



SC DEPARTMENT of
ENVIRONMENTAL
SERVICES

NOTICE OF 30-DAY PUBLIC COMMENT PERIOD
CSX Right of Way Along King Street Extension
Charleston County, South Carolina

The South Carolina Department of Environmental Services (SCDES) is accepting public comments on a proposed Voluntary Cleanup Contract through February 17, 2026.

The Voluntary Cleanup Contract, 25-8866-NRP, will affect approximately 2.4 acres located in a 3,500-linear-foot rail right-of-way (ROW) along the west side of King Street Extension between Hagood Street and Monrovia Street in Charleston, South Carolina. The property is further identified by the latitude and longitude GPS coordinates 32.823057301114126, -79.95281175512172, which marks the midpoint of the subject property. HR Charleston XI, LLC ("HRCXI") wants to acquire the property and intends to prepare the property for future development.

The property was originally developed as a railroad in the early 19th century and has remained as such. The past use of the property may have caused environmental pollution on the property.

SCDES uses Voluntary Cleanup Contracts to encourage productive reuse of Brownfield properties. If this Voluntary Cleanup Contract is implemented, SCDES will allow HRCXI to acquire the property as a "Brownfields Development" because of the potential for environmental pollution from past activity on the property.

SCDES will not hold HRCXI responsible for pre-existing pollution in exchange for doing work under the Voluntary Cleanup Contract. Under the proposed contract, HRCXI will test soil, groundwater, and soil vapor on the property. If significant contamination is found, HRCXI will be required to take steps to protect human health and the environment. HRCXI did not create the pollution but will control it to keep the property safe for re-use. Under state law, HRCXI will not be responsible if anyone has been affected by the contamination. The responsibility of former owners or operators of the property is not reduced by this contract.

The proposed contract is available at <https://des.sc.gov/PublicNotices>. Printed copies may be obtained from the SCDES Freedom of Information Office at (803) 898-3882.

The public may provide written, email, or telephone comments on the proposed contract through February 17, 2026. Questions or comments may be directed to Jerry Stamps, Project Manager, by e-mail at jerry.stamps@des.sc.gov, telephone at (803) 898-0927, or TOLL-FREE at

(866) 576-0924. Written comments should be directed to Jerry Stamps at SCDES, 2600 Bull Street, Columbia, SC 29201.