



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

September 22, 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 2017-127 through 2017-141 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 November 2017 rezoning petitions 2017-127 through 2017-141 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:**

2017-127      Craig Smith (Tax Parcel No. 091-051-40)

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.

2017-128      Metropolitan Realty Company LLC (Attn: Sara Haight) (Tax Parcel No. 125-22C-97)  
No comment on this rezoning petition.

2017-129      Durban Development (Attn: Collin Ricks) (Tax Parcel No. 209-301-59)  
No comment on this rezoning petition.

2017-130 Twentynine Fifteen Operations, LLC (Attn: Jason Mathis) (Tax Parcel No. 147-017-04)  
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.

2017-131 Saussy Burbank, LLC (Attn: Charles Teal) (Tax Parcel No. 179-011-63 & 64)  
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.

2017-132 Mattamy Homes (Attn: Bob Wiggins) (Tax Parcel No. 047-162-05, 11, & 13)  
No comment on this rezoning petition.

2017-133 Mattamy Homes (Attn: Bob Wiggins) (Tax Parcel No. 047-152-37 & 39, 047-168-28)  
No comment on this rezoning petition.

2017-134 813 Belmont LLC (Attn: Sigalit Sollitto) (Tax Parcel No. 081-128-01)  
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.

2017-135 Redwood USA (Attn: Gregory S. Thurman) (Tax Parcel No. 029-721-18B)  
No comment on this rezoning petition.

2017-136 Matthew Goggin (Tax Parcel No. 151-142-02)  
No comment on this rezoning petition.

2017-137 Jemsite Development (Attn: Jeff Flattery) (Tax Parcel No. 025-221-04 & 05)  
No comment on this rezoning petition.

2017-138 AGS Hotels NC, LLC (Attn: Harry Singh) (Tax Parcel No. 143-031-06, 143-041-12, 14, & 20)  
No comment on this rezoning petition.

2017-139 City Salvage I Inc. (Attn: David "Brian" Kiser) (Tax Parcel No. 077-055-09)  
No comment on this rezoning petition.

2017-140 Midwood-Overlook, LLC (Attn: Randall K. Martin) (Tax Parcel No. 129-021-07 & 09)  
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.

2017-141 Beacon Partners (Attn: Jon L. Morris) (Tax Parcel No. 037-203-01)  
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.  
The proposed project may be subject to certain air quality permit requirements in accordance with Mecklenburg County Air Pollution Control Ordinance Section 1.5200 - "Air Quality Permits." A letter of notification and copy of the regulations will be mailed directly to the petitioner by MCAQ.

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

### **Petitions 2017-127, 128, 130, 131, 134, 136, 138, 139, 140 & 141**

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.

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