



## MECKLENBURG COUNTY

### Land Use and Environmental Services Agency

April 24, 2018

Ms. Zenia Duhaney  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, North Carolina 28202

Mecklenburg County Air Quality (MCAQ) has reviewed the City of Charlotte June 2018 rezoning petitions **2018-032 through 2018-047** 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, review of aerial photographs (as available through the Mecklenburg County Polaris system,) review of the "Air Pollution Facility Information Online" database available from the MCAQ website, and review of Mecklenburg County Health Department records. The review is cursory based on limited information provided within petition applications and site plans.

#### **Comments to the Charlotte Mecklenburg Planning Commission:**

##### **2018-032      Myers Park United Methodist Church (Attn: Chan Martin) (Tax Parcel No. 153-071-01 & 03)**

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 ( $\geq 25$  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.

**2018-033 WAE Land Inc. (Attn: David Tibbals) (Tax Parcel No. 027-353-46)**

No comment on this rezoning petition.

**2018-034 Charles and Ellen Gray (Tax Parcel No. 049-295-17)**

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.

**2018-035 EM & C Investments, LLC (Attn: Laurens Willard) (Tax Parcel No. 051-141-03)**

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.

**2018-036 No Fear Investments, LLC (Attn: Travis Howard) (Tax Parcel No. 079-072-04)**

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.

**2018-037 Adam Florenza (Tax Parcel No. 199-511-04 & 05)**

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.

**2018-038 Derrick Walker (Tax Parcel No. 143-111-06)**

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.

**2018-039 Lischerong Enterprises & Holdings (Attn: Nikolaus Lisherong) (Tax Parcel No. 147-011-81)**

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.

**2018-040 Charlie Cesselman (Tax Parcel No. 159-061-22)**

No comment on this rezoning petition.

**2018-041 Saussy Burbank, LLC (Attn: Peter T. Harakas) (Tax Parcel No. 091-091-01 & 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.

**2018-042 SBBH, LLC (Attn: Scott Bortz) (Tax Parcel No. 078-111-03)**

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.

**2018-043 Pike Nurseries (Attn: Michael Chapman) (Tax Parcel No. 027-561-11)**

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.

**2018-044 Land Investment Resources, LLC (Attn: Philip M. Hayes) (Tax Parcel No. 223-281-11)**

No comment on this rezoning petition.

**2018-045 Andy Bilmanis (Tax Parcel No. 023-261-20, 21, & 22)**

No comment on this rezoning petition.

**2018-046 Melissa Jackson (Tax Parcel No. 083-043-28)**

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.

**2018-047 Foundation of the University of North Carolina at Charlotte, Inc. (Attn: Niles Sorensen) (Tax Parcel No. 049-311-02, 06, & 11)**

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.

Regards,

Jeanne M. Quinn  
Administrative Support Supervisor  
Mecklenburg County, Land Use and Environmental Services Agency  
2145 Suttle Avenue  
Charlotte, NC 28208  
980-314-3630