

City of Charlotte March Rezoning Petitions 2018-153 through 2018-169

Purpose of Mecklenburg County Air Quality Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the City of Charlotte March 2019 rezoning petitions 2018-153 through 2018-169 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:

2018-153 Browder Investments, LLC (Attn: Matthew D. Browder) (Tax Parcel No. 073-093-01 & 05)

No comment on this rezoning petition.

2018-154 Charlotte-Mecklenburg Housing Partnership, Inc. (Attn: Liz Ward) (Tax Parcel No. 089-042-01, 02, 05, 06, 07, & 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.

2018-155 North State Capital Partners, LLC (Attn: Shane Seagle) (Tax Parcel No. 201-091-15)

No comment on this rezoning petition.

2018-156 Doug Dunaway (Tax Parcel No. 155-082-16)

No comment on this rezoning petition.

2018-157 O’Leary Group Business Park LLC (Attn: Brian O’Leary) (Tax Parcel No. 065-123-01, 04, 11, & 13)

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.

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.

2018-158 Full Circle Capital Partners (Attn: Joel Lilienfeld) (Tax Parcel No. 049-291-01)

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.

2018-159 Mary Ann and Charles Mauldwin (Tax Parcel No. 045-131-08)

No comment on this rezoning petition.

2018-160 K Sade Ventures (Attn: Keith Saieed) (Tax Parcel No. 051-111-03, 04, 09, 14, & 99; 051-221-78)

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.

2018-161 Borgin Properties (Attn: James M. Howell) (Tax Parcel No. 205-115-09 & 44 others)

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.

2018-162 NRP Properties, LLC (Attn: Jason Mochizuki) (Tax Parcel No. 089-111-11)

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.

2018-163 Suncap Property Group, LLC (Attn: David G. Lee) (Tax Parcel No. 123-125-12, 13, 21, 22, 23, 24, & 25)

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.

2018-164 Tzegai Yohannes (Tax Parcel No. 101-212-11)

No comment on this rezoning petition.

2018-165 NRP Properties, LLC (Attn: Jason Mochizuki) (Tax Parcel No. 167-193-05 & 13)

No comment on this rezoning petition.

2018-166 Camden Development, Inc. (Attn: DW Smith) (Tax Parcel No. 083-084-08)

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.

2018-167 Verde Homes, LLC (Attn: Ronald Staley, Jr.) (Tax Parcel No. 213-114-12)

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.

2018-168 The Drakeford Company (Attn: Robert T. Drakeford) (Tax Parcel No. 129-017-07)

No comment on this rezoning petition.

**2018-169 Charlotte Planning, Design, and Development Department (Attn: Monica Holmes)
(Text Amendment Application)**

No comment on this rezoning petition.