



MECKLENBURG COUNTY

Land Use and Environmental Services Agency

January 30, 2018

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 2017-191 through 2017-206 from Air Quality, Storm Water Services and Groundwater & Wastewater Services (GWS):

Purpose of Mecklenburg County Air Quality Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the City of Charlotte March 2018 rezoning petitions 2017-191 through 2017-206 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:

2017-191 Charlie Markey (Tax Parcel No. 121-044-06)

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.

2017-192 C4 Investments, LLC (Attn: Barry James) (Tax Parcel No. 133-251-11, 15, & 16)

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.

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.

2017-193 Mazen Chakra (Tax Parcel No. 105-201-05)

No comment on this rezoning petition.

2017-194 Dipak & Sushma Patel (Tax Parcel No. 199-591-03 & 04)

No comment on this rezoning petition.

2017-195 Boulevard Real Estate Advisors, LLC (Attn: Chris Branch) (Tax Parcel No. 169-021-13 & 169-032-12)

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.

2017-196 RI Charlotte Property, LP (Attn: Michael H. Mahoney) (Tax Parcel No. 047-211-04)

No comment on this rezoning petition.

2017-197 The Woda Group, Inc. (Attn: CJ Tyree) (Tax Parcel No. 219-124-03)

No comment on this rezoning petition.

2017-198 WaterWalk Real Estate Services LLC (Attn: Aaron McPeak) (Tax Parcel No. 203-221-01)

No comment on this rezoning petition.

2017-199 Crescent Communities, LLC (Attn: Elizabeth McMillan) (Tax Parcel No. 125-121-01, 02, 03, & 05)

No comment on this rezoning petition.

2017-200 Hornet Moving, LLC (Attn: Blake Bruner) (Tax Parcel No. 087-041-07)

No comment on this rezoning petition.

2017-201 K Sade Ventures (Attn: Keith Saieed) (Tax Parcel No. 109-151-06, 07, & 10)

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.

2017-202 Sinacori Builders, LLC (Attn: Russell Sinacori) (Tax Parcel No. 225-381-51)

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.

2017-203 South End West Syndicate, LLC (Attn: Shawn McAlister) (Tax Parcel No. 119-076-22, 23, & 24)

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

2017-204 Ed Zepa (Tax Parcel No. 149-034-06)

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.

2017-205 Pope & Land Enterprises, Inc. (Attn: Richard Jersey) (Tax Parcel No. 143-131-08)

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

2017-206 BWN Investments LLC (Attn: Jamie Hahl) (Tax Parcel No. 109-171-04 & 05)

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.

Regards,

Jeanne M. Quinn
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Mecklenburg County
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