



NOTICE OF 30-DAY PUBLIC COMMENT PERIOD
Bagnal Builders Site
901, 903, 911, and 919 South Edisto Avenue, Columbia, South Carolina

DHEC (the South Carolina Department of Health and Environmental Control) is accepting public comments on a proposed Voluntary Cleanup Contract through July 10, 2012.

The Voluntary Cleanup Contract, 12-6101-NRP, will affect approximately 8.6 acres identified by tax map numbers R11211-06-17, R11211-06-18, R11211-06-19, and R11211-06-20. A company known as AA Properties-Edisto, LLC wants to buy the property and a company known as Associated Asphalt Columbia LLC will operate on the property as a tenant. This Voluntary Cleanup Contract will be between DHEC and both companies herein called AA Properties & Associated Asphalt.

The property may have been used for fertilizer or phosphate-related operations. In the mid 1950s, Bagnal Builders supplied building materials (lumber and sheet rock) and used the property for warehouse storage, office space, appliance repair, and cabinet making. Above ground and underground storage tanks (AST/UST) have been located on the property. Most recently the property has been used for warehouse storage. The property is located in an industrial and residential land use area. Churches and commercial facilities are located to the north; residential property is near the northeast and northwest property boundary; trucking and commercial businesses are to the east; a CSX rail spur and yard is to the south; and undeveloped property is to the west.

AA Properties & Associated Asphalt will acquire the property to be redeveloped as a railroad terminal to support expanded asphalt emulsion operations on the nearby Seaco, Inc. property, which will be acquired by AA Properties-Commerce Tuller, Inc. an affiliate of AA Properties-Edisto, LLC. If this Voluntary Cleanup Contract is implemented, DHEC will allow AA Properties & Associated Asphalt to acquire and operate on the property as a "Brownfields Site" because of the potential for existing environmental pollution. AA Properties & Associated Asphalt did not create the pollution, but will take steps to control it to keep the property safe for re-use.

DHEC will not hold AA Properties & Associated Asphalt responsible for the pre-existing pollution in exchange for doing work under the Voluntary Cleanup Contract. Under State law, AA Properties & Associated Asphalt will not be responsible if anyone is affected by the contamination. Entering into this contract does not reduce the responsibility of any former owners or operators of the site.

Under the proposed contract, AA Properties & Associated Asphalt will test soil and groundwater from the property. If significant contamination is found, AA Properties & Associated Asphalt will be required to take additional steps to protect human health and the environment.

DHEC uses Voluntary Cleanup Contracts to keep Brownfield sites in productive reuse. The proposed contract is available at http://www.scdhec.gov/environment/lwm/public_notice.asp. Printed copies may be obtained from the DHEC Freedom of Information Office at (803) 898-3882.

The public may provide written, email, or telephone comments on the proposed contract through July 10, 2012. Questions or comments may be directed to Jo Cherie Overcash, Project Manager, email overcajc@dhec.sc.gov, telephone (803) 896-4019, or Alex Fulmer, email FulmerWA@dhec.sc.gov or TOLL-FREE telephone (866) 576-3432. Written comments should be directed to either individual at S.C. DHEC, 2600 Bull Street, Columbia, SC 29201.