

# Agenda Supplement

May 14, 2025  
HDC Meeting

## Applicant/Staff Provided Information

6. 1824 S Mint St (PID 11907312)  
HDCRMI-[2024-00782](#)  
Wilmore  
Liliana Jimenez & Raul Alejandro, Applicants

## Information Submitted by the Public

5. 415 E Kingston Av (PID 12308206)  
HDCRMIA-[2024-00673](#)  
Dilworth  
David Rudolf & Sonja Pfeiffer, Applicants
13. 406 E Park Av (PID 12308224)  
HDCRMIA-[2024-00855](#)  
Dilworth  
Patrick Brunette, Applicant

5. 415 E Kingston Av (PID 12308206)  
HDCRMIA-[2024-00673](#)  
Dilworth  
David Rudolf & Sonja Pfeiffer, Applicants

## Information Submitted by the Public

Nancy Nicholson

805 East Kingston Avenue

**From:** Nancy Nicholson <nancyenicholson@gmail.com>  
**Sent:** Tuesday, May 13, 2025 12:07 PM  
**To:** Drath, Marilyn <Marilyn.Drath@charlottenc.gov>  
**Cc:** Ruth Ann Grissom <ruthgrissom@bellsouth.net>; Terry Loeb <Terry.Loeb@gmail.com>  
**Subject:** [EXT]Re: [EXT]Re: [EXT]415 East Kingston Ave. astro turf in front yard.

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Marilyn,

Many thanks for your responsiveness and letting me know about hte meeting. I regret that I will be working then, but feel free to note my opposition, preferably anonymously, but I am fine if you need to use my name.

There is a lot written about artificial grass, but I will note only a few of the basics below about the environmental impact. You can also find information about brain cancer risks that have been researched regarding baseball players. "While there are still studies to be conducted and research to be concluded, it is believed that repeated exposure to Astro Turf could be the cause of glioblastoma, a rare form of brain cancer that took the lives of six former Phillies baseballers in recent years." Those risks obviously also apply to children and pets playing in residents' back or front yards. I regret that I have three very close neighbors in Dilworth with astro-turf in their back yards, and all have young children and dogs.

Again, much appreciation for your responding to my concerns, and yes, I would like to know the results of this agenda item.

Nancy

Artificial turf has significant environmental impacts, including habitat loss, microplastic pollution, and chemical contamination. It also contributes to global warming and can lead to increased heat on surfaces. While some argue it can save water in some areas, its overall environmental footprint is negative due to production, infill materials, and disposal.

Here's a more detailed look:

*1. Habitat Loss and Biodiversity:*

- *Replacing natural grass with artificial turf eliminates vital habitats for insects, birds, and other wildlife.*

- *It prevents access to soil for burrowing insects and eliminates the natural materials like leaf litter that support soil ecosystems.*

## 2. Microplastic Pollution:

- *Artificial turf is made of plastics, which break down into [microplastics](#) over time.*
- *These microplastics can be released into the environment through degradation, runoff, and wear and tear.*
- *Microplastics can contaminate water, soil, and even enter the human body, posing potential health risks.*

## 3. Chemical Contamination:

- *Artificial turf infill materials, often recycled tire crumb, can contain heavy metals and other organic contaminants that can leach into the environment.*
- *Synthetic turf can also contain PFAS, known as "forever chemicals," which are linked to various health problems.*
- *Runoff from artificial turf fields can carry these chemicals into waterways and contaminate groundwater.*

## 4. Global Warming and Heat Absorption:

- *Artificial turf absorbs significantly more solar radiation than natural grass, leading to higher temperatures, particularly in hot weather.*
- *This increased heat can make artificial turf uncomfortable and even dangerous for use in certain climates.*
- *The production and disposal of artificial turf also contribute to greenhouse gas emissions.*

## 5. Water Usage and Runoff:

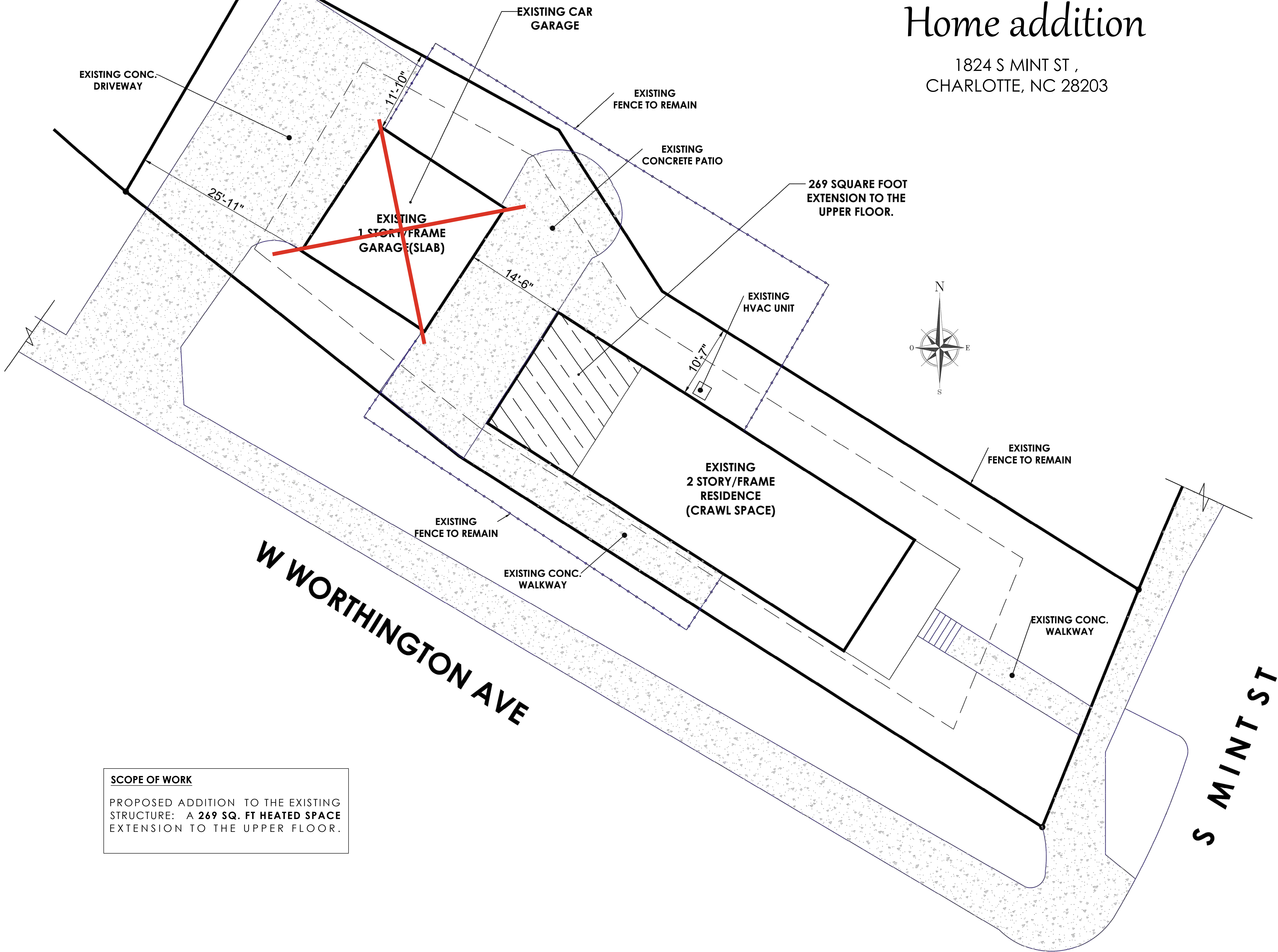
- *While artificial turf may reduce the need for watering in some cases, it still requires cleaning and can contribute to runoff, [according to a report by Stanford University](#).*
- *Runoff from artificial turf can carry pollutants like microplastics and chemicals into water bodies.*

## 6. Disposal and Recycling:

- *Most artificial turf is not biodegradable and can take centuries to decompose.*
- *There are limited recycling facilities for artificial turf, so it often ends up in landfills.*
- *The lack of effective recycling solutions contributes to the overall environmental burden of artificial turf."*

6. 1824 S Mint St (PID 11907312)  
HDCRMI-[2024-00782](#)  
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**SCOPE OF WORK**

PROPOSED ADDITION TO THE EXISTING STRUCTURE: A 269 SQ. FT HEATED SPACE EXTENSION TO THE UPPER FLOOR.

# Home addition

1824 S MINT ST ,  
CHARLOTTE, NC 28203



**ZENATA DESIGNS**  
CONCEPT DESIGN BUILD

8901 Gamesford Dr,  
Charlotte, NC 28277  
Phone: 704-780-5473  
Janjou1973@gmail.com  
www.zenatadesign.com

DATE:	4/5/25
DRAWN BY:	S.I
APPROVED BY:	SAID IDY
SCALE:	AS NOTED
JOB NUMBER:	

HOME ADDITION  
1824 S MINT ST,  
CHARLOTTE ,NC 28203  
COWORKERS INC

**REVISIONS:**

**NOTE:**

This set of plans has been professionally prepared and all care taken to avoid any mistakes, errors, and/or omissions to the extent permitted within the original client agreement. The preparer cannot assume liability or guarantee against technician errors, building code changes, or job site conditions that may require alteration and/or deviation from the plans. Therefore, the client, and/or contractor/ builder shall confirm and verify all dimensions, details, prior to construction and shall be responsible for the same. The client or contractor/ builder shall notify the designer of record of any variations dimensions and/or job site conditions different than those shown here.

Residential Designer will not be responsible for structure. Details & Notes are provided for reference only. Consult with a licensed structural engineer to verify all construction details, footing sizes, point loads, joist size and direction, etc. Plans shall be reviewed and approved by Builder and/or homeowner before construction begins. Residential designer has made every attempt to address code to the best of their ability but will not accept any liability related to code compliance, etc.


**SHEETS:**

C1.0



MASSING AND SCALE: Streetscape Elevations-Existing and Proposed





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SHEETS:

B5.1



13. 406 E Park Av (PID 12308224)  
HDCRMIA-[2024-00855](#)  
Dilworth  
Patrick Brunette, Applicant

## Information Submitted by the Public

Dr. Michael Gibbs

400 East Park Avenue

## Drath, Marilyn

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**From:** Gibbs, Michael A <Michael.Gibbs@advocatehealth.org>  
**Sent:** Tuesday, May 13, 2025 11:47 AM  
**To:** Drath, Marilyn  
**Cc:** james.faucette@charlotten.gov  
**Subject:** [EXT]HDCRNAA-2024-00856

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To Whom It May Concern:

Allow me to share thoughts of concern related to previous work done by the owner of 406 E Park Ave (PID 12308224).

I am resident and owner of the adjacent property (400 East Park Avenue)

The owner of the property at 406 E Park has installed artificial turf on both the front and rear lawns, that is in violation of Dillworth building code to the best of my knowledge.

Because there is a fence between our back yards, I do not personally have objection with this back yard artificial turf.

On the other hand, the artificial turf on the front yard is visible from the sidewalk and is unsatisfactory.

I would request that the Dillworth Town Council consider issuing a directive to have the front yard artificial turf removed.

Respectfully,

Michael Gibbs

**Michael A. Gibbs, MD, FACEP, FAAEM**

Clinical Professor and Chair  
Department of Emergency Medicine  
Carolinas Medical Center and Levine Children's Hospital  
Charlotte, NC 28262

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**Atrium Health**

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