

HARDEEVILLE BOARD OF ZONING APPEALS

MEETING MINUTES

January 21, 2020

4:00PM

**Present:** Chairman Sharon Ferguson, Vice Chairman Jerry Garner, Board Member Roy Wood, Board Member Jeff Foreman, Board Member Nathaniel Carswell

**Staff:** Planning Director Brana Snowden, Long Range Division Manager Katie Woodruff, Planner Kiel Jenkins, Permit Technician Christopher Boyd

**Counsel:** Councilman David Spisso

I. Call to Order

Chairman Ferguson called the Board of Zoning Appeals to order at 4:04 PM.

II. Invocation and Pledge of Allegiance

Board Member Carswell lead the invocation and the Pledge of Allegiance

III. Approval of Agenda

Vice Chair Garner made a motion to approve the agenda. Board Member Wood seconded that motion. All were in favor.

IV. Old Business

A. MINUTES

Vice Chair Garner made a motion to approve the minutes. Board Member Wood seconded that motion. All were in favor.

V. New Business

A. CONSIDERATION OF SPECIAL EXCEPTION REQUEST TO ADD THE USE OF MANUFACTURING OF NON-HAZARDOUS ADHESIVES TO PARCEL 029-00-04-002 LOCATED AT 879 STINEY ROAD WITHIN THE LIMITED INDUSTRIAL ZONING DISTRICT

Planner Jenkins presented a PowerPoint.

Vice Chair Garner asked if there were other chemical companies or something similar that they have had to approve in the past?

Planning Director Snowden stated that a little over two years ago there was something similar type use that was further in the Industrial Park but less than a mile from this site.

Chair Ferguson stated that her concern was that the Industrial Park is located in the middle of a residential neighborhood and this is just beyond the Jenny Green house and was concerned over the containment of vapors.

Planner Jenkins stated that their operations would be inside and there would be no external impacts.

Mr. Hooper explained how the operation worked and how the chemicals were contained and stated that nothing was being emitted outside.

Vice Chair Garner asked if everything was covered and if everything was captured internally? Mr. Hopper stated that it was.

Vice Chair Garner asked about the odor and where it goes, Mr. Hopper stated that there is very little odor and what little there is dissipates in the warehouse.

Vice Chair Garner asked if the staff had to wear protective gear and respirators?

Mr. Hopper stated that they did including full mask respirators.

Board Member Carswell asked if it was hazardous and if anyone in the warehouse was exposed would it be harmful?

Mr. Hopper explained that they make sure that all of their gear is new and working properly and that the filters are changed when they are supposed to be changed. Mr. Hopper stated that all of the odors and chemicals stay confined to the mixers.

Board Member Wood stated that there is enough for the employees to have to wear protective gear.

Mr. Hopper explained that they wear the masks for the powders, not for the liquids.

Board Member Wood asked if this was brand new for this spot and if they have manufactured at this spot previously?

Mr. Hopper stated no that they had previously been in Garden City.

Board Member Wood asked if he was moving his entire operation to Hardeeville?

Mr. Hopper stated that he was moving everything to Hardeeville.

Board Member Carswell asked if there was any type of meter used to measure the gas?

Mr. Hopper stated that they did not because it is a very small odor of gas and most of the liquids are solid. Mr. Hopper stated that the drums do not have gas in them they have liquids.

Vice Chair Garner asked if they were stored in the building and if the building was secure? Mr. Hopper stated that it was and that they have a complete sprinkler and alarm system.

Board Member Foreman asked what chemicals were used in the process?

Mr. Hopper explained the various chemicals that are used and what they do with them.

Board Member Foreman asked if any of the materials were hazardous or flammable?

Mr. Hopper stated that they were not.

Vice Chair Garner asked if the process had a lot of waste to be dealt with?

Mr. Hopper stated that there was very little waste. Board Member Garner asked if the waste company had any special requirements for the waste for containment or anything?

Mr. Hopper stated that the only waste that they had was from cleaning the film machine and they use a drum to contain those materials and then call safety clean when the drum is full, and they come and take it away.

Vice Chair Garner asked how many jobs the business would create. Mr. Hopper stated 2 and that he also works there so 3.

Board Member Wood asked if this was his crew from Garden City?

Mr. Hopper stated that they were from Savannah. Board Member Wood then stated that there would be no additional jobs from this. Mr. Hopper said that he has added one more and that he hopes to grow.

Board Member Carswell stated that it appeared that the business would not be hazardous to the public or his employees, but in the event that there is some gas or bad odor coming out the building, do they have a meter to detect if these gases are too high?

Mr. Hopper explained that they really is not much gas and the only time there is it is very little and its when they raise the mixer and there are some gases that come up and dissipate and stated that they could hire someone but the gases do not go outside the building.

Chair Ferguson stated that once these gases start to accumulate in the building there may be some level that becomes not safe.

Planning Director Snowden asked Mr. Hopper if there were any requirements from EPA or the Department of Health and Environmental Control?

Mr. Hopper stated no because of how little they do and stated that they are only making one or two batches a month.

Board Member Wood asked who the customers were?

Mr. Hopper stated that automotive and cement factories are their main clientele.

Board Member Wood asked if the staff found anything alarming?

Planner Jenkins stated that they did not, and all of their findings were presented in the presentation.

Vice Chair Garner stated that had EPA and other Health officials been involved it would have helped with their decision and the narrative.

Planning Director Snowden stated that the Fire Marshall will also be out checking.

Vice Chair Garner stated that then becomes prospective in the sense that it has not already been done and they do not have comment from the Fire Marshall.

Board Member Foreman asked if they produced more if they would have an EPA requirement?

Mr. Hopper stated that they could, but he was not sure.

Board Member Foreman stated that he asked because he said that he wanted the company to grow and just wondered if the reason he does not have a compliance issue, is because of the quantity being produced currently.

Board Member Wood stated that currently they do 2 batches per month and then asked how much they could do in this building?

Mr. Hooper stated that they could do 2 or 3 per week and stated that each batch is about 500 kits.

Planning Director Snowden stated that they could put as a condition that if the business was expanded, he would have to come back.

Mr. Hooper stated that the main thing about EPA is that they are looking a pollution and waste and they do not generate any waste and the EPA is really worried about people dumping stuff.

Board Member Foreman stated that waste was mentioned and that it was put into barrels and then sent away so there is some sort of waste.

Mr. Hopper stated that there is very little waste and stated that they have a company called Safety Clean come in and take the waste that they have.

Board Member Carswell asked Mr. Hopper if the drum that he used to dispose of waste was a 55 gallon? Mr. Hopper stated that it was.

Board Member Wood asked the board if they were good with, if Mr. Hopper bought another mixer that they would have to re-visit this?

Chair Ferguson made a motion to approve with the condition that if there was an expansion with another mixer or some discovery of EPA requirements that cover current and the expansion of the operation that they be notified and re-visit.

Board Member Foreman seconded the motion. All were in favor.

#### VI. PLANNING DIRECTOR'S REPORT

Planning Director Snowden welcomed Board Member Foreman to the board.

Planning Director Snowden stated that there is some additional training that is needed and that she was going to get that information out to the Board.

Planning Director Snowden stated that we have begun to work on the Whyte Hardee Boulevard master plan and that the charrette would be held at the end of February.

#### VII. BOARD MEMBER COMMENTS

There were no comments.

#### VIII. ADJOURNMENT

Chair Ferguson made a motion to adjourn. Board Member Wood seconded that motion. All were in favor.

