



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

October 23, 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 2017-142 through 2017-158 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:**

**2017-142      Judson Stringfellow (Tax Parcel No. 031-056-67 & 031-057-01)**

No comment on this rezoning petition.

**2017-143      JDSI, LLC (Attn: Judson Stringfellow) (Tax Parcel No. 029-291-61)**

No comment on this rezoning petition.

**2017-144      Double L Investments of Charlotte, LLP (Attn: Wayne Y. Lee) (Tax Parcel No. 063-021-02)**

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.

**2017-145 Mattamy Homes (Attn: Bob Wiggins) (Tax Parcel No. 047-131-57 & 99)**

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.

**2017-146 North State Development, LLC (Attn: Shane Seagle) (Tax Parcel No. 223-141-09, 10, 11, 28, 29, & 46)**

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.

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**2017-147 QuikTrip Corporation (Attn: Judy Allie) (Tax Parcel No. 039-044-05 & 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.

**2017-148 Eastgroup Properties, L.P. (Attn: John Coleman) (Tax Parcel No. 201-072-29)**

No comment on this rezoning petition.

**2017-149 ABW Charlotte, LLC (Attn: Carey Falcone) (Tax Parcel No. 123-064-06 & 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.

**2017-150 Mattamy Homes (Attn: Bob Wiggins) (Tax Parcel No. 029-121-06, 07, 08, & 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.

**2017-151 The Housing Partnership (Attn: Julie Porter) (Tax Parcel No. 213-221-74)**

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.

**2017-152 Lockard Development, Inc. (Attn: Kenneth Lockard) (Tax Parcel No. 029-321-34)**

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.

**2017-153 JDSI, LLC (Attn: Judson Stringfellow) (Tax Parcel No. 108-091-30)**

No comment on this rezoning petition.

**2017-154 ICON Residential (Attn: Jason Braga) (Tax Parcel No. 119-061-01)**

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.

**2017-155 Scouts, LLC (Attn: Ben Seegars) (Tax Parcel No. 047-011-32)**

No comment on this rezoning petition.

**2017-156 Mark Miller (Tax Parcel No. 071-051-14, 16, & 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.

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.

**2017-157 Essex Homes Southeast, Inc. (Attn: Robert Bennett) (Tax Parcel No. 049-151-01, 02, 09, 20, 23, & 24)**

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.

**2017-158 Roman C. Garcia (Tax Parcel No. 111-233-06)**

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.

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

#### **Petitions 2017-142, 144, 147, 148, 149, 151, 152, 154, 156 & 147**

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 2017-157**

GWS records indicate water supply wells are located within the bounds of the proposed project on parcels 049-151-02, 049-151-20 & 049-151-23. The wells should be protected during site development by flagging and fencing or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations prior to site development commencing.

Regards,

Jeanne M. Quinn  
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Land Use and Environmental Services Agency  
Mecklenburg County  
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