



## REGION 4

ATLANTA, GA 30303

February 6, 2025

BY EMAIL  
CONFIRMATION OF EMAIL RECEIPT REQUESTED

Mr. Bill Midgett  
Major Furniture and Appliance  
2129 Lejeune Boulevard  
Jacksonville, NC 28540  
adguy39@gmail.com

RE: 2129 Lejeune Boulevard, Jacksonville, North Carolina

Dear Mr. Midgett:

Thank you for contacting the U.S. Environmental Protection Agency (EPA) on January 8, 2025, about the status of the property referenced above (Property). In your email, you described your interest in selling the Property located within the ABC One Hour Cleaners Superfund Site (Site) and requesting the status of cleanup actions on the Property. On January 16, 2025, EPA met with you, your real estate agent, and attorney to discuss past and anticipated future cleanup actions by the EPA on the Property and agreed to provide you with a Superfund status letter per your request.

We hope this information about the Property's cleanup status will enable you to make informed decisions as you move forward with your plans regarding the Property.

### **EPA Involvement at the Property**

Interested parties can find information on sites that are, or potentially are, contaminated and may warrant action under Superfund, including site-specific documents and fact sheets, in the Superfund Enterprise Management System (SEMS).<sup>1</sup> Current information related to the Site can be found on the Site profile page at: <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0402718>.

The Property is situated within the ABC One Hour Cleaners Superfund Site (Site). This Site is in SEMS and is on the National Priorities List (NPL).

For the reasons stated below, we are addressing the Site under Superfund remedial authority.

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<sup>1</sup> SEMS is available on the Agency's website at <https://cumulis.epa.gov/supercpad/cursites/srchsites.cfm>.

## Cleanup Status of the Site

ABC One Hour Cleaners formerly operated at 2127 Lejeune Boulevard in Jacksonville as a dry-cleaning facility where tetrachloroethylene was disposed either by being poured into the septic tank system, which settled in a drain field, or buried. These disposal practices, which were not regulated at the time, resulted in contamination in the soil and groundwater. The soil contamination was largely detected within the properties that housed the ABC dry-cleaning facility (ABC property). Groundwater contamination extends beyond the ABC property onto downgradient commercial properties, including the Property. The term Site, as used in this letter, includes not only the ABC property, but also the properties affected by the groundwater contamination.

From December 2023 to June 2024, EPA operated an in situ thermal remediation (ISTR) system with soil vapor extraction (SVE) to reduce soil contamination on the ABC property in accordance with the interim remedy selected in a 2018 Interim Action Record of Decision for Soil<sup>2</sup> (2018 IROD). As you know, a portion of the ISTR and SVE system extended under the Property to treat contaminated soil to reduce the possibility of vapor intrusion. Based on air sampling conducted in the Fall of 2024 after ISTR and SVE cleanup ended at the Site, the ISTR system successfully reduced Site soil contamination and there are currently no unacceptable risks within the building on the Property. However, as a precaution, EPA converted the horizontal SVE under the Property to a system that can prevent soil gas from entering the building should conditions change.

As discussed in the 2018 IROD, the next steps in the cleanup include EPA collecting information to: (1) evaluate the effectiveness of the soil remedy; (2) identify groundwater remedial alternatives; (3) select an appropriate groundwater remedy; and (4) ensure that the indoor air quality, which may include ongoing sampling on the Property, does not pose a threat to human health and the environment. To comply with the next steps outlined in the 2018 IROD, EPA may need access to the Property to sample existing groundwater monitoring wells, monitor indoor air at the Property, and to install and sample additional groundwater monitoring wells. EPA anticipates that the groundwater remedy will be selected in a final record of decision by September 2027.

Another requirement in the 2018 IROD requires the use of institutional controls (ICs) to prohibit the use of Site-related contaminated groundwater for potable purposes. ICs are defined as non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. The ICs required in the 2018 IROD included restricting the use of the ABC property to industrial/commercial and restricting any use of groundwater at the Site. More specifically, the 2018 IROD considered placing perpetual land-use restrictions on each affected parcel, which would have involved conducting professional surveys of each property affected by the contaminated groundwater and filing the groundwater use restrictions in the county real property records. The 2018 IROD further required that the groundwater ICs remain in place until groundwater cleanup levels achieved unlimited use/unrestricted exposure (UU/UE).

As you may recall, in 2023, EPA issued an Explanation of Significant Differences<sup>3</sup> selecting a different approach that the EPA will use to restrict groundwater use at the Site that relies on statutes and rules

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<sup>2</sup>2018 Interim Action Record of Decision for Soil: <https://semspub.epa.gov/work/04/11114535.pdf>.

<sup>3</sup>2023 Explanation of Significant Differences: <https://semspub.epa.gov/work/04/11189872.pdf>.

found at: Chapter 87, Article 7, Section 87-83 et seq., General Statutes of North Carolina (short title: North Carolina Well Construction Act<sup>4</sup>) with implementing regulations found at North Carolina Administrative Code, 15A NCVAC 02C 0101 et seq. The statutes and rules impose a permitting, inspection, and testing requirement for private drinking water wells prior to their use. The rules are implemented at the county level with assistance from the Environmental Health Section of the North Carolina Division of Public Health. The program ensures that private drinking water wells are properly constructed, and that the groundwater source is free of contaminants above health-based levels. This IC applies to the Property.

### **State Actions**

We can only provide you with information about the status of the Site and Property with respect to EPA's role. For information about potential state actions and liability issues, please contact Beth Hartzell at [beth.hartzell@deq.nc.gov](mailto:beth.hartzell@deq.nc.gov) or 919-707-8335.

### **Conclusion**

EPA remains dedicated to facilitating the cleanup and beneficial reuse of contaminated properties and hopes the information contained in this letter is useful to you. As mentioned during the call on January 16, 2025, EPA offers a Prospective Purchaser Inquiry (PPI) call service, and any interested buyers of the Property may contact me to schedule a PPI call. You can find additional information on the PPI call service at this website: <https://semspub.epa.gov/work/HQ/100002921.pdf>. These consultations may help any potential buyers of the Property obtain a greater level of comfort about the compatibility of the proposed use and ensure compliance with any applicable federal, state, local, and/or tribal laws or requirements.

If you have any additional questions or wish to discuss this information further, please contact me at 404-683-2841 or [kibler.susan@epa.gov](mailto:kibler.susan@epa.gov), or Tanya Floyd, EPA's Site attorney, at [floyd.tanya@epa.gov](mailto:floyd.tanya@epa.gov).

Sincerely,

Susan Kibler  
Remedial Project Manager

cc: Beth Hartzell, NCDEQ, [beth.hartzell@deq.nc.gov](mailto:beth.hartzell@deq.nc.gov)

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<sup>4</sup> North Carolina Well Construction Act:

[https://www.ncleg.net/enactedlegislation/statutes/html/byarticle/chapter\\_87/article\\_7.html](https://www.ncleg.net/enactedlegislation/statutes/html/byarticle/chapter_87/article_7.html)