



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

June 26, 2018

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

Dear Ms. Duhaney,

Purpose of Mecklenburg County Air Quality Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the Mecklenburg County and City of Charlotte August 2018 rezoning petitions 2018-001(c) and 2018-064 through 2018-079 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:

2018-001(c) Northwood Ravin Development (Attn: Michael Gribble) (Tax Parcel No. 223-451-83 & 84)

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.

2018-064 Chick-fil-A, Inc. (Attn: Nate Thompson) (Tax Parcel No. 047-211-24)

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.

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.

2018-065 Raley Miller Properties (Attn: G. Kenneth Orndorff) (Tax Parcel No. 029-052-17 & 029-371-66)

No comment on this rezoning petition.

2018-066 Anthony Moore (Tax Parcel No. 185-042-08)

No comment on this rezoning petition.

2018-067 NVR, Inc. (Attn: Mallie M. Colavita) (Tax Parcel No. 029-191-13, 14, & 15)

No comment on this rezoning petition.

2018-068 J.R. Atkinson (Tax Parcel No. 045-058-02)

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.

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.

2018-069 Dependable Development, Inc. (Attn: S. Gasparini) (Tax Parcel No. 031-141-03)

No comment on this rezoning petition.

2018-070 Florian & Oltita Balaj (Tax Parcel No. 061-271-13)

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.

2018-071 Dependable Development, Inc. (Attn: David Cuthbertson) (Tax Parcel No. 105-171-07, 77, & 89)

No comment on this rezoning petition.

2018-072 Thunderbird, LLC (Attn: Tom Murphy) (Tax Parcel No. 037-081-12)

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.

2018-073 Moores Chapel Retail, LLC (Attn: Glen Cherry) (Tax Parcel No. 055-491-13, 14, 15, & 28)

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.

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.

2018-074 Elissa Mullis (Tax Parcel No. 108-081-07 & 23)

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.

2018-075 Fountain Residential Partners (Attn: Brent Little) (Tax Parcel No. 051-011-15, 16, & 35, 051-013-01, 02, 03, & 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.

2018-076 Fountain Residential Partners (Attn: Brent Little) (Tax Parcel No. 049-242-07, 08, 09, 15, 19, & 22)

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.

2018-077 R2 Development (Attn: Pete Elmer) (Tax Parcel No. 219-091-26, 27, 28, & 29)

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.

2018-078 Conformity Corp. (Attn: Monte Ritchey) (Tax Parcel No. 125-243-61)

No comment on this rezoning petition.

2018-079 Three Pillars Capital, LLC (Attn: Michael Salzarulo) (Tax Parcel No. 083-044-01, 29, & 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.

Regards,

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