

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

Thursday, December 13, 2007 at 9:00am
BCDCOG Lawrimore Conference Room

MINUTES

I. Introductions

Mr. Rob Caison called the meeting to order at 9:05a.m. Mr. Caison thanked everyone for their participation and attendance during the previous TAC meetings. Members in attendance included Bill Gore (City of North Charleston Planning Dept.), Eva Lunder (Dorchester County Growth Management Director), Don Brandenburg (NWS Charleston), Bill Werrell (Charleston AFB), Brandon White (Charleston County Planning Department), Mike Rose (Trident Association of Realtors), Rob Caison and Jessica Neumann (JLUS Project Team).

II. Previous Meetings

Review and approval of minutes – October 18th TAC Meeting

Mr. Caison explained to the committee, a timeline extension had been approved by OEA (Office of Economic Adjustment) resulting in an August 2008 deadline for a JLUS submittal to OEA. A draft will be presented to the TAC in late May.

Mr. Caison presented the minutes of the October 18th, 2007 TAC meeting and asked for approval pending any questions. Mr. Caison explained during the October TAC meeting there were discussions concerning the runway extension and the affects of the new AICUZ criteria on the outlying area. He explained that contact was made with Mr. John Leigh of OEA (Office of Economic Adjustment) following the October TAC meeting discussion relating to additional funding for further study of the new AICUZ criteria following the runway extension. Mr. Leigh explained additional funding for further analysis and study of the effects of the runway extension could be considered following the municipal adoption of the initial recommendations of the current JLUS Study.

Mr. Leigh explained if additional study or implementation assistance is desired, then recommendations should be included in the current JLUS as a precursor to warrant the additional funding for implementation. Funding is available for possible amendments to the JLUS for further study. Additional funding could be provided for the establishment and set-up of a TDR program if North Charleston is interested. Further analysis of zoning with the newly submitted AICUZ criteria on the outlying area for the new runway extension would also be considered for funding.

Mr. Bill Gore questioned the amount of funding available from OEA. Mr. Caison explained he would make contact with Mr. Leigh in the upcoming weeks and report back during the January TAC meeting.

III. Project Update and Overview

Mr. Caison reported that he and Mr. Gore, Mr. Werrell, Mr. Dean, and Steve Campbell, Director of Housing for the AFB, have met to discuss housing issues including coordination between the City of North Charleston and the AFB and locating off-base housing closer to the base. Discussions are also being held between the City of North Charleston and the AFB regarding existing partnership programs through the Air Force and surrounding communities such as the Enhanced Use Leasing Program (EUL) and the Encroachment Partnership Program (EPP). These are existing programs in place that could be pursued to address housing initiatives at the AFB and acquisition of private property within the outlying area surrounding the AFB to prevent incompatible development.

Mr. Caison and Ms. Neumann have met monthly with Mr. Gore to discuss North Charleston's involvement with the JLUS and will continue to work closely with representatives from the City of North Charleston over the course of the next few months as the project team approaches submittal of a Draft.

Mr. Caison suggested one additional TAC meeting should be held in January before taking a hiatus from the regular monthly TAC meetings until the Draft JLUS is complete in the spring. In the meantime, the Project Team will continue to hold meetings with the City of North Charleston's staff and pursue meetings with the city councils. Members of the JLUS TAC committee will be kept up to date with monthly email reports. The JLUS Policy Steering committee is expected to be briefed in January. Mr. Caison reported the Full COG Board had been brought up to speed as to the current status of the JLUS Study during the November 30th, 2007 meeting.

IV. Project Team Presentation

a. *Overlay District Alternatives for AICUZ Zones*

Mr. Caison referred members of the TAC to the maps included in their packet and explained the Project Team will generalize land use categories and structure the zoning analysis and recommendations in a similar fashion. For example, commercial zoning districts for Charleston County and the City of North Charleston will be merged together by similarity to identify incompatible and compatible land uses within each AICUZ. A similar level of analysis will be presented for the JLUS TDR Program considering the mixture of incorporated and unincorporated parcels within each proposed district. Upon completion of the JLUS Study, GIS shapefiles will be distributed to each individual jurisdiction to assist with implementation of the JLUS recommendations.

Mr. Caison explained the project team is considering the proposal of an overlay district for parcels that lie within the AICUZ Zones. He explained two different scenarios for the proposed AICUZ overlay districts, Alternative 1 and Alternative 2 and requested feedback from the TAC. Alternative I includes parcels within the Clear Zones and Accident Potential Zone I for each of the runways. Alternative 2 includes the CZ's, APZ I, and APZ II for each of the runways. Overlay districts will be recommended in addition to the JLUS TDR Program as tools to limit incompatible development surrounding the AFB.

Mr. Gore requested clarification on whether the DoD calculated density on gross or net acreage. He suggested using gross density to give a clearer indication of the potential development for the areas defined. Mr. Mike Rose suggested using the broadest interpretation to satisfy the JLUS report and allow for flexibility. Mr. Gore stated the general use of the area is more important than the number of units per acre. Mr. Gore offered the assistance of the City of North Charleston's GIS coordinator.

Mr. Werrell reported on a recent property trade with the City of North Charleston. The AFB gave the City a parcel that was outside the CZ and in return the City gave the AFB a parcel that was within the CZ near Runway 21. Mr. Werrell had forwarded information on the Enhanced Use Leasing Program and the Encroachment Partnership Program to the Project Team. These programs will be discussed at the next TAC meeting.

Mr. Gore suggested identifying methods to generate revenue to tackle the issues of acquiring property within the AICUZ. He suggested researching the taxing authority of the Aviation Authority.

b. Land Area Calculations by Jurisdiction

Ms. Neumann reiterated a discussion a few months ago with Mr. Dan Pennick, Charleston County's Planning Director. He suggested the project team breakdown land uses by jurisdiction within the "TDR sending and receiving areas" and to consider a regional TDR program, using the JLUS-TDR program as a pilot. Ms. Neumann continued by explaining she would be working with the BCD COG's Senior GIS Planner to identify the best methodology for calculating the percent of land within the AICUZ by jurisdiction and would report the findings at the January TAC meeting.

Mr. Caison suggested a Tax Increment Financing District (TIF) or a Residential Improvement District (RID) for inclusion in the TDR Receiving Areas. The utilization of a TIF District would spur public investment and ultimately contribute to an increase in property values for the surrounding area. A Residential Improvement District (RID) would generate additional money to be placed towards local schools. Development impact fees for schools are not allowed by state law, but a RID District would allow the increase revenue from property taxes to be applied directly to schools within a specific area. The school district boundaries will be added to the TDR Sending and Receiving Areas maps. Mr. Gore reported the Rivers Avenue corridor does not have a Tax Increment Financing District. TIF and RID District within the TDR Receiving Areas are a potential recommendation to encourage public and private investment within these specific areas.

c. Compatible vs. Incompatible Land Uses

Mr. Caison directed members of the TAC to the zoning maps included in their meeting packets. He explained the AICUZ land use recommendations provided by the AFB for parcels within the CZ, APZ I, and APZ II provided a brief description of land uses considered compatible and incompatible within each specific AICUZ Zones. Mr. Bill Werrell commented on the general land use recommendations for the AICUZ Zones, he explained the land use recommendations are geared towards the density or gathering of people in a specific or concentrated areas in any given point in time. Certain industrial and

manufacturing land uses are considered compatible where the gathering or density of people is not concentrated.

V. Future Objectives

The JLUS project team anticipates a draft document completed in the spring. Coordination between the Air Force Base, the City of North Charleston, and the BCDCOG for joint initiatives, including housing, will continue. The Project Team will begin scheduling presentations to Councils. The next TAC meeting is scheduled for **Thursday, January 17th, 2008 @ 10:00 am.**