

Anael Dominguez (CDI: Planning)

From: Beth Garmon (CDI: Planning)
Sent: Monday, April 10, 2023 2:43 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Warren Environmental and Coatings, LLC Conditional Use Application

Ana,

Please add this email to Warren Environmental's application package as supplemental to the narrative for the CUP.

Thank you,
Beth

Beth Garmon
Zoning Director
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org



From: Tyler Smith <tsmith@sgwmfirm.com>
Sent: Monday, April 10, 2023 2:26 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Brian Brandstetter <bbrandstetter@warrenenviro.com>; Lisa Barrus <lbarrus@warrenenviro.com>; Tommy Watkins <twatkins@haileyrealty.com>
Subject: RE: Warren Environmental and Coatings, LLC Conditional Use Application

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Beth I just left you a phone message. Below are Warren Environmental & Coatings, LLC's ("WEC") answers to the questions you relayed:

1. The site plan labels the building as "proposed" – is this an oversight as the building is actually existing?
Yes, the building already exists.
2. Please confirm that there is no proposed expansion of the building or additional improvements to the site.
Confirmed, there is no proposed expansion.
3. It appears that there is a parking/storage area that was established at the rear of the property adjacent to the stormwater pond, and from the aerial photos, it looks like this may be shared by the adjacent property (#1602).

Can you clarify what is being parked or stored, and which business these vehicles and materials are associated with?

The parking/storage area at the rear of the property adjacent to the stormwater pond will not be part of the area leased by WEC and will not be utilized by WEC. We understand that portion of the parcel is under a separate lease agreement for utilization with the neighboring property (1602).

4. The narrative mentions that the facility will have zero discharge into the environment – can you elaborate on what systems will be used for managing wastewater, ventilation, etc? Also can you specify if there will be any flammable materials stored on site (class I, II, or III)?

WEC will not produce any Wastewater other than toilets and will not vent anything to the atmosphere to require a ventilation system. WEC will have small amounts of silica from opening bags of filler material that go into its resin, but not in amounts that would need to vent into the atmosphere. WEC will not store flammable materials in bulk, but there may be small amounts of gasoline for a lawnmower and cleaning solutions for toilets or for cleaning small tools.

Please let me know if you need more information. I am glad to discuss these questions with you.

All the Best,

Tyler

M. Tyler Smith
Smith, Gilliam, Williams & Miles, P.A.

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From: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Sent: Thursday, April 6, 2023 10:30 AM
To: Tyler Smith <tsmith@sgwmfirm.com>

Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>

Subject: RE: Warren Environmental and Coatings, LLC Conditional Use Application

Good morning, Tyler.

As usual, Planning staff has more questions! If you could respond by email, or give me a call, that would be great.

1. The site plan labels the building as “proposed” – is this an oversight as the building is actually existing?
2. Please confirm that there is no proposed expansion of the building or additional improvements to the site.
3. It appears that there is a parking/storage area that was established at the rear of the property adjacent to the stormwater pond, and from the aerial photos, it looks like this may be shared by the adjacent property (#1602). Can you clarify what is being parked or stored, and which business these vehicles and materials are associated with?
4. The narrative mentions that the facility will have zero discharge into the environment – can you elaborate on what systems will be used for managing wastewater, ventilation, etc? Also can you specify if there will be any flammable materials stored on site (class I, II, or III)?

I think an updated or supplemental narrative and revised site plan would be sufficient to allow us to prepare an accurate staff report. Please advise when this could be provided. Please let me know if you have any questions.

Thank you,
Beth

Beth Garmon

Zoning Director

Hall County Community Development and Infrastructure

(office) 770-531-6809

(direct) 770-297-2626

bgarmon@hallcounty.org



From: Tyler Smith <tsmith@sgwmfirm.com>

Sent: Friday, March 31, 2023 5:21 PM

To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>

Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>

Subject: RE: Warren Environmental and Coatings, LLC Conditional Use Application

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Thank you Randi.

M. Tyler Smith

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From: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Sent: Friday, March 31, 2023 5:16 PM
To: Tyler Smith <tsmith@sgwmfirm.com>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: RE: Warren Environmental and Coatings, LLC Conditional Use Application

Tyler,
I do not believe so. If we identify anything, we will reach out to you next week.

Randi Doveton
Director of Planning and Development
Community Development and Infrastructure
(770) 531-6800 | www.hallcounty.org



From: Tyler Smith <tsmith@sgwmfirm.com>
Sent: Friday, March 31, 2023 4:56 PM

To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jill Ballard <jballard@sgwmfirm.com>
Cc: Brittany Walker (CDI: Planning) <bawalker@hallcounty.org>; Brian Brandstetter <bbrandstetter@warrenenviro.com>; Lisa Barrus <lbarrus@warrenenviro.com>; Jill Ballard <jballard@sgwmfirm.com>
Subject: Warren Environmental and Coatings, LLC Conditional Use Application

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Randi is there anything you need from us on the Warren Environmental and Coatings, LLC Conditional Use Application?

If you would like to meet to discuss the application, we are glad to.

Thanks as always,

Tyler

M. Tyler Smith
Smith, Gilliam, Williams & Miles, P.A.

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