

Please find below the Land Use and Environmental Services Agency comments on Petitions 2017-32 through 2017-36 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 March 2017 rezoning petitions 2017-032 through 2017-036 for the purpose of identifying regulatory requirements of the petitioner, informing the petitioner, planning staff and other affected parties of such regulatory requirements, and identifying 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:

2017-032 Alliance Residential Company (Attn: Donald Santos) (Tax Parcel No. 067-021-08, 09, 16, & 52)

The proposed development will result in residential development adjacent to property zoned for industrial use (I-1 or I-2). Many industrial uses can be considered incompatible with residential uses due to regulated air emissions and other common features of industrial uses such as odors, dust, noise, and truck traffic. MCAQ recommends that the Planning Commission determine this rezoning request constitutes an incompatible land use because the requested rezoning will result in residential development in close proximity to industrial use.

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.

2017-033 Spectrum Properties (Attn: Ian Wagoner) (Tax Parcel No. 029-201-07)

No comment on this rezoning petition.

2017-034 Saussy Burbank, LLC (Attn: Charles Teal) (Tax Parcel No. 067-021-10)

The proposed development will result in residential development adjacent to property zoned for industrial use (I-1 or I-2). Many industrial uses can be considered incompatible with residential uses due to regulated air emissions and other common features of industrial uses such as odors, dust, noise, and truck traffic. MCAQ recommends that the Planning Commission determine this rezoning request constitutes an incompatible land use because the requested rezoning will result in residential development in close proximity to industrial use.

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2017-035 Carolina Capital Investment Partners (Attn: Todd G Harrison) (Tax Parcel No. 119-063-13 & 119-064-22, 23, & 30)

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.

2017-036 Capital Land Partners, LLC (Attn: Chris Boone) (Tax Parcel No. 175-094-44, 45, 46, 47, & 48)

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.

Groundwater Services Comments:

Petitions 2017-32, 34, 35 & 36

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.

If you have any questions, please advise.

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Mecklenburg County

Land Use and Environmental Services Agency

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