SC DEPARTMENT *of*
ENVIRONMENTAL SERVICES

NOTICE OF 30-DAY PUBLIC COMMENT PERIOD
Satcher Property
Lexington County, South Carolina
First Amendment to Voluntary Cleanup Contract

The South Carolina Department of Environmental Services (SCDES) is accepting public comments on a proposed First Amendment to a Voluntary Cleanup Contract (VCC) through December 8, 2026.

The First Amendment to Voluntary Cleanup Contract 25-8869-NRP affects approximately 26 acres located at 130 US-378, 156 US-378, and 1110 West Main Street, Lexington, South Carolina. The property is further identified by Lexington County Tax Map Serial Numbers 004300-07-162, 004300-07-133, and 004300-07-031.

156 Hwy 378 LLC ("156 Hwy") did not purchase the property as proposed under the original VCC; however, the parties desire to amend the VCC to name another entity – 214 Spartina Circle, LLC ("Spartina") – that will enter into the VCC. Spartina intends to acquire the property and redevelop it with a vehicle dealership, various retail structures, restaurants, parking areas, and a gas station.

The property was first developed in 1955 with commercial structures. The property saw further commercial development until the early 2000s, when several structures were demolished. Past uses of the property include a shed company sales lot and an HVAC company office. The past use of the property may have caused environmental pollution on the property.

SCDES uses VCCs to encourage productive reuse of Brownfield properties. If this VCC is implemented, SCDES will allow Spartina 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 Spartina responsible for pre-existing pollution in exchange for doing work under the VCC. Soil and groundwater on the property have already been tested for environmental contamination. Under the proposed First Amendment to the VCC, Spartina will be required to take steps to protect human health and the environment. Spartina did not create the pollution but will control it to keep the property safe for re-use. Under state law, Spartina 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 December 8, 2026. Questions or comments may be directed to Nicholas Hammond, Project Manager, by e-mail at nicholas.hammond@des.sc.gov gov, telephone at (803) 898-0736, or TOLL-FREE at (866) 576-0924. Written comments should be directed to Nicholas Hammond at SCDES, 2600 Bull Street, Columbia, SC 29201.