



**Special points of interest:**

- **Former SDS Site Redevelopment Plans**
- **Voluntary Cleanup Contract**
- **Brownfield Website Launched**
- **Summary of Environmental Assessment Activities**

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# Brownfield Redevelopment Newsletter

## Redevelopment Planning Begins for the Former SDS Site

An environmental investigation was recently completed at the site (See Page 3). Now that the potential environmental risks are understood, planning for the reuse of the property can begin. A community outreach meeting scheduled for September 29, 2009 will give members of the Hampton community a chance to share their vision for the currently undeveloped property.



**Demolition Activities at the Former SDS Incinerator Site**

## What is a Brownfield?

A Brownfield is a property that is abandoned or underused because of concerns about contamination. Sometimes these concerns are based on real environmental hazards, but sometimes the perception of environmental contamination can make it hard to redevelop a property even when there is little or no actual contamination.

The federal government defines Brownfields as “Abandoned, idle, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.” Contamination is waste or other hazardous materials that are improperly handled and get into the water, soil, or air. If contaminants are found on a site, they usually can be remediated by one of three approaches: (1) removing the hazardous material, (2) removing and treating the soil or water and then returning to its original location, or (3) placing a protective cover of paving, soil, or other type of surface to ensure that it no longer presents a risk.



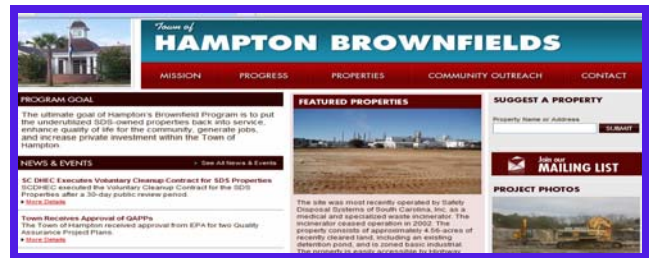
Current view of former SDS Incinerator Site.

## Brownfield Website Launched

The Town of Hampton recently launched a website devoted to their Brownfield Program. The website has pages devoted to community outreach, news and events, and perhaps most importantly, a page devoted to the marketing of properties to prospective developers. The website, will help the Town maintain lines of communication with local

stakeholders. Updates and progress will be posted to the website regularly. The website, hosted by Hart & Hickman,

PC, will be available to the Town even after the Assessment Grant ends next year.



[www.southeastbrownfields.com/hampton](http://www.southeastbrownfields.com/hampton)

## Voluntary Cleanup Program Overview

The SDS Medical Waste Incinerator Properties were entered into the South Carolina Department of Health and Environmental Control (DHEC) Voluntary Cleanup Program. The program provides an incentive for non-responsible parties wanting to purchase Brownfields sites. DHEC will

give liability protection from environmental impacts to the non-responsible party, in return for the purchaser conducting assessments and possibly limited cleanup. In addition, tax credits, in the form of an income tax deduction, property tax exemption, and/or Jobs tax credit, may be

claimed up to the entire cost of the cleanup of the site. These benefits may attract developers to this particular property over another available property.

The Medical Waste Incinerator properties were entered into this program to protect the Town from potential environmental liability before taking ownership of the property through eminent domain.

Hampton, EPA, and SCDHEC are working together to make sure these properties are safe for the future occupants. For more information on the results of the most recent assessments, please see Page 3.

*“The program provides an incentive for non-responsible parties wanting to purchase Brownfields sites.”*



## Former SDS Site Assessment Results

The Town's contractor, Hart & Hickman, PC, completed the Phase II Site Assessment activities at the former SDS incinerator and storage properties in January 2009. The final report was then submitted to EPA and DHEC for review.

A total of 26 soil borings were completed and numerous soil samples collected from these locations. Ten ground water samples were collected. Sediment and surface water samples were also collected.

The Phase II site assessment report concluded that minor soil and ground water impacts exist at the former SDS properties. One area near the former welding shop had high

levels of some metals. After reviewing the assessment results, DHEC determined additional sampling is required near the former welding shop. This sampling can be completed with the existing EPA assessment grant funding.

DHEC also requested that ground water use at the site be restricted. This means the inactive water well on-site will need to be abandoned. The property will also be required to be zoned for non-residential uses. A majority of the property is already zoned for commercial or industrial use only.

With these minor restrictions in mind, redevelopment planning can begin.



**Completed monitoring well at the SDS site.**



**Ground water sampling at the SDS site.**



**Surface water sampling from a detention pond at the SDS site.**

*“ The Phase II site assessment report concluded that minor soil and ground water impacts exist at the former SDS properties.”*



**Soil Sampling Activities at the SDS site.**

## Get Involved!

Mayor John Rhoden  
Town of Hampton  
608 First Street West  
Hampton, South Carolina 29924

Phone: 803-943-2951

E-mail:  
townofhampton@embarqmail.com

Residents, property owners, prospective developers, and other stakeholders are invited to become active participants in the Town's Brownfield Program. The next event scheduled is a community outreach meeting on **September 29, 2009 at 6:00 pm** at the Town of Hampton Fire Station (600 Second Street West). The main topic at the Community Meeting will be redevelopment plans for the former SDS site.

For further information please contact Mayor John Rhoden with the Town of Hampton or visit the website at [www.southeastbrownfields.com/hampton](http://www.southeastbrownfields.com/hampton).

**Visit the Town's website at**  
**[www.southeastbrownfields.com/hampton](http://www.southeastbrownfields.com/hampton)**



**Town of Hampton, South Carolina**

## **The Brownfield Redevelopment Newsletter**

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