



SC DEPARTMENT of  
**ENVIRONMENTAL  
SERVICES**

**NOTICE OF 30-DAY PUBLIC COMMENT PERIOD  
Former Port Royal Terminal  
Beaufort County, South Carolina**

The South Carolina Department of Environmental Services (SCDES) is accepting public comments on a proposed Amendment to Voluntary Cleanup Contract (Amendment) through July 21, 2026.

The Amendment will affect approximately 0.223 acres located at the west end of 8<sup>th</sup> Street, Port Royal, South Carolina. The property is further identified by Beaufort County TMS Numbers R113-010-000-0326-0000, R113-010-000-0327-0000, R113-010-000-0328-0000, R110-010-000-0329-0000, R110-010-000-0330-0000, and a portion of R110-010-000-177B-0000. A company known as SHM Port Royal, LLC (SHM-PR), wants to acquire the property and intends to develop the it for residential and commercial reuse including updating the existing marina facility.

The property is currently undeveloped with a railroad right-of-way adjoining to the west, which has documented arsenic concentrations in soil greater than screening levels. The past use of the adjoining 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 SHM Port Royal, LLC 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 SHM Port Royal, LLC responsible for pre-existing pollution in exchange for doing work under the Voluntary Cleanup Contract. Under the proposed contract, SHM Port Royal, LLC will test soil and groundwater on the property. If significant contamination is found, SHM Port Royal, LLC will be required to take steps to protect human health and the environment. SHM Port Royal, LLC did not create the pollution, but will control it to keep the property safe for re-use. Under State law, SHM Port Royal, LLC 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 July 21, 2026. Questions or comments may be directed to Jerry Stamps, Project Manager, by e-mail at [Jerry.Stamps@des.sc.gov](mailto:Jerry.Stamps@des.sc.gov), telephone (803) 898-0927, or TOLL-FREE at (866) 576-3432. Written comments should be directed to Jerry Stamps at SCDES, 2600 Bull Street, Columbia, SC 29201.