

**Town of Hampton, South Carolina  
Community Outreach Meeting  
Meeting Summary  
September 29, 2009**

Joselyn Harriger (JH) with Hart & Hickman presented a Power Point to show the results of the Phase II Environmental Site Assessment on the SDS Medical Waste Incinerator Property and the SDS Storage Properties. The presentation was informal in order to facilitate discussions on the properties.

The following is a summary of the questions and responses during the presentation:

**Q: Mr. Belko – Why is arsenic present?**

*A: JH and Bruce Hickman (BH) – appears to be naturally occurring in most locations. Except near welding shop, which may be source.*

**Q: Mayor Rhoden – pointed out flood plain on-site.**

JH indicated that there were several compounds detected, and BH explained parts per million, parts per billion and parts per trillion measurement units, and indicated that these levels were below screening criteria. Indicated area of welding shop needed additional sampling because of high levels of metals. JH also reported that the properties can be used for commercial, industrial, or recreational use but not single family residential – per SC DHEC.

**Q: Ms. Rivers – where was welding shop?**

*A: JH on corner lot – identified location on map*

**Q: Mr. Boyles – Why can't resident's use it [the SDS Properties]?**

*A: JH – commercial and industrial users have a shorter exposure time that a resident who would have a long term exposure.*

**Q: Ms. Rivers – The on-site well can't be used?**

*A: JH- no, DHEC requested that it be permanently abandoned.*

**Q: Ms. Rivers – Can the property be used for ball parks?**

*A: JH – yes, DHEC approved recreational use for the properties.*

**Q: Mr. Boyles – why is it safe for worker and not residential use?**

*A: BH explained the exposure scenarios which typically involve the most at risk group, children and pregnant women are used in determining the exposure risk for residential properties. Typically wouldn't have children or pregnant women in a commercial and/or industrial setting.*

JH showed map of all properties with the flood plain overlaid.

**Q: Mayor Rhoden – how much property is in the flood plain?**

*A: JH indicated likely half, but can get exact acreage.*

At this point, attendees were given maps of the properties to draw what they thought would be best on the former SDS properties. They were also instructed that no buildings could be located in the flood plain, but that parking or recreational areas with no buildings could be located here. Ideas that were brought up included the following:

- Tennis Courts
- Concession Stand
- Retirement Living Center
- Ballparks
- Walking trails
- Strip mall
- Nursing/assisted living
- Apartments
- Commercial or industrial building out of flood plain.

The group decided that a strip mall would probably not be the best use because of the poor visibility from main roads. The retirement living, nursing/assisted living facility and apartments would have to be further discussed with DHEC because of the residential use. It may be possible, as long as there are not single-family homes.

There was strong support for recreational facilities. However, these facilities would have to be maintained with Town of Hampton funds. This should be considered if developing these properties as recreational.

**Q: Could Flood plain be filled?**

*A: BH – maybe, but you wouldn't be allowed to cause upstream flooding. Would need several expensive studies.*

**Q: Ms. Rivers asked Nevamar representative Mr. Forrest if they have any suppliers which are in need of property in Hampton.**

*A: Mr. Forrest replied that he didn't think so.*

**Q: How about any trucking terminals?**

*A: We use about 8-10 different firms for shipping, but am not aware of any needing new locations.*

BH recommended asking local Council of Governments if there was any interest in this area. BH also indicated said that H&H would get redevelopment plans for recreational use created, as well as get additional questions about other property uses answered. Is rezoning for residential use likely to be an issue?

Mayor Rhoden replied that it would not likely be an issue.