

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

Thursday, January 17th, 2008 at 10:00am
BCDCOG Lawrimore Conference Room

MINUTES

I. Introductions

Mr. Rob Caison called the meeting to order at 10:07a.m. Mr. Caison thanked everyone for their participation and attendance. Members in attendance included Bill Gore (City of North Charleston Planning Dept.), Harold LeMond (Dorchester County Planning Dept.), Bill Dean (Charleston AFB), Bill Werrell (Charleston AFB), Michelle Mapp (Lowcountry Housing Trust), Brandon White (Charleston County Planning Department), Rob Caison and Jessica Neumann (BCDCOG JLUS Project Team) and Alec Brebner (BCDCOG).

II. Previous Meetings

Review and approval of minutes – December 13th, 2007 TAC Meeting

Mr. Caison presented the minutes of the December 13th, 2007 TAC meeting and asked for approval pending comments or concerns.

III. Project Update and Overview

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 and their consultant as they approach adoption of their comprehensive plan update. The Project Team created tables and charts to illustrate the Percent of Land within AICUZ by Jurisdictions, the Percent of Generalized Zoning within AICUZ, and Current Zoning within Charleston AFB Accident Potential Zones (off-base) to assess changes from the 2004 AICUZ report and to further analyze the existing zoning districts within the AICUZ Zones.

IV. Project Team Presentations

a. Compatible and Incompatible Land Area Calculations within AICUZ

Mr. Caison referred members of the TAC to the maps included in their packet and explained the Project Team merged zoning classifications into general zoning categories in order to make these comparisons using the multiple jurisdictions' zoning information. Mr. Caison explained the AICUZ land use recommendations used were provided by the AFB for parcels within the CZ, APZ I, and APZ II and provided a brief description of land uses considered compatible and incompatible within each specific AICUZ Zones. Parcels considered to be incompatible were highlighted on a map titled "Incompatible Zoning." Mr. Dean commented on the intent of the AICUZ recommendation by stating the gathering of people within an area located within the CZ's or APZ's is undesirable and incompatible with the AICUZ criteria.

b. *TDR Sending and Receiving Area*

The project team has been working with the City of North Charleston staff to define exact boundaries of potential receiving areas of a TDR program. Mr. Caison reported Charleston County is in the process of updating their comprehensive plan. He has been meeting with the County and will attend the Charleston County Planning Commission comprehensive plan update meeting on February 11th, 2008. Mr. White explained that goals and objectives for the County would be discussed at this update meeting. Mr. White also stated a build-out scenario will be completed by the County's consultant, which will be forwarded to the project team for incorporation into the JLUS. At this time, unincorporated parcels within the potential receiving areas have been identified as urban infill by Charleston County.

V. *Future Objectives*

The JLUS project team anticipates a draft document completed late this spring. Coordination between the Air Force Base, the City of North Charleston, and the BCDCOG for joint initiatives will continue. The project team will pursue meetings with the city and county councils.

The Technical Advisory Committee will be on hiatus until a draft is presented; progress updates will be provided by the Project Team via email on a monthly basis in the interim. The JLUS Policy Steering committee is expected to be briefed at the full BCDCOG Board Meeting on February 8th, 2008.