

**ANOTICE OF REMOVAL OF ENVIRONMENTAL CONDITIONS**

**SOUTH CAROLINA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

*Pursuant to Section 104(g) of Title I of the Housing and Community Development Act of 1974*

<b>TO:</b> Mr. J. Clay Killian Administrator, Aiken County	<b>ADDRESS &amp; ZIP CODE</b> 828 Richland Avenue, W Aiken, SC 29801-3834
<b>WITH COPY TO:</b> Deborah Fair Lower Savannah Council of Governments	<b>ADDRESS &amp; ZIP CODE:</b> Post Office Box 850 Aiken, South Carolina 29802
<b>RE: (Project Title or Name)</b> Seminole Mill Cleanup	<b>LOCATION (City, County and State)</b> Belvedere Road in Clearwater

On 4/10/2009, this office received your Request for Release of Funds and Certification  
*Date*

On \_\_\_\_\_, additional information was received for the above named project.

No objections to the release of such funds or to the certification have been received, and a period of 15 days from and after the receipt of such request and certification has expired.

All objections to the release of such funds and to the certification were received by the State within a period of 15 days from and after the receipt of such request, and Certification has been considered.

Any and all project and funding conditions, to the extent that these are based on environmental review and clearance in the Grant Agreement, are removed as of 4/27/2009 (Release Date) for (Grant Number or Control Number) 4-W-08-001.

Your Request for Release of Funds and Certification is approved. To the extent that you have complied with and received approval of all other applicable CDBG program requirements, you may incur costs and request funds.

R. Benjamin Scott, III Environmental Compliance Specialist	Signature 	Date 4/27/2009
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**Part 2. Environmental Certification (to be completed by responsible entity)**

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has assumed responsibility for and complied with, or will continue to comply with, the National Environmental Policy Act of 1969, as amended; the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5 and 24 CFR 58.6; and the applicable State and local laws.
2. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal  did  did not require the preparation and dissemination of an environmental impact statement.
3. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.60 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
4. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
5. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

6. I am authorized to and do consent to assume the status of federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 and 24 CFR Part 58.6 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision making and actions that have been assumed by the responsible entity.
7. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity 	Title of Certifying Officer County Administrator
Address of Certifying Officer Aiken County Government 828 Richland Avenue, West Complex Building Aiken, SC 29801	Date signed April 9, 2009

## NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

March 23, 2009  
Aiken County Government  
828 Richland Avenue, West  
Complex Building  
Aiken, SC 29801 (803) 642-1500

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Aiken County.

On or about April 9, 2009 Aiken County Government to submit a request to the South Carolina Department of Commerce, Grants Administration for the release Community Development Block Grant funds under Title 1 of the Housing and Community Development Act of 197, as amended, to undertake a project know as the Seminole Mill Clean-Up, for the purpose to remove approximately 275,000 square feet of concrete and 92,000 square feet of asphalt material from the Seminole Mill Site located in Clearwater, South Carolina. Estimate in funds amount of \$500,000.

### FINDING OF NO SIGNIFICANT IMPACT (FONSI)

Aiken County Government has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Aiken County Government Complex Building, 828 Richland Avenue, West, Aiken, SC. This Environmental Review Record is on file and available for public examination or copy upon request between the hours of Monday-Friday from 8:30am – 5:00 pm.

### PUBLIC COMMENTS

... individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Aiken County Government Complex Building, 828 Richland Avenue, West, Aiken, SC, designated office responsible for receiving and responding to comments. All comments received by April 8, 2009 will be considered by Aiken County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### REQUEST RELEASE OF FUNDS

The Aiken County Government certifies to the South Carolina Department of Commerce ("DOC") J. Clay Killian, in his capacity as County Administrator consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. DOC's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Aiken County Government to use CDBG Program funds.

### OBJECTIONS TO RELEASE OF FUNDS

DOC will accept objections to its release of funds and Aiken County certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the DOC Compliance Officer; (b) the Aiken County Government Recipient has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the Aiken County Government Recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by DOC; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be address to Department of Commerce, Grants Administration office at 1201 Main Street, Suite 1600, Columbia, SC 29201, (803) 734-0429. Potential objectors should contact DOC Environmental Officer to verify the actual last day of the objection period.

J. Clay Killian, County Administrator

828 Richland Avenue, West  
Aiken, SC 29801  
Telephone: 803-642-2012  
Fax: 803-642-2124

# Aiken County Government

April 9, 2009

Ms. Deborah Fair  
Lower Savannah Council of Governments  
Post Office Box 850  
Aiken, South Carolina 29802

Dear Ms. Fair:

Aiken County did not receive any comments following the advertisement of the combined Notice to the Public of No Significant Impact on the Environments and Notice to Public of Request for Release of Funds, beginning on March 23 to April 9, 2009. The notice is part of the Environmental Review process for Aiken County Seminole Mill Clean Up Project, CDBG4-W-08-001.

Please let us know if any additional information is needed.

Sincerely,



J. Clay Killian  
County Administrator

JCK/rnr



April 1, 2009

Heinz Muller  
Environmental Policy Section  
United States Environmental Protection Agency  
Region 4  
61 Forsyth Street, S.W.  
Atlanta, GA 30303-8960

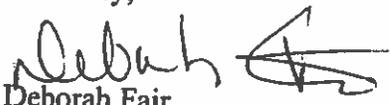
RE: Aiken County  
Seminole Mill Clean Up  
CDBG 4-W-08-001

Dear Mr. Muller:

Enclosed is a copy of the Notice to Public of Intent to Request Release of Funds for Aiken County Seminole Mill Clean Up project, beginning on March 23, 2009 thru April 8, 2009. This project is a finding of no significant impact. The propose project is to remove approximately 275,000 square feet of asphalt material from the Seminole Mill site located in Clearwater, South Carolina. The ad was published in the Aiken Standard Newspaper on March 23, 2009.

This information was provided pursuant to federal regulations to responsible agencies allowing them the opportunity to review and comment on this project.

Sincerely,

  
Deborah Fair  
CDBG Compliance Coordinator

Enclosures



Lower Savannah  
Council of Governments

P.O. Box 850, Aiken, South Carolina, 29802  
Tel. (803) 649-7981 - Fax (803) 649-2248  
www.lscog.org

April 9, 2009

Aiken County Government  
828 Richland Avenue, West  
Complex Building  
Aiken, SC 29810

Dear Mr. Killian:

Enclosed is the Format II Environmental Assessment for Aiken County Seminole Mill Clean Up project, please sign where the tab is located and mail the original (only the sign pages) to Lower Savannah COG. The combined notice was published in the Aiken Standard Newspaper on Monday, March 23, 2009.

Also enclosed is a sample of a letter responding to the newspaper ad, only if the county did not received any comments on March 23<sup>rd</sup> through April 9, 2009.

Please call me if you have any questions at (803) 649-7981.

Sincerely,

Deborah Fair  
CDBG Compliance Coordinator

enclosures

**Modified Environmental Assessment  
for HUD-funded Proposals**

*Recommended format per 24 CFR 58.36, revised March 2005,  
modified December 2007*

*[Previously recommended EA formats are obsolete].*



Project Identification: 4-W-08-001

Preparer: Deborah Fair

Responsible Entity: Aiken County

Month/Year: February, 2009

## Environmental Assessment

**Responsible Entity:** Aiken County

[24 CFR 58.2(a)(7)]

**Certifying Officer:** J. Clay Killian

[24 CFR 58.2(a)

**Project Name:** Seminole Mill Clean-Up

**Project Location:** Belvedere Road in Clearwater, South Carolina, Aiken County

**Estimated total project cost:** \$500,000

**Grant Recipient:** Aiken County

[24 CFR 58.2(a)(5)]

**Recipient Address:** 828 Richland Avenue, West, Aiken, SC 29801

**Project Representative:** Deborah Fair

**Telephone Number:** (803) 649-7981

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

### SC Archives & History Center

Letter dated 1/28/09 during the ground disturbance, the procedures codified at 36 CFR 800.13(b) will apply. Archaeological materials consist of any items, fifty years old or older, which were made or used by man, please notified office of your findings.

### DHEC Bureau of Water Environmental Review Response

Letter dated 2/10/09 any non-point discharges into a stream or river from construction areas of 2 acres or more require a Department administered Stormwater Management Sediment Control Permit. Construction areas of 1 acre or more will also be subject to NPDES Stormwater Permit regulations.

### DHEC Asbestos

Letter dated 2/4/09, required inspection for and removal of asbestos-containing materials prior to beginning any renovation or demolition activities. Make sure permit is obtained from the Asbestos section in our office prior to starting any demolition or renovation activities.

### Natural Resources

Letter dated 2/19/09, No objections provided that the project is in compliance with all SDHEC and USEPA requirements regarding Brownfield redevelopment and the adequate measures are taken to control erosion and siltation on the project site.

**FINDING:** [58.40(g)]

X

**Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)

—

**Finding of Significant Impact**

(The project may significantly affect the quality of the human environment)

Preparer Signature: Deborah Fair

Date: Feb. 27, 2009

Name/Title/Agency: Deborah Fair/CDBG Compliance Coordinator/LSCOG

RE Approving Official Signature: J. Clay Killian

Date: Feb. 27, 2009

Name/Title/Agency: J. Clay Killian, County Administrator

**Statement of Purpose and Need for the Proposal:** [40 CFR 1508.9(b)]

*Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Aiken County will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill site.*

**Description of the Proposal:** Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

*The project proposal to remove approximately 275,000 sq. ft. of concrete and 92,000 sq. ft. of asphalt material from the Old Seminole Mill Site located in Clearwater, SC as a part of a continuing effort to remove slum and blighted conditions of the site area.*

**Existing Conditions and Trends:** Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

*The condition of the area is slum and blighted, the mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing.*

## Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	Cleared by letter from SCA&HC letter dated 1/2/09 (see attach letter)
Floodplain Management [24 CFR 55, Executive Order 11988]	Letter from Regulatory Division CORP dated 2/26/09
Wetlands Protection [Executive Order 11990]	Letter dated 2/26/09
Coastal Zone Management Act [Sections 307(c),(d)]	Not in the coastal zone area.
Sole Source Aquifers [40 CFR 149]	Sole source aquifers are not present in SC (see <a href="http://www.epa.gov/safewater/swp/ssa/reg4.html">www.epa.gov/safewater/swp/ssa/reg4.html</a> ). No further action required.
Endangered Species Act [50 CFR 402]	Cleared letter dated 2/02/09, by Fish and Wildlife service.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	No wild and scenic located in South Carolina.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	Project is compatible with SC Air Quality Implementation Plan. Letter dated 2/4/09.
Farmland Protection Policy Act [7 CFR 658]	Target area is in an urban area.
Environmental Justice [Executive Order 12898]	Not applicable. Project will have beneficial impact on all residents.

HUD Environmental Standards	Determination and Compliance Documentation
Noise Abatement and Control [24 CFR 51 B]	Not applicable
Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases [24 CFR 58.5(i)(2)]	Letter dated 1/29/09 DHEC Bureau of Land & Waste Management, letter dated 2/4/09 DHEC Bureau of Air Quality and Asbestos Dept. permits are needed.
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	No hazardous operations near project area. Not applicable
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	No primary airport zone in the area. Not applicable

## Other Statutes Checklist

[40 CFR 1500.4(k), 40 CFR 1500.5(g)]

Record the status of compliance for each listed statute or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

<b>Other Federal Authorities</b>	<b>Compliance Status Documentation</b>
<b>Clean Water Act</b> [33 USC 1251 <i>et seq.</i> ]	Letter from DHEC Bureau of Water Environmental Review Response dated 2/10/09, permits are required.
<b>The Resource Conservation and Recovery Act</b> [40 CFR 240-271.]	SCNR letter dated 2/19/09 adequate measures are taken to control erosion and siltation on the project site.
<b>Fish and Wildlife Coordination Act</b> [16 USC 661 <i>et seq.</i> ]	Letter from Fish & Wildlife Service dated 2/02/09 no impact.

<b>State and Local Statutes (Not an exhaustive list)</b>	<b>Compliance Status Documentation</b>
<b>Stormwater and Sedimentation</b> [Stormwater Management and Sediment Reduction Act of 1991]	SCDHEC letter dated 2/10/09 Permits are required.
<b>Ground Water Use Permitting</b> [Groundwater Use and Reporting Act of 1976]	Letter from DHEC Bureau of Water dated 2/04/09 Permit required.
<b>Drinking Water Protection</b> [State Safe Drinking Water Act of 1976]	Letter from DHEC Bureau of Water dated 2/04/09 permits required.

- Fire	2	Will improve water services
- Emergency Medical	2	Improve the quality of water
Open Space and Recreation	2	Quality of water better
- Open Space		
- Recreation	2	Quality of water better
- Cultural Facilities	2	Quality of water better
Transportation	1	No Impact

Natural Features		Source or Documentation
Water Resources	2	Letter from DHEC Bureau of Water dated 2/10/09
Surface Water	1	Letter from Department of the Army dated 2/26/09
Unique Natural Features and Agricultural Lands	1	Letter from SCDNR dated 2/19/09
Vegetation and Wildlife	1	Letter from SCDNR dated 2/19/09

Other Factors		Source or Documentation
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]	1	Cleared by letter from Department of the Army dated 2/26/09
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	Not in an Coast area, not applicable
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	Not applicable
Other Factors		None

### Summary of Findings and Conclusions

*It is predicted the project will not cause any adverse impact to the environment and therefore will proceed as scheduled.*

### ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

N/A

### No Action Alternative

[24 CFR 58.40(e)]  
(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

N/A

### Mitigation Measures Recommended

[24 CFR 58.40(d), 40 CFR 1508.20]  
(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

N/A

### Additional Studies Performed

(Attach studies or summaries)

N/A

### List of Sources, Agencies and Persons Consulted

[40 CFR 1508.9(b)]

## Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Will comply with local zoning.
Compatibility and Urban Impact	1	Will be compatibility
Slope	1	No Impact
Erosion	1	Erosion control will be in place if needed
Soil Suitability	1	No adverse impact anticipated
Hazards and Nuisances including Site Safety	1	Will follow all safety guidelines
Energy Consumption	1	No adverse impact anticipated

Noise - Contribution to Community Noise Levels	1	Slight noise during construction will cease following construction
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	No Impact
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	Not applicable, project will have beneficial impact on all residents

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	2	2000 Census
Displacement	2	2000 Census
Employment and Income Patterns	2	2000 Census

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	2	Improve the quality of water
Commercial Facilities	2	Quality of water upgrade
Health Care	2	Improve the quality of health
Social Services	2	No Impact
Solid Waste	2	Quality of water upgrade
Waste Water	2	Quality of water upgrade
Storm Water	2	Quality of water upgrade
Water Supply	2	Quality of water upgrade
Public Safety - Police	1	No Impact

South Carolina Department of  
**Natural Resources**



Greg Mixon  
Inland Environmental Coordinator  
Office of Environmental Programs  
1000 Assembly Street, Room 253F  
P.O. Box 167  
Columbia, SC 29202  
Office: 803-734-3282  
Fax: 803-734-3931  
[mlxong@dnr.sc.gov](mailto:mlxong@dnr.sc.gov)

John E. Frampton  
Director

Robert D. Perry  
Director, Office of  
Environmental Programs

February 19, 2009

Ms. Deborah Fair  
Lower Savannah COG  
P.O. Box 850  
Aiken, SC 29802

REF: Aiken County Seminole Mill Clean-Up

Dear Ms. Fair:

Personnel with the South Carolina Department of Natural Resources have reviewed the proposed project, evaluated its impact on natural resources and offer the following comments.

The proposed project consists of the removal of approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the mill site. The mill site was classified by USEPA and SCDHEC as an environmental Brownfield. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing.

We believe that the proposed work can be accomplished with minimal impacts to natural resources and we do not offer any objections provided that the project is in compliance with all SCDHEC and USEPA requirements regarding Brownfield redevelopment and that adequate measures are taken to control erosion and siltation on the project site.

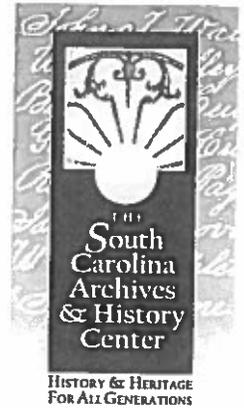
Sincerely,

A handwritten signature in black ink, appearing to read "Greg Mixon", is written over the word "Sincerely,".

Greg Mixon  
Inland Environmental Coordinator

January 28, 2009

FEB 2 2009



Lower Savannah Council of Governments  
Deborah Fair  
PO Box 850  
Aiken, SC 29802

Re: Seminole Mill Clean-up, Clearwater, Aiken County, SC  
SHPO #: 09CW0058

Dear Ms Fair:

Thank you for your letter of January 22, which we received on January 27, regarding the above referenced project. We also received maps and photographs as supporting documentation for this undertaking. The State Historic Preservation Office is providing comments to Lower Savannah Council of Governments pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800.

Based on the description of the Area of Potential Effect (APE) and the identification of historic properties within the APE, our office concurs with the assessment that no properties listed in or eligible for listing in the National Register of Historic Places will be affected by this project.

If archaeological materials are encountered during the ground disturbance, the procedures codified at 36 CFR 800.13(b) will apply. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials. The federal agency or the applicant receiving federal assistance should contact our office immediately.

If you have any questions, please contact me at (803) 896-6169 or [cwilson@scdah.state.sc.us](mailto:cwilson@scdah.state.sc.us).

Sincerely,

A handwritten signature in black ink that reads "Caroline Dover Wilson". The signature is written in a cursive, flowing style.

Caroline Dover Wilson  
Review and Compliance Coordinator  
State Historic Preservation Office

BOARD:  
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*Promoting and protecting the health of the public and the environment*

BOARD:  
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February 4, 2009

Ms. Deborah Fair  
Lower Savannah Council of Governments  
Post Office Box 850  
Aiken, SC 29802

FEB - 6 2009

Re: Aiken County Seminole Mill Clean-Up  
Aiken County, South Carolina

Dear Ms. Fair:

Thank you for your letter dated January 22, 2009 concerning the proposal to extend CDBG Funds for the removal of approximately 275,000 sq. ft. of concrete and 92,000 sq. ft. of asphalt material from the Seminole Mill site located along Highway 126 between Highway 421 and US Highway 1 in Clearwater, Aiken County, South Carolina.

Based on the information you have submitted, it appears that the project is compatible with the goals of the South Carolina Air Quality Implementation Plan provided that all necessary environmental permits are obtained. However, the National Emission Standards for Hazardous Air Pollutants, 40 CFR 61 Subpart M, and DHEC regulations 61-86.1, require inspection for and removal of asbestos-containing materials prior to beginning any renovation or demolition activities. Both regulations also specify procedures and standards that apply to asbestos removal and demolition activities. Please make sure that a permit is obtained from the Asbestos Section in our office prior to starting any demolition or renovation activities. Contact Mark Fairleigh at (803) 898-4120 for questions concerning these requirements.

If you have not already done so, please contact the Bureau of Water and the Bureau of Land and Waste Management for input regarding their assessment of the proposed project. Thank you for the opportunity to comment on this project. If you have any questions or need any additional information concerning the South Carolina air quality program, please do not hesitate to contact me at (803) 898-4132 or by e-mail at [baeckerr@dhec.sc.gov](mailto:baeckerr@dhec.sc.gov).

Sincerely,

Rhonda R. Baecker  
Air Planning, Development & Outreach Division  
Bureau of Air Quality

cc: Tim Pearson, Region 5 - Aiken EQC Office  
Mark Fairleigh, Asbestos Section, BAQ



**BUREAU OF WATER  
ENVIRONMENTAL REVIEW RESPONSE**

February 10, 2009

Deborah Fair  
CDBG Compliance Coordinator  
Lower Savannah Council of Governments  
PO Box 850  
Aiken, SC 29802

RE: Aiken County – Seminole Mill site, Clearwater

Dear Ms. Fair:

The South Carolina Department of Health and Environmental Control Bureau of Water administers applicable regulations pertaining to water quality protection in accordance with the South Carolina Pollution Control Act and the Clean Water Act.

To ensure protection and maintenance of water quality standards and classified uses, including wetlands functions, the Department recommends the following issues be addressed when planning and constructing this project:

- No apparent impacts to water quality No Department permits needed.
- Any non-point discharges into a stream or river from construction areas of 2 acres or more will require a Department administered Stormwater Management and Sediment Control Permit. Construction areas of 1 acre or more will also be subject to NPDES Stormwater Permit regulations.
- Any placement of fill material or dredging in waters of the state, including jurisdictional wetlands, will require a Department administered Section 401 Certification and an Army Corps of Engineers administered Section 404 Permit. When evaluating applications for fill in wetlands, demonstration of avoidance of wetland impacts, minimization of wetland impacts and mitigation of unavoidable wetland impacts provides assurances that impacts have been reduced to the extent possible and that water quality standards will be maintained. Documentation of these measures will be required.
- A Construction in Navigable Waters Permit will also be required for all construction within navigable waters of South Carolina.
- Drinking water system construction requires a permit from DHEC. Our review of acceptability will occur with review of application for permit. Also, applicant should check with local water utility on available capacity.
- Sewer system construction requires a permit from DHEC. Our review of acceptability will occur with review of application for permit. Also, applicant should check with local sewer utility on available capacity.
- With new businesses and other commercial/industrial operations, wastewater pretreatment permits and/or other local approvals may be required.

Deborah Fair  
February 10, 2009  
RE: Aiken County – Seminole Mill site, Clearwater  
Page Two

Other:

This response represents the coordination of all program areas in the Bureau of Water. Other regulations not administered by this Bureau may apply to your project. Thank you for the opportunity to comment on this project. Please contact Lynne LaSalle at (803) 8984394 or [lasalli@dhec.sc.gov](mailto:lasalli@dhec.sc.gov) if you have any questions.

Sincerely,



Heather Preston, Director  
Division of Water Quality  
Bureau of Water

FEB 10 2009



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69-A Hagood Avenue  
CHARLESTON, SOUTH CAROLINA 29403-5107

February 26, 2009

Regulatory Division

Deborah Fair  
Lower Savannah Council of Governments  
P.O. Box 850  
Aiken, SC 29802

RE: SAC# 2009-153-6JF  
Aiken County

Dear Ms. Fair:

This is in response to your recent letter wherein you inquired as to the necessity of obtaining a Department of the Army permit for the removal of 275,000 square feet of concrete and 92,000 square feet of asphalt at a location east of Belvedere Road, between Church Street and Pine Street, Aiken County, South Carolina. In detail, the project involves the removal of existing concrete and asphalt that was once the floor and foundation of the old Seminole Mill in Clearwater. The mill structure has already been removed.

A review of the information you provided indicates that the work will not involve work in a Navigable Water of the United States, nor will it entail the placement of fill material in wetlands/waters of the United States. Therefore, a Department of the Army permit is not required, and you may proceed with the project.

In future correspondence concerning this matter, please refer to SAC 2009-153-6JF. You may need state or local assent. If you have any questions concerning this matter, please contact me at 803-253-3903.

Respectfully,

Kristin Riegel  
Project Manager

Enclosures:  
Customer Service Survey



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
176 Croghan Spur Road, Suite 200  
Charleston, South Carolina 29407

February 2, 2009

Ms. Deborah Fair  
Lower Savannah Council of Governments  
P.O. Box 850  
Aiken, SC 29802

Re: Aiken County Seminole Mill Clean-up  
FWS Log No. 2009-I-0170

Dear Ms. Fair:

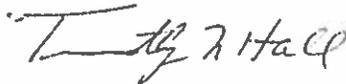
The U.S. Fish and Wildlife Service (Service) has reviewed the plans for this proposed project. Based on our review and the information received:

- It is our opinion that the proposed action will have no effect on resources under the jurisdiction of the Service that are currently protected by the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.)(Act). Therefore, no further action is required under Section 7(a)(2) of the Act.
- We concur with your determination that the proposed action is not likely to adversely affect resources under the jurisdiction of the Service that are currently protected by the Act. Therefore, no further action is required under Section 7(a)(2) of the Act.
- It is our opinion that the proposed action is not likely to have reasonably foreseeable adverse effects on resources under the jurisdiction of the Service that are currently protected by the Act. Therefore, no further action is required under Section 7(a)(2) of the Act.
- The proposed project may impact wetlands. Please contact the U.S. Army Corps of Engineers, Charleston District for more information.

TAKE PRIDE<sup>®</sup>  
IN AMERICA 

If you should have any questions, please contact Tera Baird at (843) 727-4707 ext. 302. In future correspondence concerning the project, please reference FWS Log No 2009-I-0170.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy N. Hall". The signature is written in a cursive style with a large initial "T".

Timothy N. Hall  
Field Supervisor

TNH/TKB



C. Earl Hunter, Commissioner

*Promoting and protecting the health of the public and the environment*

January 29, 2009

FEB 2 2009

Ms. Deborah Fair  
Lower Savannah Council of Governments  
P.O. Box 850  
Aiken, SC 29802

**Re: Town of Clearwater, SC Old Seminole Mill Project**

Dear Ms. Fair:

The map(s) enclosed with this correspondence are in response to your January 22, 2009 request for information regarding any potentially adverse environmental impacts in proximity to the project location(s) you provided. On the map(s) attached to this correspondence you will find "non-vulnerable" sites, within a half-mile radius of the selected project locations, that are either known, permitted or regulated by SCDHEC-BLWM and may adversely impact the project location(s). Excluded from the map output are sites that may adversely impact the project area but are designated by DHEC as "vulnerable" and therefore cannot be displayed on cartographic output provided to external parties. "Vulnerable" sites include Hazardous Waste Generators, Radiological Waste Generators and Nuclear Power Plants.

Please note that the data used to create the enclosed map(s) and any additional tables are subject to frequent changes. Although the data are believed to be fundamentally accurate, no guarantees as to the accuracy or completeness of the data are expressed or implied.

If you need further information regarding any site, you are encouraged to review the site file through a Freedom of Information (FOI) request. You may contact Mr. Jody Hamm with the SCDHEC FOI office at (803) 898-3817. If further information regarding this correspondence is required, please contact me at (803) 896-6942.

Sincerely,

Craig R. McBride, GIS Manager  
SCDHEC – Bureau of Land and Waste Management  
2600 Bull St., Columbia, SC 29201  
(803) 896-4084



# Cerclis

<u>SITE_NAME</u>	<u>EPA_ID_NO</u>	<u>CITY_NAME</u>	<u>ZIP_CODE</u>
AIKEN COUNTY LANDFILL (FORMER)	SCD980558365	CLEARWATER	29822
CLEARWATER FINISHING SITE	SCD003303120	CLEARWATER	29822
SEMINOLE MILLS	SCD991278003	CLEARWATER	29801
SOUTHERN NATURAL GAS METER STATION SC11	SCS123456873	AIKEN	29805

# *Hazardous Generators*

<u>FAC</u>	<u>EPA ID</u>
ANDY JONES MAZDA	SCD98759204
CLEARWATER FINISHING, INC.	SCD00330312
MIDLAND VALLEY CLEANERS	SCD98192276

# *Infectious Waste Generator*

<i>IDENTIFIER</i>	<i>ADDRESS 1</i>	<i>CITY</i>	<i>ZIP CODE</i>	<i>STATE</i>
BATH FIRE DEPARTMENT	115 SCHOOL RD	BATH	29816	SC



Lower Savannah  
Council of Governments

P.O. Box 850, Aiken, South Carolina, 29802  
Tel. (803) 649-7981 - Fax (803) 649-2248  
www.lscog.org

January 22, 2009

Floodplain Management  
Sara A. Brown  
Hydraulics, Hydrology & Coastal Team  
Department of Army  
Corps of Engineers Charleston District  
69-A Hagood Avenue  
Charleston, SC 29403-5107

RE: Aiken County Seminole Mill Clean-up

Dear Ms. Wilson:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

The information is being provided pursuant to federal regulations to allow responsible agencies an opportunity to comment on proposed projects involving federal funds. Please refer to the attached maps for the project location.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely

  
Deborah Fair  
CDBG Compliance Coordinator

Attachments



January 22, 2009

Endangered Species & Wetlands Protection  
Timothy Hall  
Field Supervisor  
U.S. Fish and Wildlife Service  
176 Croghan Spur Road, Suite 200  
Charleston, SC 29407

RE: Aiken County Seminole Mill Clean-up

Dear Mr. Hall:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

The information is being provided pursuant to federal regulations to allow responsible agencies an opportunity to comment on proposed projects involving federal funds. Please refer to the attached maps for the project location.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely,  
  
Deborah Fair  
CDBG Compliance Coordinator

Attachments



Lower Savannah  
Council of Governments

P.O. Box 850, Aiken, South Carolina, 29802  
Tel. (803) 649-7981 - Fax (803) 649-2248  
www.lscog.org

January 22, 2009

Solid Waste  
Alison M. Hathcock  
Regulatory Compliance Division  
Underground Storage Tank Program  
Bureau of Land and Waste Management  
SC Dept. of Health and Environmental Control  
2600 Bull Street  
Columbia, SC 29201-1708

RE: Aiken County Seminole Mill Clean-up

Dear Ms. Hathcock:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

The information is being provided pursuant to federal regulations to allow responsible agencies an opportunity to comment on proposed projects involving federal funds. Please refer to the attached maps for the project location.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely,  
  
Deborah Fair  
CDBG Compliance Coordinator

Attachments



January 22, 2009

Wetlands Protection  
Mary Hope Glenn  
Project Manager  
Regulatory Division  
Department of the Army  
Corps of Engineers Charleston District  
69-A Hagood Avenue  
Charleston, SC 29403-5107

RE: Aiken County Seminole Mill Clean-Up

Dear Ms. Glenn:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

We would like to know if this project will require a Department of Army wetland permit. The area will not involve work in a Navigable water area. The site is approximately 14 acres located in the Clearwater area and owned by Aiken County.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely,

Deborah Fair  
CDBG Compliance Coordinator

Attachments



Lower Savannah  
Council of Governments

P.O. Box 850, Aiken, South Carolina, 29802  
Tel. (803) 649-7981 - Fax (803) 649-2248  
www.lscog.org

January 22, 2009

Natural Resources

John E. Frampton, Director Environmental Programs  
South Carolina Dept. of Natural Resources  
Rembert C. Dennis Building  
1000 Assembly Street  
P.O. Box 167  
Columbia, SC 29202-1708

RE: Aiken County Seminole Mill Clean-up

Dear Mr. Frampton:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

The information is being provided pursuant to federal regulations to allow responsible agencies an opportunity to comment on proposed projects involving federal funds. Please refer to the attached maps for the project location.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely,

Deborah Fair  
CDBG Compliance Coordinator

Attachments



January 22, 2009

Air Quality  
Rhonda R. Baecker  
Air Planning, Development & Outreach Division  
Bureau of Air Quality  
SCDHEC  
2600 Bull Street  
Columbia, SC 29201-1708

RE: Aiken County Seminole Mill Clean-up

Dear Ms. Baecker:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

The information is being provided pursuant to federal regulations to allow responsible agencies an opportunity to comment on proposed projects involving federal funds. Please refer to the attached maps for the project location.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely,

Deborah Fair  
CDBG Compliance Coordinator

Attachments



Lower Savannah  
Council of Governments

P.O. Box 850, Aiken, South Carolina, 29802  
Tel. (803) 649-7981 - Fax (803) 649-2248  
www.lscog.org

January 22, 2009

Heather Preston, Director  
Division of Water Quality  
SCDHEC  
2600 Bull Street  
Columbia, SC 29201

RE: Aiken County Seminole Mill Clean-up

Dear Ms. Preston:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

The information is being provided pursuant to federal regulations to allow responsible agencies an opportunity to comment on proposed projects involving federal funds. Please refer to the attached maps for the project location.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely,

Deborah Fair  
CDBG Compliance Coordinator

Attachments



Lower Savannah  
Council of Governments

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January 22, 2009

Stormwater Management & Sediment Reduction  
Gina Kirkland, Manager  
Water Quality Certification, Standards and  
Wetlands Problems Section  
SC Dept. of Health & Environmental Control  
2600 Bull Street  
Columbia, SC 29201-1708

RE: Aiken County Seminole Mill Clean-up

Dear Ms. Kirkland:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

The information is being provided pursuant to federal regulations to allow responsible agencies an opportunity to comment on proposed projects involving federal funds. Please refer to the attached maps for the project location.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely,

Deborah Fair  
CDBG Compliance Coordinator

Attachments



Lower Savannah  
Council of Governments

P.O. Box 850, Aiken, South Carolina, 29802  
Tel. (803) 649-7981 - Fax (803) 649-2248  
www.lscog.org

January 22, 2009

Historic Preservation  
Caroline Wilson  
Review and Compliance Program Coordinator  
State Historic Preservation Office Management  
SC Dept. of Archives and History  
8301 Parkland Road  
Columbia, SC 29223-4905

RE: Aiken County Seminole Mill Clean-up

Dear Ms. Wilson:

The Lower Savannah Council of Governments is currently assisting Aiken County, South Carolina with their responsibility for completing an environmental review for a Community Investment, Community Development Block Grant (CDBG) from the South Carolina Department of Commerce, Grants Administration. The project proposes to do the following:

*The proposed project will remove approximately 275,000 square feet of concrete that was once the floor and foundation of the old Seminole Mill and 92,000 square feet of asphalt material from the Mill Site located in Clearwater. The Mill site was classified by EPA and DHEC as an environmental Brownfield. Aiken County over the past 12 months through its own resources and assistance from an EPA grant have removed the mill structure which contained, lead paint, friable asbestos and oil tanks. CDBG funds will be used to remove concrete and asphalt material from the mill site. The old Seminole Mill site is located along Hwy 126 between Hwy 421 and US Hwy 1, approximately 5 miles from North Augusta and 7 miles from Augusta, GA., in the western side of Aiken County. Aiken County future for the site is committed to restore the site as a healthy habitat that can support economic, cultural and environmental sustainability. Once all environmental structural barriers are removed the County anticipates using the site for affordable housing. The site is approximately 14 acres. (see attached maps and pictures)*

The information is being provided pursuant to federal regulations to allow responsible agencies an opportunity to comment on proposed projects involving federal funds. Please refer to the attached maps for the project location.

Thank you in advance for your comments concerning this project and your written response to my attention at the above address on or before February 20, 2009.

Sincerely,

  
Deborah Fair

CDBG Compliance Coordinator

Attachments



SOUTH CAROLINA DEPARTMENT OF ARCHIVES & HISTORY  
STATE HISTORIC PRESERVATION OFFICE  
SECTION 106 PROJECT REVIEW FORM

*Section 106 of the National Historic Preservation Act requires the South Carolina State Historic Preservation Office to review all projects that are federally funded, licensed, or assisted. All information must be completed before our review can begin. Please allow thirty (30) days from receipt for review of a project.*

*The SHPO is only one consulting party under Section 106. Refer to 36 CFR 800.2 for information about other participants who are entitled to comment on the Section 106 Process, including Native American tribes, interested parties, and the public. Consultation with the SHPO is NOT a substitution for consultation with appropriate Native American tribes.*

**STOP** This form should not be completed when submitting an FCC Form 620 or 621.

**THIS IS:**

A NEW PROJECT *(Complete all pages of form)*

ADDITIONAL INFORMATION REGARDING PREVIOUS SUBMISSION

*(Complete first page of form ONLY)*

SHPO Project No: \_\_\_\_\_

**STATUS OF PROJECT:**

FEDERAL UNDERTAKING ANTICIPATED  FEDERAL UNDERTAKING (as defined at 36 CFR 800.16(y))

**GENERAL INFORMATION**

1. Project Name: Aiken County Seminole Mill Clean-Up

2. City: Clearwater

3. County: Aiken County

4. Federal Agency (providing funding, license, permit, or assistance):

Agency Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

5. Federal Agency Authorized Delegate (often applicant):

Delegate Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

6. Consultant/Agent for Delegate (if applicable): Lower Savannah Council of Governments

Consultant Contact Name: Deborah Fair

Address: PO Box 850

Aiken, SC 29802

Phone: (803) 649-7981

E-mail: dfair@lscog.org

# INFORMATION REQUIRED FOR NEW PROJECTS

## DETERMINING THE PROJECT AREA OF POTENTIAL EFFECT (APE)

1. Describe in detail all aspects of the project. Include a detailed description of any proposed ground disturbance and any proposed building rehabilitation or repairs.

Remove approximately 275,000 sq. ft. of concrete and 92,000 sq. ft. of asphalt material from the old Mill site in Clearwater. Ground disturbance will occur.

2. Will this project involve phases of construction? If so, please describe the work to be conducted under each phase:

Grant is only for remove of concrete and asphalt material. Future plans are to build affordable apartments. There are four phases of this project. (See attachment)

3. How many acres are in the project area?

Fourteen (14) acres

4. Describe the current land use within the property and immediately adjacent to the property (e.g. farmland, forest, developed, etc.).

Current land use is an empty lot of where the mill use to be. The County tore down the old mill, only thing that is left is the concrete that was once the floor and foundation of the Mill. Within a half mile is existing shopping area and houses.

5. Describe prior land use or previous modification within the property and immediately adjacent to the property(e.g. grading, plowing, mining, draining, etc.).

In the early 2000's the Seminole Mill site building was vacant. The County tore down the old mill, now only thing that is left is the concrete that was once the floor and foundation of the Mill. The mill site is within a haft mile of existing shopping area and houses.

6. Will the project involve:

- new construction
- rehabilitation of any structures
- relocation of any structures
- demolition of any structures

**NOTE:** If the project involves the rehabilitation of a building listed in the National Register of Historic Places or is eligible for listing in the National Register, complete and submit the Historic Building Supplement for each building as appropriate.

7. Provide a written description of the APE, including a discussion of the potential for direct and indirect effects that may result from the project and the justifications for the APE. See *Guidelines for Defining the Area of Potential Effects (APE)* for more information.

Please see attached Aiken County status update, it will provide the direct and indirect effects results from the project and the justifications for the APE. NOTED: 1982 Seminole Mills was deemed eligible for listing on the National Register of Historic Places, the process was never completed.

---

## IDENTIFICATION OF HISTORIC PROPERTIES:

1. ATTACH a copy of the pertinent ArchSite GIS map to this submission.

Please see <http://archsite.cas.sc.edu/archsite> for information on registering for and using the database.

2. List all local historical societies, local governments, members of the public, and any other sources consulted in addition to the SHPO to identify known and potential historic properties.

1982 Seminole Mills was deemed eligible for listing on the National Register of Historic Places, the process was never completed.

3. Are there any structures within the property (houses, barns, old garages, sheds, commercial buildings, churches, etc.)?

YES                       NO

4. If yes, what is the approximate age and original use of each structure? ATTACH photographs of the front and side elevations of all structures, regardless of age, that are within the property.

Old Mill

5. Does the landowner know of any archaeological resources on the property?

YES                       NO

If yes, please describe:

6. Has a cultural resources assessment or a historic resources survey been conducted in the project area?

YES                       NO                       DO NOT KNOW

If yes, provide a copy of the survey or the SHPO comments on the survey, if previously reviewed.

7. Based on the information contained in questions 1-6 please check one:

Historic Properties are present in the APE  
 Historic Properties are not present in the APE

## ASSESSMENT OF PROJECT EFFECT



**IF THIS SUBMISSION IS IN ANTICIPATION OF A FEDERAL PROJECT, DO NOT COMPLETE THIS SECTION!**

No historic properties affected. Provide the basis for this determination:

No adverse effect on historic properties. Explain why the Criteria of Adverse Effect (found at 36 CFR 800.5(a)(1)) were not applicable, including any conditions on the project to avoid or minimize potential adverse effects:

Adverse effect on historic properties. Explain why the Criteria of Adverse Effect (found at 36 CFR 800.5(a)(1)) were found applicable, including a description of efforts taken to avoid or minimize adverse effects:

## REQUIRED DOCUMENTATION CHECKLIST (as found at 36 CFR 800.11):

- 1:24,000 USGS topographic map section with the boundaries of the project area clearly marked and the name of the quadrangle noted on the map
- Clear description, with supporting documentation such as maps and aerial photographs, of the project's Area of Potential Effects (APE)
- Site plan or sketch plan of project (existing and proposed)
- Results of an ArchSite search showing the project area and any historic properties in the vicinity
- Photographs of the project area — digital photos printed at a high resolution on a good-quality color printer are acceptable. No more than two (2) photographs per page should be submitted.

### WHEN APPLICABLE:

- Notification of federal agency authorization to conduct consultation on its behalf
- Copies of summaries of any views provided by consulting parties and the public on the identification of historic properties and the project's effects
- Results of a cultural resources assessment, cultural resources reconnaissance survey, or intensive cultural resources survey conducted to identify any historic properties on the project area or SHPO comments on the survey, if previously reviewed
- Photographs of the front and side elevations of any structures within the APE. Digital photos printed at a high resolution on a good-quality color printer are acceptable. No more than two (2) photographs per page should be submitted.
- Historic Building Supplement, if work is proposed to a historic structure or building
- Plans and specifications for work on a historic structure or building

The completed form with all supporting documentation should be sent to Review and Compliance Coordinator, SC Department of Archives and History, 8301 Parklane Road, Columbia, SC 29223.  
*Project submissions will not be accepted via facsimile or e-mail.*

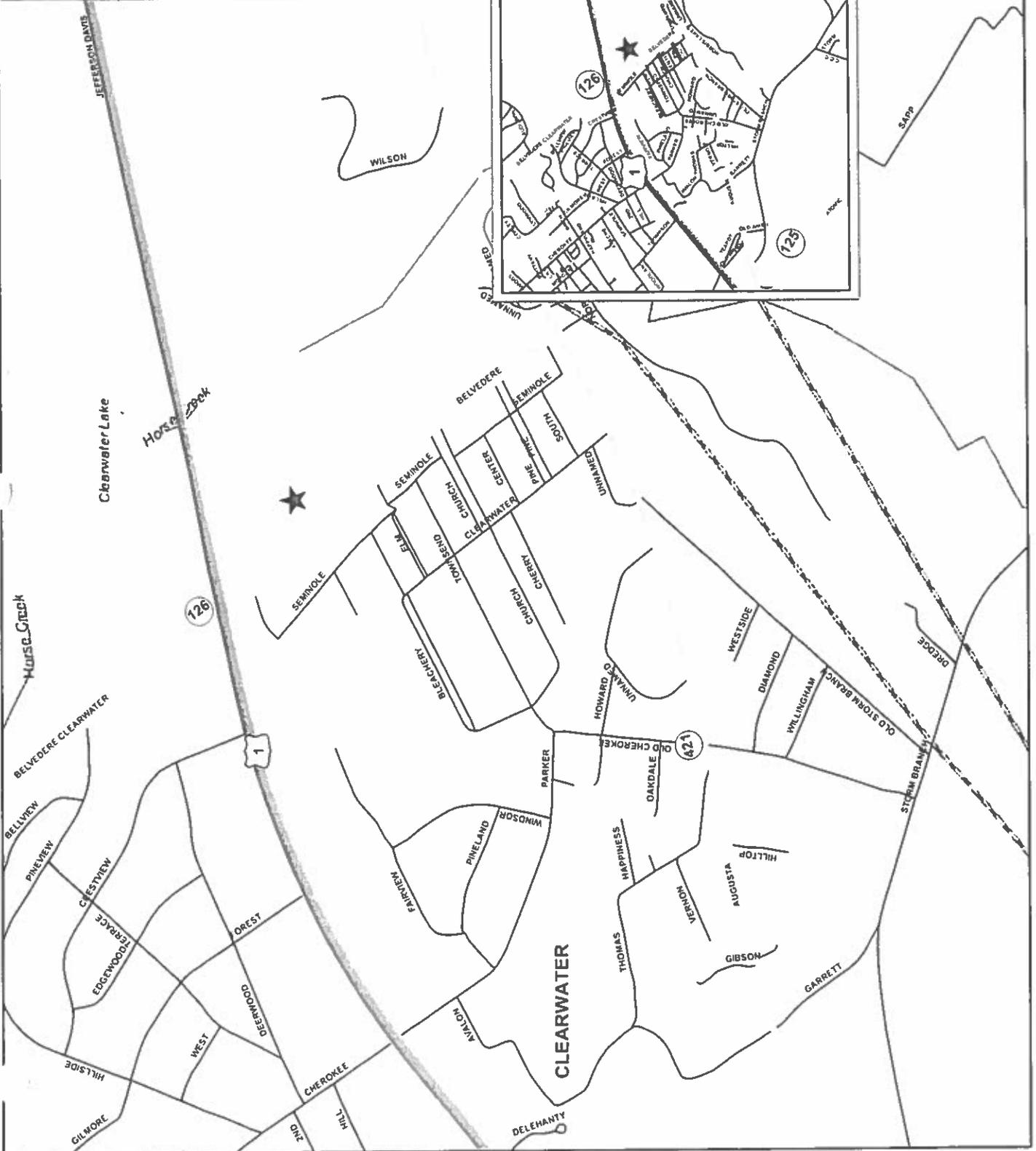
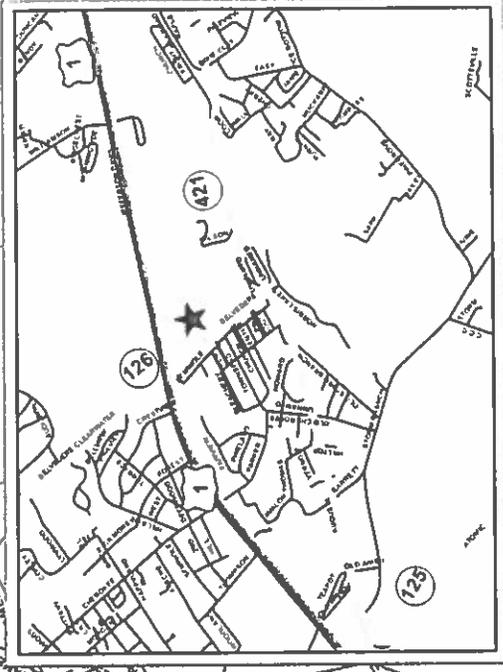
Questions? Telephone the Review and Compliance Coordinator at 803-896-6169.

# Clearwater, SC

## CDBG Project Locations

### Legend

- US Highways
- State Highways
- Roads
- ★ Seminole Mill Acres  
Belvedere Road  
Clearwater, SC

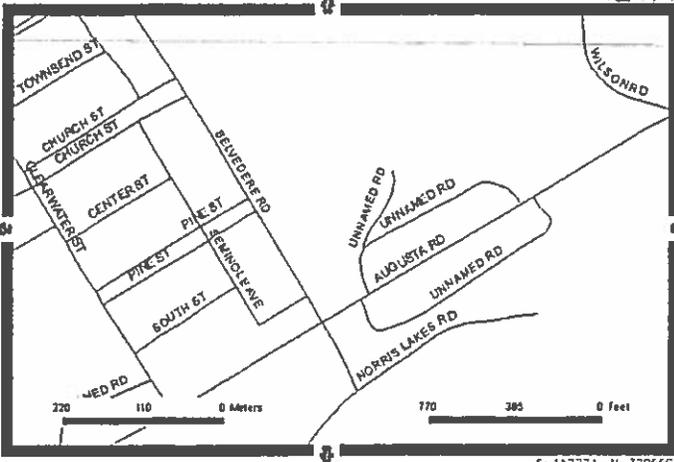


Map by  
LSCOG GIS  
August 2008 - LM

General Disclaimer  
The information has been prepared from  
public records and is for informational purposes only.  
It is not intended to be used for any other purpose.  
The user may make a claim on the information.









Hover your cursor over a button to see information about its functionality

Layers  
Locate  
Print Map

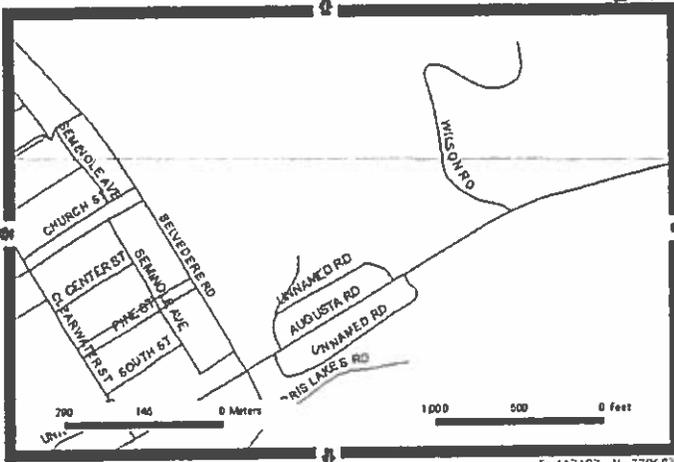
- National Register
  - National Register Points 
  - National Register Polygons 
- Historic Structures Layers
  - Historic Structures 
    -  Significant Resource or Requires Evaluation
    -  Not Eligible
  - Historic Areas 
    -  Significant Resource or Requires Evaluation
    -  Not Eligible
- Streets 
- SC 1:24,000 Quad Index 
- Cities 
- Water 

Map Scale: 1: 6,083

location of Seminole Mill Site







E 417487 N 3706236


**Identify:** Click on a geographic feature or place to get its attributes

Layers

Locate

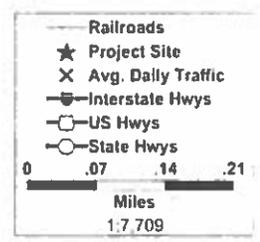
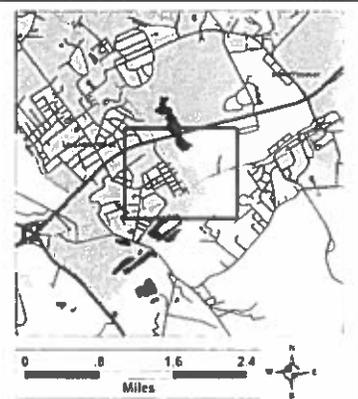
Print Map

**National Register**  
 National Register Points   
 National Register Polygons   
 **Historic Structures Layers**  
 Historic Structures   
     ▲ Significant Resource or Requires Evaluation  
     ○ Not Eligible  
 Historic Areas   
     □ Significant Resource or Requires Evaluation  
     □ Not Eligible  
 Streets   
 SC 1:24,000 Quad Index   
 Cities   
 Water 

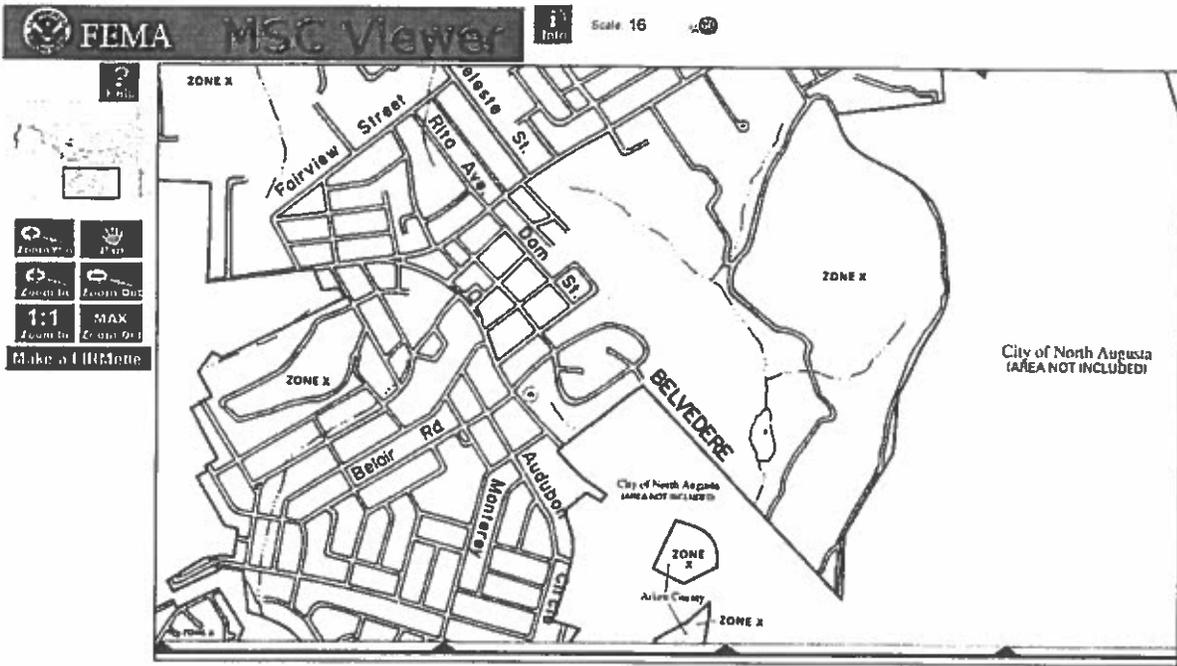
Map Scale: 1: 8,110

location of Seminole Mill site

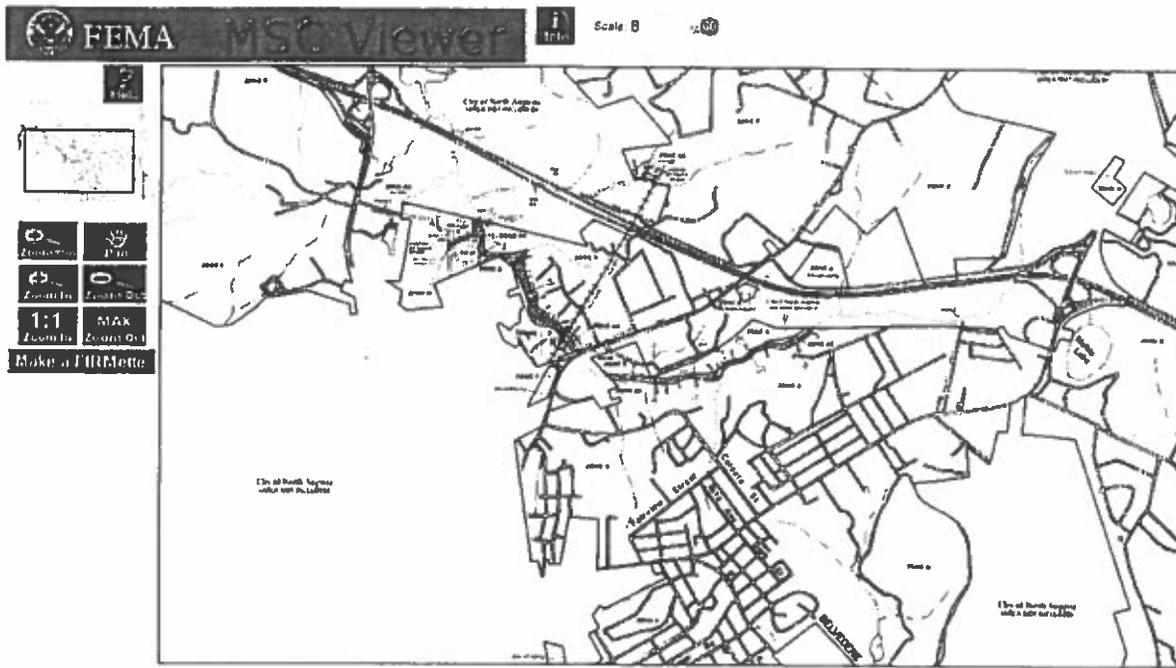
# Clearwater, SC: Site Neighborhood



vogt      bowen



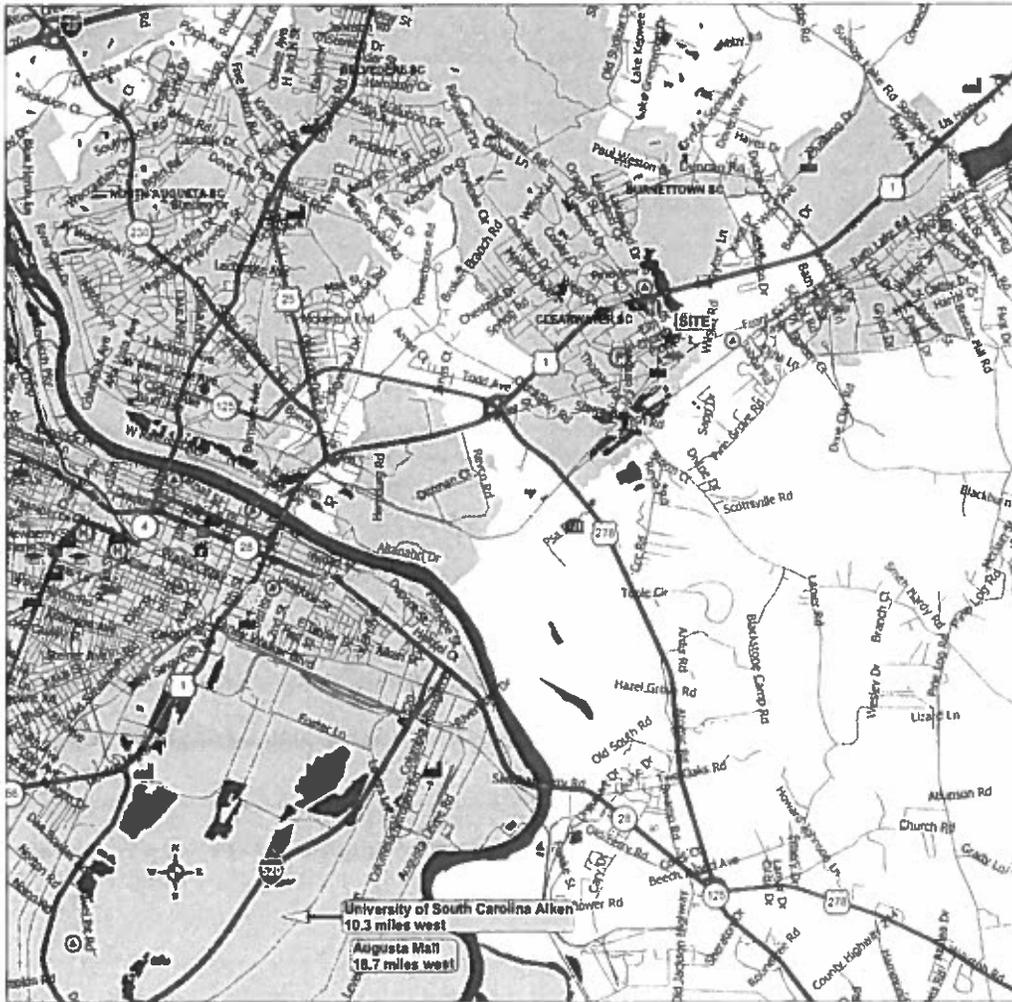
4500020010C



4500020010C

S

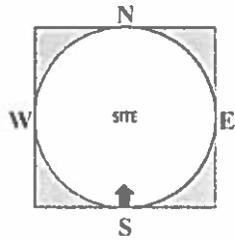
# Clearwater, SC: Community Services



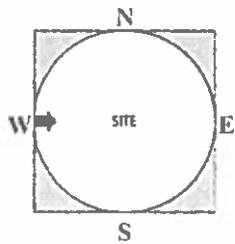
- ★ Project Site
- ☒ Police
- 🚒 Fire Department
- 🏥 Hospital
- 🏥 Med Center
- 🛍 Shopping
- 🛒 Grocery
- 📮 Post Office
- 👴 Senior Center
- 🌳 Park/Recreation
- 🏢 Employment Center
- 📖 Library
- 🎒 Elementary School
- 🎒 Middle School
- 🎒 High School
- 🎓 University/College
- 🏦 Banks
- 🏪 Pharmacy
- 🏛 City Government
- 🚏 Bus Stop
- 🏠 Community Center
- 🏪 Convenience Store
- 🏠 Day Care
- 🚴 Fitness Center
- ⛽ Gas Station
- 🍽 Restaurant
- 🚗 High Traffic Corridor
- 🛣 Interstate Hwys
- 🛣 US Hwys
- 🛣 State Hwys



vogtwilliams bower

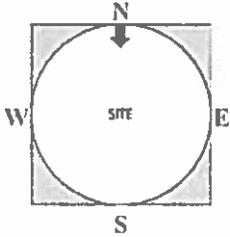


South view of site

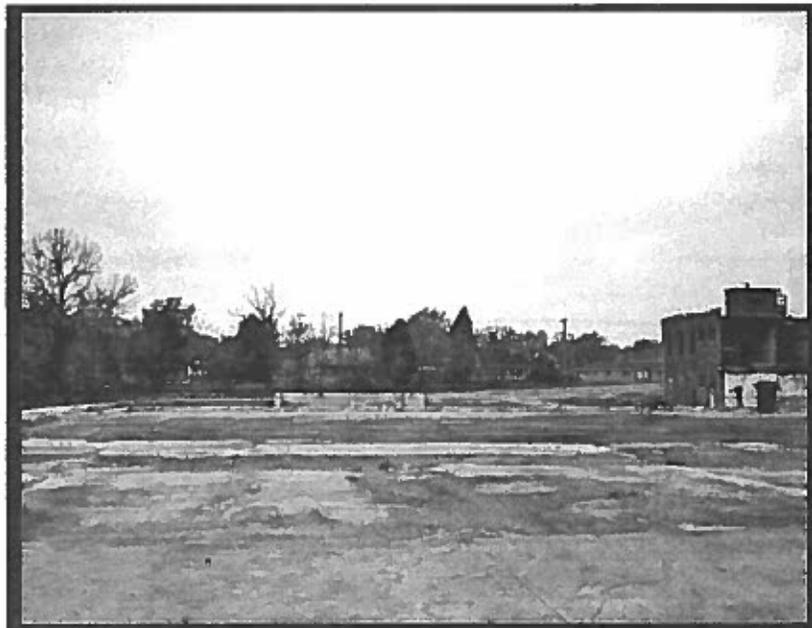
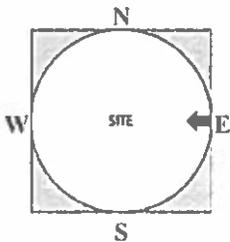


West view of site

# SITE PHOTOGRAPHS



North view of site



East view of site

# AIKEN COUNTY

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## Location of survey: Aiken

**Report title:** Intensive Architectural Survey of 33 Army Reserve Centers, 81<sup>st</sup> Regional Support Command, Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, and South Carolina (Draft).

**Date:** February 2005

**Surveyor:** Brockington and Associates (Patricia Stallings and Edward Salo)

**Number of sites:** 2

**SHPO Site numbers:** 2759.00-2759.01

**Description:** Report (141 pp. plus appendices), includes project description, maps, historical overview, and historic resource descriptions and photographs; two site forms (printed in Appendix A); two items correspondence.

**Location:** S108043, Box #22, Folder #676

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## Location of survey: Aiken

**Report title:** Cultural Resource Reconnaissance Survey of SC Route 302 (Silver Bluff Road) from SC Route 81 to S-2-1849, Aiken County, South Carolina.

**Date:** November 2006

**Surveyor:** SCDOT (Chad Long)

**Number of sites:** 1

**SHPO Site numbers:** 2765

**Description:** Copy of SCDOT Archaeological/Architectural Short-Form Report (3 pp. plus appendices), includes environmental setting, project description, and maps; one site form with photographs.

**Location:** S108043, Box # 21, Folder # 635

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## Location of survey: North Augusta

**Report title:** Archaeological and Historic Architectural Reconnaissance of the Proposed Improvements to the US 1/5th Street Interchange, Aiken County, South Carolina.

**Date:** August 2006

**Surveyor:** SCDOT (Bonnie L. Frick and Wayne D. Roberts)

**Number of sites:** 4

**SHPO Site numbers:** 0296, 2046-2048

**Description:** Copy of SCDOT Archaeological/Architectural Short-Form Report (3 pp. plus appendices), includes environmental setting, project description, site descriptions, and maps; four site forms with photographs; one item correspondence.

**Location:** S108043, Box # 21, Folder # 623

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**Location of survey: Clearwater vicinity**

**Report title:** Cultural Resources Survey of the Proposed Bridge Replacement on SC-421 over Little Horse Creek, Aiken County, South Carolina.

**Date:** February 2005

**Surveyor:** New South Associates (Summer Ciomek and M. Tankersley)

**Number of sites:** 1

**SHPO Site numbers:** 2757-2758

**Description:** Copy of SCDOT Archaeological/Architectural Short-Form Report (8 pp. plus appendices), includes environmental setting, project description, site descriptions, and maps; two site forms with photographs; one item correspondence.

**Location:** S108043, Box # 18, Folder # 510

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**Location of survey: New Ellenton vicinity**

**Report title:** Cultural Resources Survey of Gray Mare Hollow Road (S-146) Improvements, Aiken County, South Carolina.

**Date:** March 2005

**Surveyor:** New South Associates (Heather Maudlin and Terri Gillett)

**Number of sites:** 1

**SHPO Site numbers:** 2755

**Description:** Copy of SCDOT Archaeological/Architectural Short-Form Report (8 pp. plus appendices), includes environmental setting, project description, site descriptions, and maps; one site form with photographs & photo negatives (including negatives for site # 2756 included with SC-4/302 project below); one item correspondence.

**Location:** S108043, Box # 18, Folder # 509

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**Location of survey: Kitchings Mill vicinity**

**Report title:** Cultural Resources Survey of the SC-4/302 Bridge Approaches over the South Fork Edisto, Aiken County, South Carolina.

**Date:** March 2005

**Surveyor:** New South Associates (Heather Maudlin and Terri Gillett)

**Number of sites:** 1

**SHPO Site numbers:** 2756

**Description:** Copy of SCDOT Archaeological/Architectural Short-Form Report (9 pp. plus appendices), includes environmental setting, project description, site descriptions, and maps; one site form with photographs; one item correspondence.

**Location:** S108043, Box # 18, Folder # 508

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### **Location of survey: Kitchings Mill vicinity**

**Report title:** Intensive Archaeological and Architectural Survey for the S-22 (Veterans Road)/South Fork Edisto River Bridge Replacements in Aiken County, South Carolina.

**Date:** July 2005

**Surveyor:** Legacy Research Associates

**Number of sites:** 5

**SHPO Site numbers:** 2760-2764

**Description:** Draft report (36 pp. plus appendix), includes environmental setting, historic context, project description, site descriptions, and maps; five site forms with photographs; one item correspondence.

**Location:** S108043, Box # 18, Folder # 486

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### **Location of survey: North Augusta**

**Report title:** Cultural Resources Survey of the North Augusta Riverfront Project, Aiken County, South Carolina

**Date:** July 2004

**Surveyor:** Chicora Foundation, Inc.

**Number of sites:** 4

**SHPO site numbers:** 2754-2754.03

**Description:** Report (152 pp.) includes project description, environmental description, historical background, results of architectural survey, results of archaeological survey, maps; four site forms with photographs; one item correspondence.

**Location:** S108043, Box # 16, Folder # 428

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### **Location of Survey: Aiken County – Jackson vicinity**

**Report Title:** Cultural Resources Survey of the US Route 278/Hollow Creek Bridge Replacement Project, Aiken County, South Carolina.

**Date:** April 2003

**Surveyor:** South Carolina Department of Transportation

**Number of sites:** 1

**SHPO site numbers:** 2726

**Description:** Copy of SCDOT Archaeological/Architectural Short-Form Report (6 pp.), includes project description, site description, and maps; one site form with photographs; one item correspondence.

**Location:** S108043, Box #16, Folder #402

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### **Location of survey: North Augusta**

**Report title:** Cultural Resources Survey of the North Augusta Greenway, Aiken County, South Carolina

**Date:** October 2002

**Surveyor:** Chicora Foundation, Inc.

**Number of sites:** 7

**SHPO site numbers:** 2718-2725

**Description:** Various pages from a full report includes project description, results of architectural survey, results of archaeological survey; seven site forms with photographs; one item correspondence.

**Location:** S108043, Box # 16, Folder # 421

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### **Location of survey: North Augusta vicinity**

**Report title:** Intensive Architectural Survey of Palmetto Parkway (I-520) Phase 2, from US 1 to I-20, Aiken County

**Date:** July 2003

**Surveyor:** Edwards-Pitman Environmental, Inc.

**Number of sites:** 29

**SHPO site numbers:** 0523, 0715, 2727-2753

**Description:** Architectural survey report (20 pp.) includes project description, environmental setting, historic overview, methodology, and results of architectural survey; twenty-nine site forms with photographs; one item correspondence.

**Location:** S108043, Box #15, Folder #372

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### **Location of Survey: Aiken County – Kitchings Mill vicinity**

**Report Title:** Intensive Archaeological Survey of the SC Route 4/394 Intersection Improvements, Aiken County, South Carolina.

**Date:** November 2000

**Surveyor:** South Carolina Department of Transportation

**Number of sites:** 1

**SHPO site numbers:** 2248

**Description:** Copy of SCDOT Archaeological Section Field Report (7 pp.), includes project description and maps; one site form with photographs; one item correspondence.

Location: S108043, Box #7, Folder #200

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**Location of survey: U.S. 25**

**Report title:** An Intensive Archaeological and Architectural Survey of the Proposed U.S.25 Improvements, Aiken County, South Carolina

**Date:** 1995

**Surveyor:** South Carolina Department of Transportation (Charlie Rinehart)

**Number of sites:** 7

**SHPO site numbers:** 2029-2035

**Description:** 7 site forms with photos; copied portion of North Augusta quad; no report on file.

**Location:** S108043, Box #3, Folder #67

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**Location of survey: SC 302 corridor**

**Report title:** An Intensive Archeological and Architectural Survey of the Proposed SC 302 Widening Project, Aiken Co.

**Date:** 1994

**Surveyor:** South Carolina Department Of Transportation (Charlie Rinehart)

**Number of sites:** 1

**SHPO site number:** 2228

**Description:** 1 site form with photo; no report on file.

**Location:** S108043; Box #1, Folder #2

**Description:** 1 USGS intensive level survey map: Aiken.

**Location:** S108042, Map Case 12/01, Aiken Co., Folder #1

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**Location of survey: SC 118 corridor**

**Report title:** Intensive Archaeological Survey of the Proposed S.C.118 Bypass, Aiken County, South Carolina

**Date:** 1993

**Surveyor:** Brockington and Associates, Inc. (Scott Butler)

**Number of sites:** 3

**SHPO site numbers:** 2025-2027

**Description:** 3 site forms; no report on file.

**Location:** S108043, Box #1, Folder #3

**Description:** Negatives [Restricted - contact Survey Coordinator]

**Location:** S108013, Box #1

---

## **Location of survey: US Hwy. 78 corridor**

**Report title:** Background and Archival Research for U.S. Hwy. 78 Improvements, Aiken to Elko, SC and Architectural Survey for U.S. Hwy. 78 Improvements, Aiken to Elko, SC

**Date:** 1992

**Surveyor:** Brockington and Associates, Inc.

**Number of sites:** 94

**SHPO Site numbers:** 0235, 0246-0248, 0475-0477, 0479-0480, 0482-0483, 0485-0486, 0739, 1153, 1184, 1188, 1195-1197, 1200, 2036-2045 (Aiken County); 0097-0157 (Barnwell County)

**Description:** Report (43pp) Architectural Survey; 94 site forms from both Aiken and Barnwell Counties.

**Location:** S108043, Box #1, Folders #4-9

**Description:** 3 USGS intensive level survey maps: Oakwood, Williston, Windsor.

**Location:** S108042, Map Case 12/01, Aiken Co., Folder #2

**Description:** Negatives [Restricted - contact Survey Coordinator]

**Location:** S108013, Box #1

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## **Location of survey: Aiken - City**

**Report title:** City of Aiken, South Carolina: Historical and Architectural Inventory - 1989, Final Survey Report

**Date:** 1989

**Surveyor:** Preservation Consultants, Inc.

**Number of sites:** 560 properties surveyed in 1989; 269 properties renumbered from a 1982 survey; 821 total site numbers assigned.

**SHPO site numbers:** 1210-2014 (805) (see conversion table below)

**Boundaries:** entire city limits of Aiken, includes sites adjacent to city limits which were not included in Aiken Co. surveys of 1985 or 1988.

**Description:** report (25 p.); conversion table for site numbers; inventories, "Survey Site Index, 1982-1987" (6 p.); "Aiken Survey Sites, Indexed by Map Number" (10 p.); "Index: Named Sites" (5p.); "Aiken Survey Sites-1989 Preservation Consultants" (9 p.); "Survey Sites: Preservation Consultants, 1982, Draft and Listing" (10 p.); "Post 1982-site inventory," printout, (15 p.); Consultant National Register recommendations; "Potential Historic Districts-Aiken 7/15/89" (4 p.); "Adjacent to Existing Districts" (3 p.); SHPO Determinations of Eligibility; "Aiken City Survey, Working List of National Register Recommendations," [compilation of field notes], (2 p.); See also "Evaluation of Potential National Register Listings," (Section 12, Report); Inventories of National Register listings; "National Register and Winter Colony Historic Districts" (3 p.); "National Register Sites Aiken-Individual/Winter Colony District" (4 p.); "Index: Winter

Colony Thematic Resource and National Register Sites" (7 p.); slide logs: 1989 survey (1p.); "Public programs slides" (5p.).  
Location: S108042, Box #117

**Description:** Site forms with photos arranged by site number. (Site numbers are a combination of tax map number and site number.) See inventory labeled "Aiken Survey Sites: Indexed by Map Number" for a list of properties surveyed in 1982 and 1989. For the site forms from the 1982 survey, see Aiken-City-Winter Colony Historic Districts.

**Location:** S108042,

Box #74: site numbers. 1-248, 250-262, 264-284, 286-289, 291-344, 345-452.

Box #75: site numbers. 453-481, 483-561, 563, 576, 719, 721, 729-730, 759-761, 788.

No site forms in either location for the following site numbers.: 285, 290, 482, 562, 571, 575, 583, 589, 593-594, 617, 631, 637-638, 642, 647, 649-650, 665, 674, 678, 697-698, 706, 709, 712-717, 727, 740, 744, 752, 763-765, 771, 783, 785, 789, 792-794, 799, 807, 809-810, 815-821.

**Description:** 15 intensive level survey tax maps.

**Location:** S108042, Map Case 12/01, Aiken Co., Folder #3

**Description:** Negatives [Restricted - contact Survey Coordinator]

**Location:** S108013, Box #1

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### **Location of survey: AIKEN COUNTY: SURVEY (eastern portion)**

**Report title:** Aiken County - East, South Carolina: Historical and Architectural Inventory

**Date:** 1988

**Surveyor:** Preservation Consultants, Inc.

**Number of sites:** 755

**Boundaries:** 525 sq. mi.; "including towns of Monetta, New Ellenton, Perry, Salley, and Wagener; Areas east, south and north of Aiken." Excluding areas within incorporated city limits of Aiken and North Augusta; and excluding areas surveyed by Preservation Consultants (1985-86), and Horse Creek Valley project surveyed by Michael Scardaville, et al. (1985—86).

**Description:** Report (39 p., bound); inventory; Aiken Index of Sites by Quad (15 p.); Consultant National Register recommendations (3 p.); "National Register Recommendations Supplement"; SHPO Determinations of Eligibility; "Aiken County East Survey: Potentially Eligible National Register Listings," including maps of Perry and Wagener with adjusted National Register historic district boundaries (5 p.); SHPO field notes, dated Dec. 1, 1988 (3 p.); slide list (2 p.), includes slides by Preservation Consultants and SHPO staff; list, "Aiken Co. Grist Mills," includes site numbers with survey sites by type/use (2 p.).

**Location:** S108042, Box #117

**Description** 3 maps: Perry, Salley, Wagener; 19 USGS 1:24,000 intensive level survey maps: Aiken, Aiken Northwest, Augusta East, Foxtown, Graniteville, Hollow Creek, Monetta, New Ellenton, North Augusta, Oakwood, Woodford, Pond Branch, Ridge Spring, Seivern, Steedman, Trenton, Wagener, Williston, and Windsor; 1 USGS 1:62,500 intensive level survey map: Seivern; index of sites by quad number.  
**Location:** S108042, Map Case 12/01, Aiken Co., Folder #4

**Description:** 755 site forms with photos arranged by site number.  
**Location:** S108042,  
Box #75: Quad 5 - Quad 368 (through site no. 22)  
Box #76: Quad 368 - Quad 560

**Description:** Negatives [Restricted - contact Survey Coordinator]  
**Location:** S108013, Box #1

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### **Location of survey: AIKEN COUNTY: SURVEY (western portion)**

**Report title:** Aiken County, South Carolina - Final Survey Report  
**Date:** 1986  
**Surveyor:** Preservation Consultants, Inc.  
**Number of sites:** 426

**Boundaries:** "Including towns of Beech Island, Burnetown, Clearwater, Gloverville, Graniteville, Jackson, and Warrentville.  
Areas west of Aiken, south of North Augusta, and north of Savannah River Plant."  
"Survey boundaries interpreted to be centerline of boundary roads unless otherwise noted." EXCLUDED: areas within the incorporated city limits of Aiken and North Augusta; areas surveyed by Horse Creek Valley Project.

**Description:** Report (27 p., bound), including inset maps for Graniteville, Burnetown, Lynwood, Jackson, Warrentville, Gloverville, Langley; inventory (9 p.) of sites listed by USGS quad; SHPO determinations of eligibility (2 p.); SHPO field notes (6 p.); slide list (2 p.); site visit report (1 p.), June 1989, re Schultz Hill Cemetery, Hitchcock Mill Site.  
**Location:** S108042, Box #117

**Description:** 2 Aiken County intensive composite highway maps with site numbers; 11 USGS intensive level survey maps: Martinez, North Augusta, Graniteville, Aiken, Augusta East, Hollow Creek, New Ellenton, Mechanic Hill, Jackson, New Ellenton South West, Shell Bluff Landing.  
**Location:** S108042, Map Case 01/08, Folder #1

**Description:** 426 site forms with photos arranged by site number  
**Location:** S108042,  
Box #11: site numbers. 2.001 - 3.090  
Box #12: site numbers. 3.091 - 6.005  
Box #13: site numbers. 6.006 - 10.001

**Description:** Negatives [Restricted - contact Survey Coordinator]  
**Location:** S108013, Box #1

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**See also THEMATIC SURVEYS - TEXTILE PROPERTIES**

**Location of survey:** AIKEN COUNTY: SURVEY - Horse Creek Valley  
**Date:** 1985/1986

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**Location of survey: Aiken - City - Winter Colony Historic Districts**

**Date:** 1982  
**Surveyor:** Margaret Marion/SHPO  
**Number of sites:** 269

**Description:** Site forms with photos arranged by site number. Includes some site forms dated 1979 and 1985. Site forms renumbered during 1989 City of Aiken Survey (see inventories of National Register Districts). Three sites not found (presumed demolished) in 1989 survey are filed in front of site forms.

**Location:** S108042,

**Box #10:** site numbers. 249, 263, 564-570, 572-574, 577-582, 584-588, 590-592, 595-616, 618-630, 632-636, 639-641, 643-646, 648, 651-664, 666-673, 675-677, 679.

**Box #11:** site numbers. 680-696, 699-705, 707-708, 710-711, 718, 720, 722-726, 728, 731-739, 741-743, 745-751, 753-758, 762, 766-770, 772-782, 784, 786-787, 790-791, 795-798, 800-806, 808, 811-814.

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**Location of survey: North Augusta - City**

**Date:** 1982  
**Surveyor:** Margaret Marion/SHPO  
**Number of sites:** 70

**Description:** Key to survey map (2 p.).

**Location:** S108042, Box #117

**Description:** 70 site forms with photos arranged by site number.

**Location:** S108042, Box #11

**Description:** Intensive level survey tax maps.

**Location:** S108042, Map Case 12/01, Aiken Co., Folder #7

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**Location of survey: Aiken - City**

**Date:** 1979  
**Surveyor:** Margaret Marion/SHPO

**Description:** Trip report (2 p.).  
**Location:** S108042, Box #117

**Description:** Site forms with photos. Some 1979 site forms interfiled in 1982 Aiken - City - Winter Colony Historic Districts survey (see above).  
**Location:** S108042, Box #11-12

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See also REGIONAL SURVEYS - LOWER SAVANNAH

**Report title:** A Survey of Historical Sites in the Lower Savannah Region  
**Library call number:** F 270 .S3 L687 1976  
**Date:** 1976  
**Surveyor:** Lower Savannah Regional Planning and Development Council

**Description:** Report (117 p.), photos.  
**Location:** S108042, Box #117

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See also REGIONAL SURVEYS - LOWER SAVANNAH

**Report title:** A Survey of Historical Sites in the Lower Savannah Region  
**Library call number:** F 270 .S3  
**Date:** 1973  
**Surveyor:** Lower Savannah Regional Council

**Description:** Report (190+ p.), maps, photos.  
**Location:** S108042, Box #73 (Oversized)

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See also REGIONAL SURVEYS - LOWER SAVANNAH

**Report title:** A Plan for the Preservation of Historical Sites in the Lower Savannah Region  
**Library call number:** F 277 .S3 L686 1972  
**Date:** 1972  
**Surveyor:** Lower Savannah Regional Council of Government

**Description:** Report (101 p.), maps.  
**Location:** S108042, Box #73 (Oversized)

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See also REGIONAL SURVEYS - LOWER SAVANNAH

**Report title:** A Survey of Historic Sites in the Lower Savannah Region  
**Library call number:** F 277 .S3 L68 1971  
**Date:** 1971  
**Surveyor:** Lower Savannah Regional Council of Government

Description: Report (129 p.)

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**Description: Other negatives [Restricted - contact Survey Coordinator]**

- Aiken county negatives/contact prints in other counties:

1. County Courthouse filed under Charleston, Georgetown
2. Legare house filed under Orangeburg
3. Redcliffe filed under Richland

- 1980 (Lowe/Starr)

- Misc., 1974-1984, includes:

Churches: All Saints; Chapel St. Claire; Friendship; St. Thaddeus; St. Mary's.

Houses: Chancellor Carroll; Dawson-Vanderhorst; J.S. Hammond; Joye Cottage;

Pickens; Whitehall.

Other: Aiken Mile Track; county courthouse; Court Tennis Bldg.; Graniteville; Newbridge Farm; A.S. Salley painting; Star of Edgefield; Willcox Hotel; Whitney Stables.

Richland: Simons-Mann Cottage.

- Misc., 1985-1989, n.d., includes:

Houses: Lookaway Hall; B.C. Wall House.

Other: Aiken (city).

York: Ft. Mill.

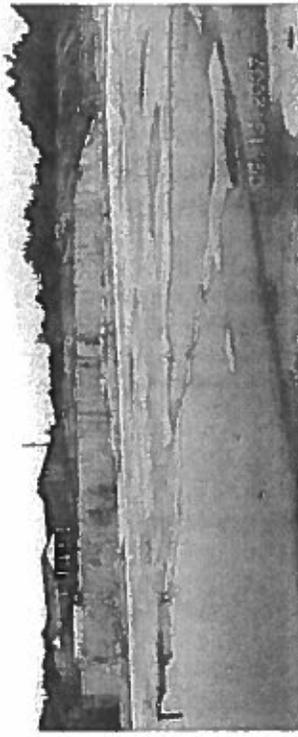
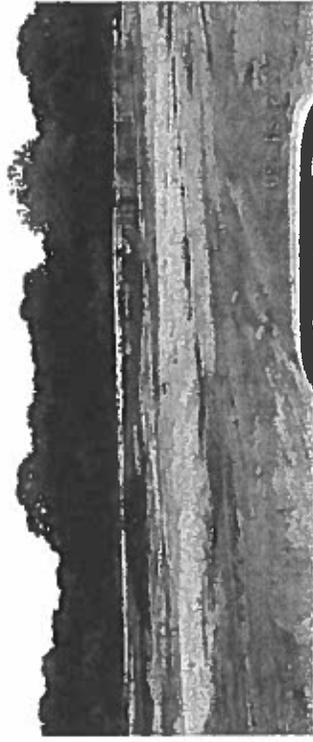
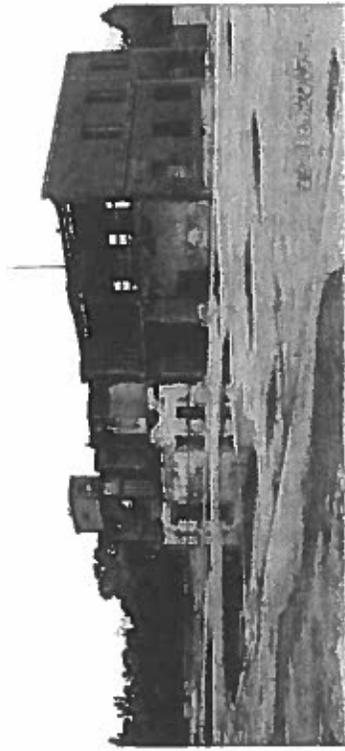
- Undated (and mostly unidentified) includes: Aiken Library; Graniteville; Hitchcock Mill; N. Augusta; Schultz Hill Cemetery; and the Willcox Inn.

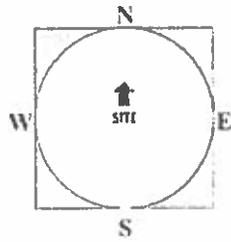
Location: S108013, Box #1

# Seminole Mill Site today

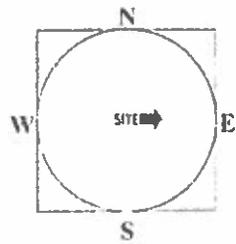
The Historic Front & Acreage are Ready for Redevelopment

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North view from site



East view from site

v o g t

b o w e n



Environmental Impact Map

**Challenges**

- 1 Asbestos contamination at the Seminole Mill.
- 2 Contaminates present at the Impound area.
- 3 Chromium plumb seeping across the site, towards Little Horse Creek.
- 4 Limited PCBs located at the Clearwater Finishing Plant.
- 5 Level of contamination of Clearwater Finishing Plant is unknown.

**Solutions**

1. Asbestos infiltration is relatively minor and can be removed easily.
2. Site can be excavated and capped to prevent further pollution.
3. Barrier can be installed to prevent further contamination.
4. Remediation area is limited and grants are available to fund clean-up.
5. Assessment can be performed and funded with grants.

**Environmental Clean-up Action Plan**

**Phase I**

1. County acquisition of Seminole Mill site.
2. Remediation of Seminole Mill.
3. Environmental Assessment of Clearwater Mill.
4. Investigate potential funding resources.
5. County pursues acquisition of remainder of Clearwater Park.

**Phase II**

1. Complete Remediation of Clearwater Park along the waterfront.
  - a. Removal of debris and capping of dump site
  - b. Excavation of Impound area
  - c. Verify that self-remediation is viable
2. Install barrier to prevent further Chromium contamination.
3. Implement local option Brownfield Redevelopment Fund to begin park planning and construction.

**Phase III**

1. Divide Clearwater Site and perform Environmental Remediation, as necessary.

**Phase IV**

1. Perform Environmental Remediation and Demolition of remaining Clearwater Site.

**Existing Funding Opportunities**

1. Aiken County Allocations
  - a. \$2 million in local option Brownfield Redevelopment Fund.
2. EPA Grants (in process)
  - a. \$200,000 Assessment Grant for Clearwater.
  - b. \$200,000 Remediation Grant for Seminole.
3. Material Salvage
  - a. Resale of brick, steel and wood



Environmental Clean-up Phasing Plan

CLEARWATER

## AIA Columbia

### Reclaiming a Contaminated Mill Site in Clearwater

#### Summary:

*The state of South Carolina acknowledges that redeveloping abandoned mill sites is a critical social, economic, and environmental need. This issue is being actively addressed in Aiken County, South Carolina, home to the historic Clearwater and Seminole textile mills. With the likely prospect of available funds from a new sales tax and the community's location on a busy highway, Clearwater is well positioned to take advantage of local population growth. A community charrette led by AIA Columbia helped to create a vision for the future, with recommendations for clean-up of the site, demolition of derelict buildings, and gradual redevelopment with a mix of residential, office, and retail uses. Following this plan, the Clearwater project can become a model for others to emulate because of its potential to resolve the multitude of challenges faced by mill communities.*

#### Back story:

The historic Clearwater and Seminole textile mills in Aiken County, South Carolina, closed in the early 1990s, leaving behind contaminated “brownfields” and significant unemployment. Since then, the future of this 80-acre site has been uncertain. A new local sales tax will provide up to \$2 million for redevelopment in the area. Clearwater residents want to take advantage of this opportunity, but they struggle with how to proceed. To help the community determine how best to meet the challenges they face, AIA Columbia assembled a multi-disciplinary team of planners, designers, and stakeholders to address the problem.

The mill site is strategically located on U.S. Highway 1 between the South Carolina cities of Aiken and North Augusta – both rapidly growing communities. Clearwater is well positioned to take advantage of this regional growth, but needs a plan ensure the growth has a positive impact on its community.

During the team’s initial site visit, it appeared that the best option might be a mixed-use development. Many questions remained, however. Foremost was the fact that the site’s history as a key element in a string of mill villages established shortly after the Civil War needed to be considered. Clearwater’s finished goods

were ranked among the best in the world in the early 1900s. But shifts in the global economy led to the closing of both the Clearwater and Seminole mills in 1982. About the same time, Clearwater was deemed eligible for listing on the National Register of Historic Places, although the registration process was never completed. Citizens and community leaders must now decide whether to pursue such a designation. While textile manufacturing was an important chapter in the state's history, saving the remaining mills has become a controversial topic. Other critical issues include the community's need for affordable housing, jobs, recreation, and cultural opportunities.

In 2005 the Palmetto Parkway, a major transportation project, was announced. The new highway will provide a direct road connection between Aiken and North Augusta, making opportunities for redevelopment more lucrative and feasible.

As the team worked toward a shared vision for the site, they addressed a number of issues and options, including:

- Conversion of the sites into a mixed-use employment center
- Eligibility of the Clearwater site for National Register designation
- Rehabilitation that meets both historic guidelines and local needs
- Redevelopment that is financially feasible
- Connection of the site with Clearwater Pond, one of the community's major assets with several acres of surrounding green space
- Identification of a starting point for the project

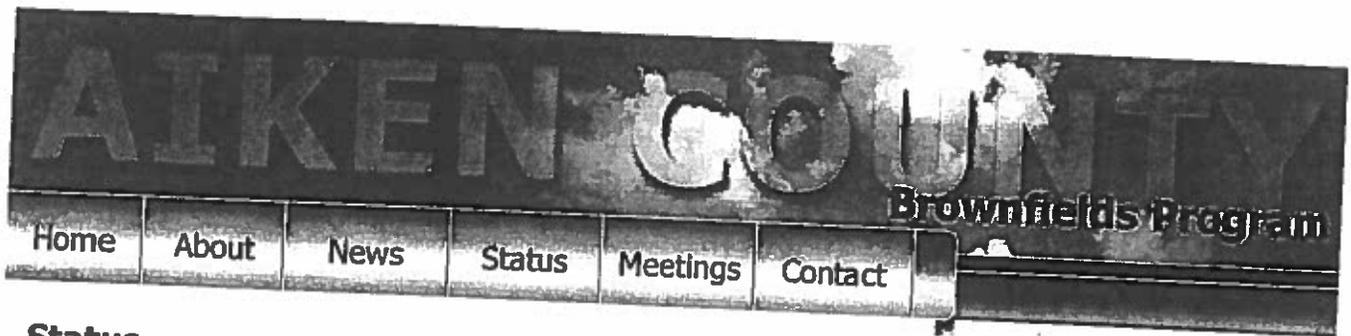
A cross-section of community leaders, elected officials, and area citizens gathered in January 2007 to advance their goal of transforming the mill site into a community asset. They discussed how to attract developers and businesses to the site, and how to create new employment opportunities that would replace the economic loss of the mills.

In addition to the design input sessions, AIA Columbia hosted a "History Harvest" with former workers from the Clearwater mill. Oral histories were captured on video, and memorabilia was scanned and photographed. Local residents were able to participate directly in the documentation and preservation of their community's history.

As a result of this intensive study and collaboration, the team produced a master plan for the Clearwater site and a timeline for implementation. Aided by data collected in a market study for Clearwater commissioned by AIA Columbia, the team acknowledged that redevelopment must rely on the economy of the broader region to succeed. Lending optimism to this scenario is the fact the Aiken County grew in population by 18 percent in the past decade.

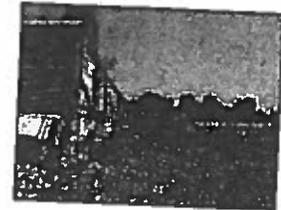
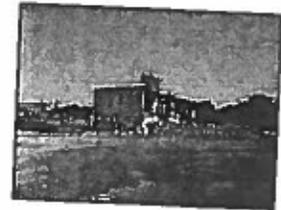
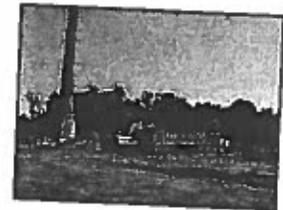
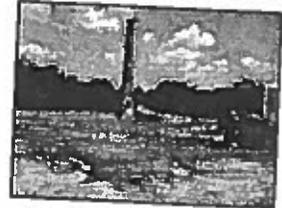
As a result of the Clearwater charrette, the design team recommended an environmental assessment and cleanup of the site, demolition of many deteriorated Seminole Mill structures, and first-phase development on the Seminole site of medical offices, assisted-living facilities, and single-family residences. A later phase would involve reconstruction of the former mill office as a history museum and community center, with additional infrastructure improvements at that time. Then, as critical mass develops, a third phase would target the redevelopment of preserved mill buildings into new mixed-use retail and residential facilities.

In addition, the state of South Carolina has recognized that redeveloping abandoned mill sites is a critical social, economic, and environmental need. The Clearwater project can become a model to South Carolina and neighboring states because of its potential to resolve the multitude of challenges, and exploit the opportunities, faced by mill communities.



**Status**

- August 30, 2008 County selects SWS to perform remaining debris and drum removal at Seminole Mills.
- July 14, 2008 Brownfields Task Force Meeting
- June 27, 2008 Received and evaluated six proposals for the debris and drum removal at Seminole Mills.
- June 11, 2008 Due to an error in the public notice period for the RFP, re-issued a bid for the debris and drum removal activities at Seminole Mill.
- May 16, 2008 Received and evaluated eleven proposals for debris and drum removal activities at Seminole Mill.
- May 9, 2008 Coordinated pre-bid meeting at the Seminole Mill property.
- May 2, 2008 Submitted RFP to qualified consultants for remaining debris and drum removal at the Seminole Mills Property.
- April 17, 2008 Submitted ABCA to EPA and SCDHEC following public comment period with no comments received.
- April 14, 2008 Brownfields Task Force Meeting
- February 17, 2008 Prepared Analysis of Brownfields Cleanup Alternatives (ABCA) and public noticed it's availability at the public library in the *Aiken Standard*
- February 13, 2008 Project team meets with SCDHEC to discuss assessment activities at the Clearwater property.
- February 8, 2008 Project team meets with SCDHEC to discuss the Phase I at the Clearwater property.
- January 14, 2008 Clearwater Brownfields Tak Force meeting
- November 27, 2007 County extends contract with CTC for grant management of the new grants.
- October 16, 2007 County representative attends National Brownfields Association "Big Deal" conference in Chicago, IL
- October 1, 2007 Brownfields Task Force Meeting
- September 30, 2007 NEO Corporation removes and properly disposes of: >1,300 cubic yards asbestos containing material (ACM); >7,500 tons lead based paint contaminated construction and demolition debris;
- September 30, 2007 NEO Corporation properly removes and disposes of: >1,700 tons non-ACM and non-lead based paint containing construction and debris material; 30,000 gallon above ground storage tank.
- July 25, 2007 County representative attends EPA Region IV New Grantees Workshop in Charleston, SC
- July 15, 2007 County selects GEL Environmental to conduct air monitoring at the Seminole Mill site during asbestos abatement activities at Seminole Mill.
- July 9, 2007 Clearwater Brownfields Task Force meeting



*Aiken County has made this information available from the Seminole Mill Project for interested parties. The County does not guarantee the information remains correct or accurate as it was collected some years ago, but the information can be considered a reference for those interested in the project.*