

**Charleston Air Force Base – Naval Weapons Station
Joint Land Use Study II
Technical Advisory Committee Meeting**

Thursday, July 26th, 2007, 10:00 am
BCDCOG Lawrimore Conference Room

MINUTES

I. Introductions

Mr. Rob Caison called the meeting to order at 10:05 a.m., introductions were made and Mr. Caison presented the minutes of the June 14, 2007 meeting. Members in attendance were Bill New (Charleston County Aviation Authority), Bill Werrell (Charleston Air Force Base), Bill Gore (City of North Charleston), Mary Graham (Charleston Metro Chamber of Commerce), Mike Rose (Charleston Trident Association of Realtors), Brandon White (Charleston County Planning Department), and Jessica Neumann (JLUS Project Team).

II. Update of Progress

Review of previous TAC and Public Outreach meetings

Mr. Rob Caison gave a review of the public outreach meeting at the Holiday Inn Express on June 14, 2007 and reported that the decision to cancel July's public outreach meeting was based on scheduling presentation to several individual groups as an alternative strategy for public outreach. Mr. Caison explained the objectives for public outreach and education regarding the JLUS will be achieved through a series of presentations to various civic, business, and professional organizations. He will be briefing four groups in August. Mr. Caison indicated briefing the Councils and the Planning Commissions beginning September 2007. Mr. Caison noted a date change for the August Technical Advisory Committee to August 23rd, 2007.

III. Review of Updated GIS Base Maps and Parcel Data

- a. ***Identification of Opportunities for Land Use Tools***
- b. ***Vacant Parcels within AICUZ Zones***
- c. ***Opportunities for TDR Program and Overlay Districts***

Mr. Caison presented a base map of the study area and indicated the focus for TDR receiving areas would be identified, but would not be presented to the public at a parcel level. He reported receiving updated parcel information from Charleston County. Mr. Caison requested Mr. Bill Gore identify areas in North Charleston that would be well suited for TDR receiving areas. Mr. Gore identified several areas, including south of Ashley Phosphate, Montague Ave to Mark Clark Expressway, and the Ingleside plantation among others. Mr. Mike Rose inquired about a large mobile home park off Montague. Mr. Gore explained that there has been interest for industrial, not residential for that property. Mr. Gore explained that the southern portion of the City of North Charleston had been losing population at a rate of 600 people per year. He would like to stimulate high density residential development in the old urban core to create a basis for transit. Mr. Gore indicated that several large redevelopments included self-contained TDR. He reported the Old Baker Hospital development is expected to include 3,000 units. Mr. Gore expressed concerns with the affordable housing strategies, encouraging a transition of current renters into homeowners.

IV. Future Objectives

Mr. Bill Werrell offered to research on-base housing information and reported the AFB tore down 200 houses. There was mention of incentives offered to personnel living near the base, as the average commute was reported at 21 minutes. Mr. Werrell inquired about the form the incentives would take. Ms. Mary Graham reported housing supplements are tiered in San Diego, the closer to the base; the more money is allocated to the service person. Mr. Caison indicated he would look into the options.

Mr. Caison suggested the Low Country Housing Trust be brought to the table and serve on the TAC to provide input regarding housing affordability within the study area and the BCD region, the committee agreed. Mr. Gore indicated Congressman Clyburn's office is also interested in the incentives options.

Ms. Graham reported a study with the Low Country Housing Trust will be out in October with housing recommendations.

Mr. Caison explained that the Navy has currently undertaken a nationwide initiative to privatize all on-base housing. Ms. Graham mentioned that a private property management company has been contracted for management of all privatized Naval Base housing for the southeast.

Mr. Caison mentioned he would like to have Mr. Douglas Porter from the Growth Management Institute to speak in the fall in regards to TDR and have Mr. Porter return when implementation discussion are initiated. Mr. Caison reported there had been discussions regarding a steering committee as a subcommittee of the full COG board to provide the TAC and Project Team with policy direction for the ongoing JLUS. The TAC was in agreement with this recommendation. In closing, the next TAC meeting date was confirmed and scheduled for August 23rd, 2007 @ 10:00 am. The meeting was closed at 10:55 p.m.