



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

Camilla Wood Preserving Superfund Site

Camilla, Georgia



View of the soccer fields at the site's recreation complex. (Source: EPA)

Site Location: 131 East Bennett Street, Camilla, Georgia 31730

Size: 55 acres

Existing Site Infrastructure: All major types of infrastructure are located on site.

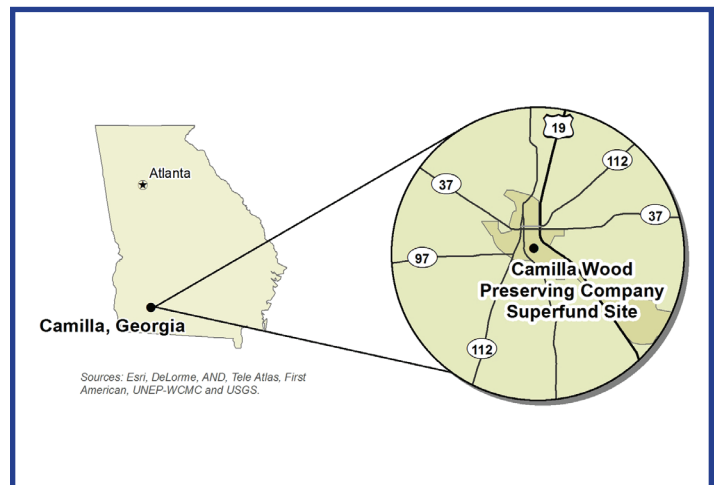
Current Site Uses: A recreation complex is located on site.

Use Restrictions: Future land uses are limited to recreational/non-residential uses. Soil excavation is limited. Groundwater extraction for drinking water use is prohibited.

Surrounding Population: within 0.5 mile, 1,091 people; within 2.5 miles, 6,409 people; within 4 miles, 7,245 people.

This Georgia community's innovative approach to Superfund site reuse transformed the Camilla Wood Preserving site from an abandoned eyesore into a multi-use recreation complex. Once reuse plans were in place, local government coordination enabled site acquisition and redevelopment to move forward, streamlining the reuse process.

A wood-treating facility operated at the 40-acre site from 1947 to 1991. EPA added the site to the Superfund program's National Priorities List (NPL) in 1998 after investigations identified contaminants that included creosote, dioxins, pentachlorophenol and polyaromatic hydrocarbons. From 1991 to 1997, EPA was involved in a series of removal actions that decommissioned and dismantled former wood-treating facilities and addressed on-site sources of contamination. In 2006 and 2007, EPA also removed contaminated soils from four residential yards.



Location of the site in Camilla, Georgia.

In 2002, with funding from an EPA Superfund Redevelopment Initiative grant, the city of Camilla (the City) established a Land Use Committee to identify appropriate future land uses for the site. Community leaders on the Committee

SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1947 - 1991** A wood-treating facility operated at the site.
- 1980 - 1991** The Georgia Environmental Protection Division conducted sampling and testing on site.
- 1991 - 2007** EPA led site investigations and cleanups.
- 1998** EPA placed the site on the NPL.
- 2007** The Mitchell County (the County) Recreation Complex opened on site.
- 2012** EPA recognized the City and the County with an Excellence in Site Reuse Award. EPA began cleanup of the eastern part of the site.
- 2018** Hundreds of area youth and adults participate in soccer and football leagues on site.

coordinated with EPA and Georgia Environmental Protection Division (EPD) staff on plans that integrated cleanup and reuse considerations. The Committee determined that the site would be an ideal location for a recreation complex and could meet community needs for soccer fields, basketball courts, walking trails, open space and a small recreational vehicle (RV) park. An on-site office building was also identified as an ideal location for a headquarters facility for the County's Parks and Recreation Department. When removal actions began in 2006, the community's reuse plan informed EPA's activities at the site. The remedy was compatible with the community's reuse goals, which helped enable cleanup to take place more rapidly and efficiently and at less cost.

The City and the County were owed back taxes on the property and coordinated closely on the foreclosure process. They evaluated options to acquire the cleaned-up portion of the site and determined that involuntary acquisition would provide liability protection. The City took clear title to the property in August 2007 and opened a community park with soccer fields and a small RV park on site in September 2007. The County's Recreation Department operates the park and plans to expand the sports complex onto the rest of the site in the future. In 2012, the City and County received EPA's Excellence in Site Reuse Award for their outstanding efforts to redevelop a Superfund site. Today, hundreds of area youth and adults participate in soccer and football leagues on site, addressing a surging need in the region for recreation facilities.



Grading at the site. (Source: EPA)



In 2012, EPA awarded the City and the County the Region 4 Excellence in Site Reuse Award for their outstanding efforts to redevelop a Superfund site. (Source: EPA)



The site before reuse. (Source: EPA)



The Camilla Water Tower, visible from the recreation complex at the site. (Source: EPA)

FOR MORE INFORMATION

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force