



SC DEPARTMENT of
**ENVIRONMENTAL
SERVICES**

NOTICE OF 30-DAY PUBLIC COMMENT PERIOD
Brentwood Plaza Property
Charleston County, South Carolina

The South Carolina Department of Environmental Services (SCDES) is accepting public comments on a proposed Voluntary Cleanup Contract through October 27, 2026.

The Voluntary Cleanup Contract, 26-8918-NRP, will affect approximately 7.71 acres located at 4400 Dorchester Road, North Charleston, South Carolina. The property is further identified by Charleston County Tax Map Serial Numbers 4110500234 and 4110500001. HPG Brentwood, LLC ("HPG Brentwood") wants to acquire the property and intends to renovate the shopping center and improve the parking lot.

The property was initially undeveloped and agricultural land, but, by 1968, it was developed with a shopping center, gas station, and a stand-alone commercial structure. The property has largely remained in this configuration, with one major renovation occurring in 2006 that converted the gas station area of the property into another commercial structure. 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 HPG Brentwood 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 HPG Brentwood responsible for pre-existing pollution in exchange for doing work under the Voluntary Cleanup Contract. Under the proposed contract, HPG Brentwood will test soil, groundwater, and soil vapor on the property. If significant contamination is found, HPG Brentwood will be required to take steps to protect human health and the environment. HPG Brentwood did not create the pollution but will control it to keep the property safe for re-use. Under state law, HPG Brentwood will not be responsible if anyone has been affected by the contamination. The responsibility of former owners or operators of the property are 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 October 27, 2026. Questions or comments may be directed to Camille Rossiello, Project Manager, by e-mail at Camille.Rossiello@des.sc.gov, telephone at (803) 898-0592, or

TOLL-FREE at (866) 576-3432. Written comments should be directed to Camille Rossiello at SCDES, 2600 Bull Street, Columbia, SC 29201.