



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

November 21, 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 2017-159 through 2017-174 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:

2017-159 The Drakeford Company (Attn: Robert T. Drakeford) (Tax Parcel No. 071-022-22, 23, & 24)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or renovation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

2017-160 Madison Simmons Homes and Communities, LLC (Attn: Christine S. Rotunda) (Tax Parcel No. 187-061-35)

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,

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.

2017-161 Central Piedmont Community College (Attn: Michael Moss) (Tax Parcel No. 080-194-01, 03, 04, 05, 07, 14, 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.

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, 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.

2017-162 Craig Calcasola (Tax Parcel No. 119-077-08)

No comment on this rezoning petition.

2017-163 Miller Development Company (Attn: Tomas B. Miller) (Tax Parcel No. 083-085-12, 13, & 14)

No comment on this rezoning petition.

2017-164 Pedcor Investments (Attn: Michael S. Byron) (Tax Parcel No. 061-141-03)

No comment on this rezoning petition.

2017-165 Starwood Retail Partners (Attn: John Albright) (Tax Parcel No. 025-091-24 & 25)

No comment on this rezoning petition.

2017-166 KP Development, LLC (Attn: Scott Haley) (Tax Parcel No. 061-151-09)

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, 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.

2017-167 Beaver Creek CRE LLC (Attn: Susan Rosenblatt) (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.

2017-168 J.S. & Son's Construction Company, LLC (Attn: James Scruggs) (Tax Parcel No. 119-074-27 & 28)

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, 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.

2017-169 City of Charlotte – Solid Waste Services (Attn: Victoria Johnson)

No comment on this rezoning petition.

2017-170 South 4B, LLC (Attn: Hall M. Johnston) (Tax Parcel No. 121-077-04)

No comment on this rezoning petition.

2017-171 Century Communities (Attn: Andrew R. Rouzer) (Tax Parcel No. 229-021-03, 05, 13, 14, 19, 22, & 87)

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, 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.

2017-172 City of Charlotte (Attn: Tony Korolos) (Tax Parcel No. 081-124-10 & 081-129-02)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or renovation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

2017-173 RAM Realty Advisors (Attn: Rachel Russell) (Tax Parcel No. 121-012-10)

No comment on this rezoning petition.

2017-174 Lindsay Dorrier III

No comment on this rezoning petition.

Groundwater & Wastewater Services (GWS) Comments

Petitions 2017-159, 160, 161, 162, 163, 164, 166, 167, 168, 170, 171, 172 & 173

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 2017-161

GWS records indicate permanent groundwater monitoring wells associated with Douglas Furrier Cleaners (former Elizabeth Cleaners) 1200 E. Independence Blvd. are located on parcels 08019403, 04, 05 & 07 included in the petition. These wells need to be located, flagged and protected prior to development or be permanently abandoned in accordance with the Mecklenburg County Groundwater Well Regulations.

The well owner is listed as NCDSCA, Billy Meyer (919) 707-8336

The consultant is listed as URS Corporation/AECOM (704) 522-0300

Regards,

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