



MECKLENBURG COUNTY
Land Use and Environmental Services Agency

March 25, 2019

Mr. Michael Russell
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, North Carolina 28202

Dear Mr. Russell,

Purpose of Mecklenburg County Air Quality Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the City of Charlotte May 2019 rezoning petitions 2019-017 through 2019-032 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:

2019-017 **Chelsea Building Group, LLC (Attn: Joe Fontana) (Tax Parcel No. 231-054-01 & 02)**

No comment on this rezoning petition.

2019-018 **Canopy CLT (Attn: Panchali Sau) (Tax Parcel No. 091-072-03)**

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.

2019-019 Stanchion Asset Partners (Attn: Alex Kelly) (Tax Parcel No. 047-162-12 & 047-168-21)

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.

2019-020 CapRock, LLC (Attn: Kyle diPretoro) (Tax Parcel No. 177-053-01, 02, 03, 04, 05, & 36)

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.

2019-021 McKinney Holdings NC II, LLC (Attn: David J. McKinney) (Tax Parcel No. 049-141-19 & 20; 049-181-04)

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.

2019-022 Metrolina Builders Inc. (Attn: Dennis E. Norwood) (Tax Parcel No. 029-551-01)

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.

2019-023 Sinacori Builders (Attn: Ed Estridge) (Tax Parcel No. 211-184-03, 04, 05, & 99)

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.

2019-024 Investicore LLC (Attn: Dawie Swart) (Tax Parcel No. 147-021-11)

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.

2019-025 White Point Partners, LLC (Attn: Jay Levell) (Tax Parcel No. 123-064-09)

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.

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pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

2019-026 Beacon Partners (Attn: Mike Harrell) (Tax Parcel No. 149-012-03, 04, 05, & 08; 149-013-05 & 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.

2019-027 Liberty Property Trust (Attn: Massie Flippin) (Tax Parcel No. 055-391-07 & 10)

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.

2019-028 HHHunt (Attn: Elam Hall) (Tax Parcel No. 111-063-01, 02, 04, 52, & 98)

No comment on this rezoning petition.

2019-029 Crescent Communities (Attn: Brian Leary) (Tax Parcel No. 127-035-09)

No comment on this rezoning petition.

2019-030 Continental 475 Fund, LLC (Attn: Robert McCaigue) (Tax Parcel No. 201-221-03 & 17)

No comment on this rezoning petition.

2019-031 White Point Partners, LLC (Attn: Jay Levell) (Tax Parcel No. 083-052-04 & 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.

2019-032 US Developments, Inc. (Attn: Stephen Rosenburgh) (Tax Parcel No. 029-061-75)

No comment on this rezoning petition.

Air Quality Comments:

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