



ArborNature Construction & Demolition Debris Transfer Station

Project Update Summary October 2020

DHEC welcomes opportunities to have meaningful dialogue with residents about environmental issues impacting their communities. Local residents have a unique perspective to share and often provide valuable information to be considered in the permitting process. Although DHEC is required by law to permit activities that can meet all applicable state and federal environmental regulations, permit applications and conditions may be influenced by public comments. DHEC is committed to listening to the concerns of communities, sharing information about the permitting process and considering all comments received prior to making a final permit decision.

Many issues, concerns and questions have been raised during the public comment period for the proposed ArborNature Construction and Demolition Debris (C&D) Transfer Station, some of which have prompted the following:

Updates in DHEC's Permitting Process

- On September 30, 2020, DHEC's Environmental Affairs Leadership Team (including the Bureau of Land & Waste Management, Bureau of Water, Office of Ocean & Coastal Resource Management, and Lowcountry Region) met the applicant onsite to discuss concerns and observe the property and adjacent areas first-hand.
- Additional review of drawings submitted by the Town of Hilton Head indicate that the water feature located north, north-east of the property is man-made and was modified in 2004 as part of a drainage improvement project for the airport. Based on the drawings and the September 30th site visit, DHEC has confirmed that the water feature is a man-made drainage ditch, therefore a 200 ft. buffer is not required.
- The applicant has opted to modify the site plan, relocating the proposed operational area slightly south-west of where it was originally proposed. The new proposed location allocates a 200-foot buffer to the drainage ditch, thereby providing additional environmental protection.
- An updated application (including a modified site plan) will be available on this webpage when available.

- An updated DHEC Coastal Zone Consistency (CZC) determination will be required for the applicant's modified site plan. The CZC process includes coordination with the SC Department of Natural Resources (DNR) who would identify any need for additional permit conditions to address Bald Eagle nesting sites (a protected and endangered species) relative to the ArborNature parcel.
- DHEC has inquired and learned that the Federal Emergency Management Agency (FEMA) is currently updating its Flood Insurance Rate Maps (FIRMs), to be published in March 2021. Based on the updated FIRMs, the 4-acre ArborNature parcel is not located within the 100-year flood plain.

Updates on Proposed Permit Conditions

DHEC has determined that the following additional conditions should be added to the **draft** permit to address the following:

- Dead animals will be eliminated as an acceptable waste due to close proximity to the airport. Should a dead animal be found in the waste it: 1) must be immediately removed from the operational area; 2) stored in a manner to promote vector and odor control; 3) removed from the site within 24 hours; and 4) taken to an appropriate solid waste management facility.
- If putrescible (rotten or foul) waste is identified by ArborNature, it must be: 1) immediately removed from the operational area; 2) stored in a manner to promote vector and odor control; 3) removed from the site within 24 hours; and 4) taken to an appropriate solid waste management facility.
- An enclosed building will be required for the approved waste if the permittee consistently fails to remove the waste within one week of its receipt.
- No material may be stored on the ground outside of the operational area except that which is covered under the composting permit and therefore subject to regulation R.61-107.4 *"Compost and Mulch Production from Land-Clearing Debris, Yard Trimmings, and Organic Residuals."*
- The applicant has submitted a hurricane contingency plan to DHEC that states all onsite waste and recyclable materials must be removed if a hurricane warning is issued for Hilton Head Island.
- Recyclable materials may be stored at the site for longer than one week provided they are separated from other waste and stored in a bin to be transported to an appropriate collection facility. Recyclable materials are included in the 240 ton maximum storage limit at the site.

Status of Required DHEC Permits/Actions

Transfer Station Application	Currently Under Review
Coastal Zone Consistency Determination	To be Updated With Modified Site Plan
Construction Stormwater Permit	To be Updated With Modified Site Plan
Composting Application	Currently Under Review

In addition to remaining involved in the permitting process, DHEC encourages communities to have ongoing conversations with their elected leaders, local government officials, and company representatives to address quality of life issues and work towards identifying and achieving common goals.

Questions?

Justin Koon, Section Manager
DHEC | Bureau of Land and Waste Management
2600 Bull Street | Columbia, SC 29201
koonjt@dhec.sc.gov | (803) 898-1339