



MECKLENBURG COUNTY
Land Use and Environmental Services Agency
- AIR QUALITY -

October 25, 2018

MEMORANDUM

To: City of Charlotte
Through: Megan Green, Air Quality Program Manager
Subject: City of Charlotte December Rezoning Petitions 2018-113 through 2018-125

Purpose of Mecklenburg County Air Quality Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the City of Charlotte December 2018 rezoning petitions 2018-113 through 2018-125 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 regarding 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:

2018-113 Ryan Companies (Attn: Max Bosso) (Tax Parcel No. 141-241-02)
No comment on this rezoning petition.

2018-114 Seahawk Partner Holdings LLC (Attn: J. Andrew Rowe) (Tax Parcel No. 081-173-05)
No comment on this rezoning petition.

2018-115 JDSI, LLC (Attn: Judson Stringfellow) (Tax Parcel No. 025-181-11)
No comment on this rezoning petition.

2018-116 JDSI, LLC (Attn: Judson Stringfellow) (Tax Parcel No. 027-691-04)

No comment on this rezoning petition.

2018-117 Hopper Communities, Inc. (Attn: Bart Hopper) (Tax Parcel No. 149-026-03, 04, 05, & 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.

2018-118 JKS Management, LLC (Attn: Tom Henson) (Tax Parcel No. 175-145-03)

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.

2018-119 Lincoln Harris, LLC (Attn: John W. Harris III) (Tax Parcel No. 073-032-02)

No comment on this rezoning petition.

2018-120 Clarius Partners, LLC (Attn: Craig Dannegger) (Tax Parcel No. 055-271-02 & 03; 055-272-01, 02, 03, 04, 05, 06, & 07; 055-273-08)

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.

2018-121 Steele Creek 1997 LLC (Attn: Chris Thomas) (Tax Parcel No. 201-051-06 & 08; 201-451-01)

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.

2018-122 Greg Grueneich & Brian Wallace (Tax Parcel No. 125-104-09 & 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.

2018-123 Topgolf International, Inc. (Attn: Tanner Micheli) (Tax Parcel No. 177-063-05)

No comment on this rezoning petition.

2018-124 Cross Development, LLC (Attn: Rusty A. Coan) (Tax Parcel No. 051-141-03)

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.

2018-125 Brookshire Boulevard Investments, LLC (Attn: Randy Smith) (Tax Parcel No. 039-071-07)

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.

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.