



MECKLENBURG COUNTY
Land Use & Environmental Services Agency

MEMORANDUM

To: Charlotte-Mecklenburg Planning Commission
From: Dylan J. Kirk, Mecklenburg County LUESA
Date: December 28, 2020 10:00AM
Subject: Initial Rezoning Petition Comments

Charlotte-Mecklenburg Planning Commission
600 East Fourth Street Charlotte, North Carolina 28202

Mecklenburg County has reviewed the City of Charlotte rezoning petition below 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.

<u>Petitioner Information:</u> The Building Agency, LLC 105 Elmore St Belmont NC 28205 704-492-3923 thom@thebuildingagency.com	<u>Parcel GIS ID(s):</u> 10110157
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2020-168: The Building Agency, LLC

Air Quality Comments: No comment on this rezoning petition.

Ground Water Services Comments: Information from property records indicate that the building or former building on parcel 101-101-57 contains asbestos shingle and/or siding. If demolition or renovation is planned, then disturbance of Asbestos-Containing Materials (ACM) will likely be subject to the National Emissions Standards for Hazardous Air Pollutants (NESHAP) requirements for asbestos identification and abatement prior to demolition or renovation. Thus, this may include an asbestos survey conducted by a certified asbestos inspector and, if present, possible ACM removal by a certified asbestos contractor prior to demolition.

Storm Water Services Comments: No comments.

Solid Waste Comments: No petition comments.

Department Contacts:

Petitioners seeking to address individual comments and issues may follow up with the following Mecklenburg County staff:

Air Quality Comments: PJ McKenzie - (paul.mckenzie@mecklenburgcountync.gov)

Ground Water Services: Shawna Caldwell - (shawna.caldwell@mecklenburgcountync.gov)

Storm Water Services: Myrette Stephen - (myrette.stephen@mecklenburgcountync.gov)

Solid Waste Comments: Joe Hack - (joe.hack@mecklenburgcountync.gov)

Additionally, please CC Dylan Kirk, (dylan.kirk@mecklenburgcountync.gov) on all communications to individual departments.

MCAQ Scope of Review:

Mecklenburg County Air Quality (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.