



Special points of interest:

- **Clean-up Planning for Former SDS Site**
- **Former SDS Site Redevelopment Plans**
- **Illustration of SDS Site Redevelopment Plan**
- **Brownfield Website**

Brownfield Redevelopment Newsletter

Clean-up Planning Begins for the Former SDS Site

Additional soil samples, requested by the South Carolina Department of Environment and Control (SC DHEC), were collected at the Former SDS site in December 2009. Since these samples defined the extent of metals contaminated soil near the former welding shop, clean-up planning can begin. The Town’s Brownfield Grant will end this September and the Town is planning to submit a work plan to SC DHEC outlining clean-up plans for the former SDS site prior to the end of the grant. Cleanup activities will likely include removal of metals contaminated soil near the former welding shop at the former SDS site, abandoning an inactive water supply well and abandoning on-site monitoring wells.



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.

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Collecting Additional Soil Samples.

“The proposed plans include baseball fields, tennis courts, play ground, walking trail, commercial space, picnic area, batting cages, and parking areas.”



SDS Medical Waste Incinerator Redevelopment Planning

A community meeting was held on September 29, 2009 to discuss the future plans for the former SDS Medical Waste Incinerator Properties. Community members voiced their opinions of what they would like to see accomplished at these vacant properties. Ideas included a strip mall, retirement living center, recreational uses, and apartments.

Property Restrictions

Based on the results of the sampling activities at the properties, South Carolina Department of Environment and Control (SC DHEC) has required the properties to be zoned for non-residential uses. This restriction removes the retirement living center and apartments as potential uses for the site. In addition, almost half the property is located within the flood plain, which is a serious consideration for commercial or industrial development. New industrial or commercial structures should not be constructed within a flood plain. With the non-residential land use requirement and the presence of the flood plain, recreational use of the property was determined by the group to be the most logical and many community members felt a recreational facility would be a benefit to the Town.

Proposed Redevelopment Plans

LandPlan Group South of Columbia and Charleston, SC was contracted to complete a conceptual redevelopment plan for the properties. On page 3 is a depiction of the proposed redevelopment plans and a larger drawing is displayed at the Town Hall. The proposed plan includes baseball fields, tennis courts, play ground, walking trail, commercial space, picnic area, batting cages, and parking areas. These plans have been presented at recent Town Council meetings.

What's Next?

The Town of Hampton is planning to take ownership of the site by eminent domain within the next few months and is actively searching for funds, loans, or grants to assist with cleanup costs, construction costs, and development activities. In order to make the property safe for commercial and recreational use the metals contaminated soil near the former welding shop will likely need to be excavated.

The Town is also developing a clean-up plan and getting cost estimates for the proposed clean-up activities in order to determine what funds will be necessary. The Town is also working with the Catawba Regional Council of Governments to determine if the South Carolina Brownfield Cleanup Revolving Loan Fund (BCRLF) can be used to pay for the necessary cleanup activities at the former SDS site. The South Carolina BCRLF is a program using grant funds provided by the United States Environmental Protection Agency (EPA) to help Brownfield sites across South Carolina receive financial loans to aid in environmental cleanup activities.

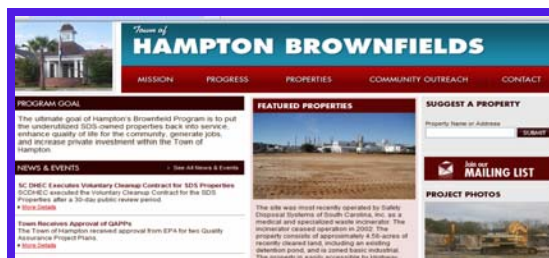


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Brownfield Website

Visit the Town of Hampton website devoted to their Brownfield Program which has pages devoted to community outreach, news and events, and perhaps will now include the proposed redevelopment plans for the SDS Properties. Although the grant is ending in September 2010, the website will remain a source of information regarding the former SDS Properties.



www.southeastbrownfields.com/hampton

“ Visit the Town of Hampton website devoted to their Brownfield Program ”

Get Involved!

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The Town of Hampton Brownfield Grant will end in September 2010; however, the website will remain up-to-date and the computer located at Town Hall will remain available for community use.

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

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