

Information on the Site

The Tannery operated from the late 1800s and the remaining smokestack is visible from many prominent locations within the Town. Once a productive employer, the property has since deteriorated into a visual blight and safety concern for the Town. The Town plans to purchase the property, remove the dilapidated buildings, and re-purpose the land for community benefit. Environmental Assessments are necessary to determine the risks and impacts of Brownfield sites for re-development. This brochure will cover the results of the Phase II ESA. Phase I and Phase II ESA's were provided to the Town through NCDEQ's MARC grant from EPA awarded in 2022.

The population of the Town is **4,382** citizens. The percentiles below refers to the range of how much more the county falls into the category compared to the rest of the United States.

Demographics

- With Healthcare Coverage (**91%**)
- Without Healthcare Coverage (**9%**)
- Likely to have Asthma (**77%**)
- Likely to have Heart disease (**93%**)
- Lead Paint likelihood in Homes (**69%**)
- Leaking Storage Tanks (**91%**)
- Likely to have Agriculture loss (**83%**)
- Hazard Waste Facilities (**49%**)
- Diesel Particulate exposure (**30%**)

Smoot Tannery Site in the Town of North Wilkesboro, NC



Environmental Site Assessment: Phase II



Contact: Planning and Inspections
Department

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History

The Smoot Tannery Site (C.C. Smoot & Sons Tannery) in the town of North Wilkesboro, NC was started in 1897-1940. In 1940 it was destroyed by flood and fire. After these events, it was changed into Jenkins Properties, Inc. Antique Auto Sales & Restoration in the 1950s-2000s, until becoming vacant in the early 2000s. Since, that time, the property has deteriorated with the building falling into despair and partially collapsing. Due to potential impacts from former site operations and/or building materials (lead/asbestos), and the significant cost of building removal or renovation. Now, the property is considered a brownfield site.

Brownfield Definition

The EPA (Environmental Protection Agency) defines a brownfield as a property that contains or may contain a hazardous substance, like pollutants or contaminants, that complicates efforts to expand, redevelop or reuse them.

Some Contaminants on Site and their Potential Impacts

Solvents (For example: Acetone for automobile restoration)-Solvents that were found were used to clean automobiles.

(Potential Health Effects: Burning, teary eye, vision problems)

Residual Petroleum Compounds-Petroleum was used for fueling and lubricating for cars.

(Potential Health Effects: Cancer, diseases, birth defects)

Above Storage Tanks -The storage tanks were used to store fuel for automobile fuels.

(Potential Impact: Explosions, leaked toxicity in water)

Paint/VOC's -The paint found was used to detail cars. (Potential Health Effects:

Headaches, dizziness, visual problems)

Hazardous Waste Drums

(Potential Impact /Potential Health Effects: Leak toxicity in water, chemical burns)

- Polychlorinated Biphenyls (PCBs)

-PCBs are put into cars for stereos, the engine control unit, etc.

(Potential Health Effects: Diabetes, liver disease, birth defects)

NCDEQ's Exposure Risk Calculations

-Calculated by the "Lifetime Incremental Cancer Risk and the Hazard Index." This is measured by the total amount of exposure and the toxicity of the hazard you are exposed to. The measurements that were taken are soil, soil vapors, and groundwater.

Relative Percent Difference (RPD):

- **Below 35%** is acceptable
- **Between 35%-50%** is slightly high
- **Above 50%** is considered high

-Direct Contact to Soil

- **Below 35%** (acceptable)
- Possible risk: Cancer for residents, construction workers, trespassers

Solutions:

-Community WILL NOT be allowed on the site until given approval.

-Construction worker: Will have protective suits.

-The soil will be covered with either asphalt, or ventilation to clean the soil.

-Soil Gas (Vapor) Interference

- 3 of 12 soil gases (Above 35%), but since they came from past use like oils or paints this data was not valuable.
- Possible Risk: Cancer or birth defects for residents that live on the property.

Solutions:

-Community WILL NOT be allowed on the land until given approval to do so.

- Having an air purifier, and a ventilation system so that good air flows in.

-Groundwater

- **Below 35%** (acceptable)

Solutions:

-Ground water will not be used; municipal water will be supplied.