **Charlotte Douglas International Airport (Attn: Brent Cagle) (Tax Parcel No. 141-071-04, 06, 09, 21, 22, 23, 25, & 26, 141-083-02, 141-241-07)**

No comment on this rezoning petition.

2017-098 Urban Investors, LLC (Attn: G. W. Pappanastos) (Tax Parcel No. 123-025-01)

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.

2017-099 Fenton Place LLC (Attn: Brandon D. Perry) (Tax Parcel No. 155-062-74)

No comment on this rezoning petition.

2017-100 LAXMI Hotels Group, Inc. (Attn: Kunal Dave) (Tax Parcel No. 059-172-04)

No comment on this rezoning petition.

2017-101 Optimist Park Partners, LLC (Attn: Eric Speckman) (Tax Parcel No. 081-061-09, 10, 11, & 12, 081-077-01, 02, 03, 04, 05, 16, 17, & 18)

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.

2017-102 David Weekley Homes (Attn: Shannon Boling) (Tax Parcel No. 211-241-06)

No comment on this rezoning petition.

2017-103 Asana Partners, LP (Attn: Reed Kracke) (Tax Parcel No. 123-041-12)

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.

2017-104 Cambridge Properties, Inc. (Attn: John J. Priester, Jr.) (Tax Parcel No. 231-211-68)

No comment on this rezoning petition.

2017-105 Rexford Office Holdings, LLC (Attn: Paul Spokas) (Tax Parcel No. 177-083-03)

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.

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.

2017-106 Charlotte Rescue Mission (Attn: Tony Marciano) (Tax Parcel No. 073-242-15 & 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.

2017-107 The Carroll Companies (Attn: Ian Phillips) (Tax Parcel No. 147-011-73 & 74)

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.

2017-108 Arden Group, LLC (Attn: Stuart Parks) (Tax Parcel No. 047-231-05, 14, & 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.

2017-109 Enviro-Master International Franchise, LLC (Attn: Pat Swisher) (Tax Parcel No. 169-121-12)

No comment on this rezoning petition.

2017-110 Lincoln Harris, LLC (Attn: Tracy Dodson) (Tax Parcel No. 183-141-13, 17, 21, 22, & 23)

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 2017-097, 098, 100, 103, 105, 106, 107 & 108

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. Regards,

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