



Charleston Air Force Base Naval Weapons Station Joint Land Use Study II

Public Information Meeting
April 8th, 2008

Rob Caison
BCDC 

What is a JLUS?



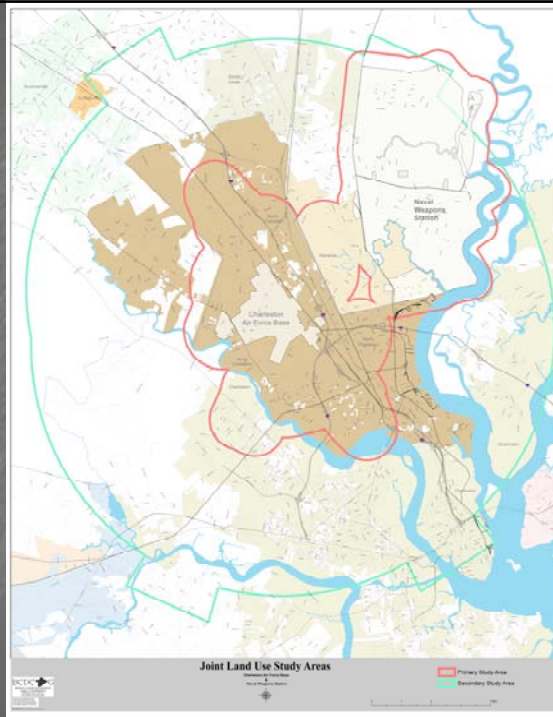
Office of Economic
Adjustment (OEA)



Charleston Metro Chamber
of Commerce

JLUS Study Areas

Primary Study
Area
&
Secondary Study
Area



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Military Economic Impact

Charleston Air Force Base and Naval Weapons Station
and the regional economy.

Currently:

- 22,000 jobs
- \$3.5 billion

Prior to the
Naval Base closing:

- 48,000 jobs
- \$4.2 billion

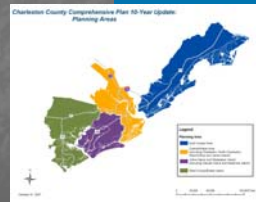
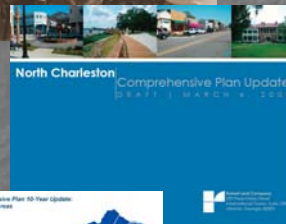


* Economic Impact Data provided by the Charleston Metro Chamber of Commerce

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Project Timeline

- TAC Committee Meetings
- Public Outreach & Input
 - Public Input Meetings
 - Business Groups
 - JLUS Website
 - Public Information Brochures
- Cooperation between the CCAA , AFB & participating municipalities
 - North Charleston's comprehensive plan
 - Charleston County's comprehensive plan



Project Timeline cont...

Land Use Tools

- JLUS TDR Program
- Overlay Districts



Runway Rehabilitation

Airport Runway Extension

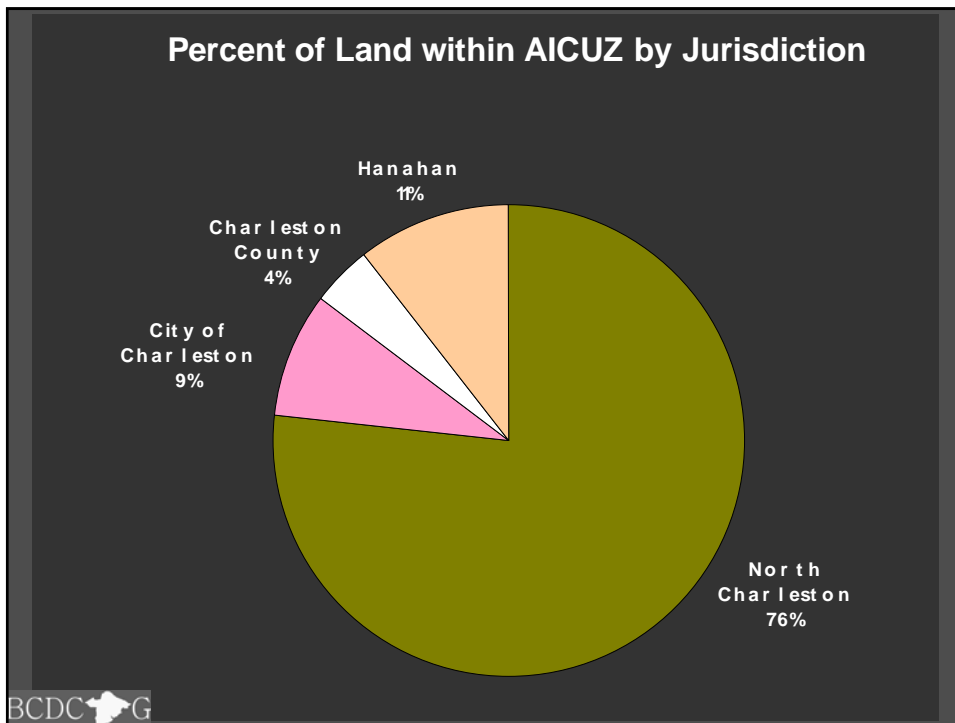
- DOPAA
- Environmental Assessment
- Joint Use Agreement
- Resurfacing of existing runways



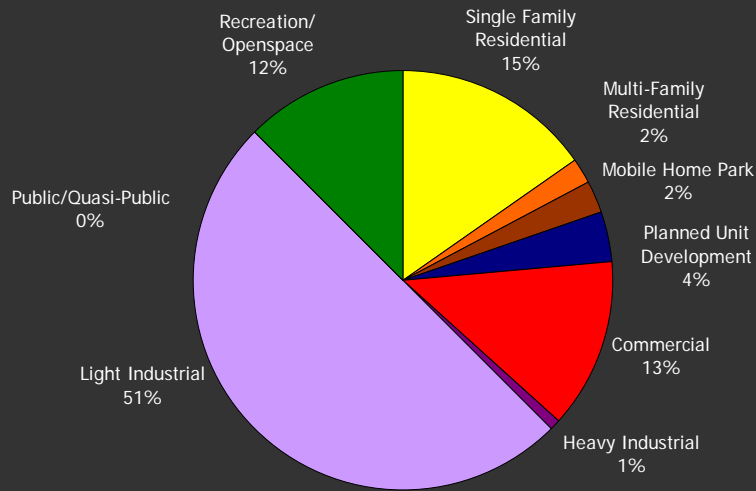


AFB - Primary Study Area

- Jurisdictions
- Multiple Zoning Districts
- Analysis of Existing Zoning
- Comparison with AICUZ Criteria



General Zoning within AICUZ

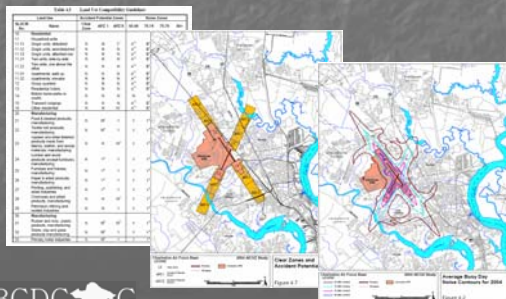


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AICUZ Report

Air Installation
Compatible Use Zone - 2004

- Accident Potential Zones
- Noise Contours
- Operational effects
- Economic Impacts on Region
- Zoning Conditions (2003)



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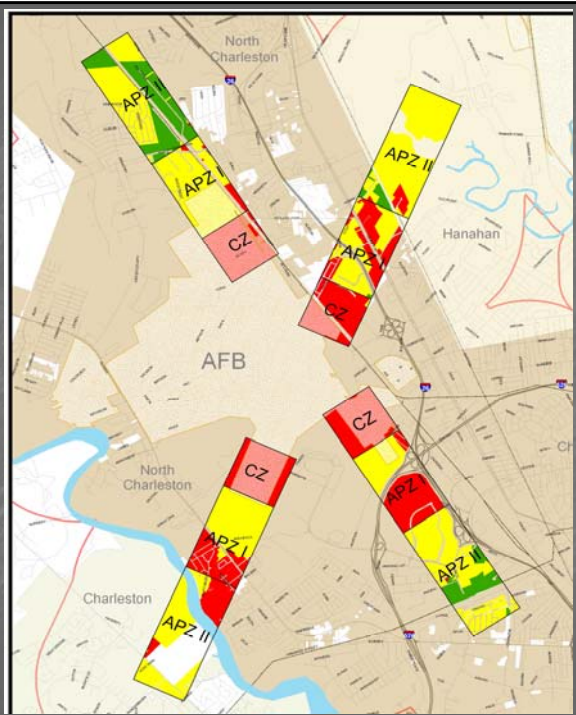
AICUZ Recommended Land Uses

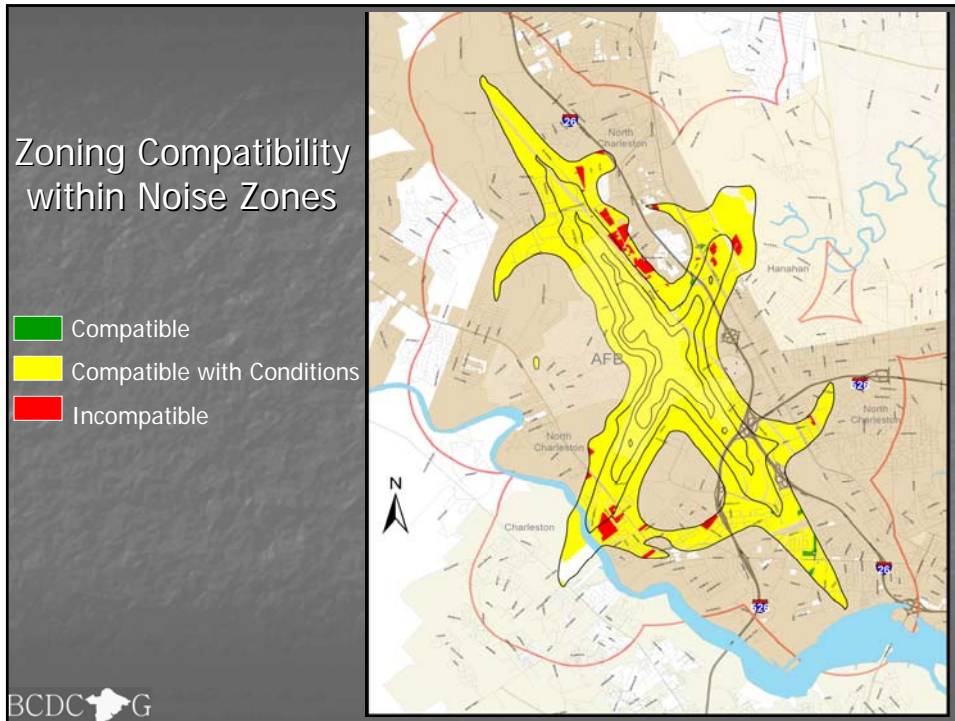
Zoning Classifications	Accident Potential Zones			Noise Zones			
	Clear Zones	APZ I	APZ II	65-69	70-74	75-79	80+
Single-family Residential	Red	Red	Yellow	Yellow	Yellow	Red	Red
Multi-family Residential	Red	Red	Red	Yellow	Yellow	Red	Red
Mobile Home Parks	Red	Red	Red	Red	Red	Red	Red
Cultural Entertainment Centers, Auditoriums, Concert Halls	Red	Red	Red	Red	Red	Red	Red
Retail Trade	Red	Red	Red	Yellow	Yellow	Red	Red
Hotels/Motels	Red	Red	Red	Red	Yellow	Yellow	Red
Wholesale Trade	Red	Yellow	Red	Red	Yellow	Yellow	Red
Manufacturing	Red	Yellow	Green	Green	Yellow	Yellow	Red
Business Services	Red	Yellow	Yellow	Green	Yellow	Red	Red
Professional Services	Red	Red	Yellow	Green	Yellow	Yellow	Red
Transportation, Communications	Red	Yellow	Green	Green	Yellow	Yellow	Red
Agriculture, Public ROW	Red	Green	Green	Green	Yellow	Yellow	Yellow
Resources Production, Extraction	Red	Green	Green	Green	Yellow	Yellow	Yellow



Zoning Compatibility within Accident Potential and Clear Zones

- Compatible
- Compatible with Conditions
- Incompatible





Possible products of JLUS



- Recommendations to increase land compatibility
- Overlay Districts
- Transfer of Development Rights Program
- Noise and Sound Abatement measures
- Real Estate Disclosures
- Off-base housing initiatives
 - Enhanced Use Leasing Agreements
 - Encroachment Partnership Program
- Revisions to the 2004 AICUZ Study

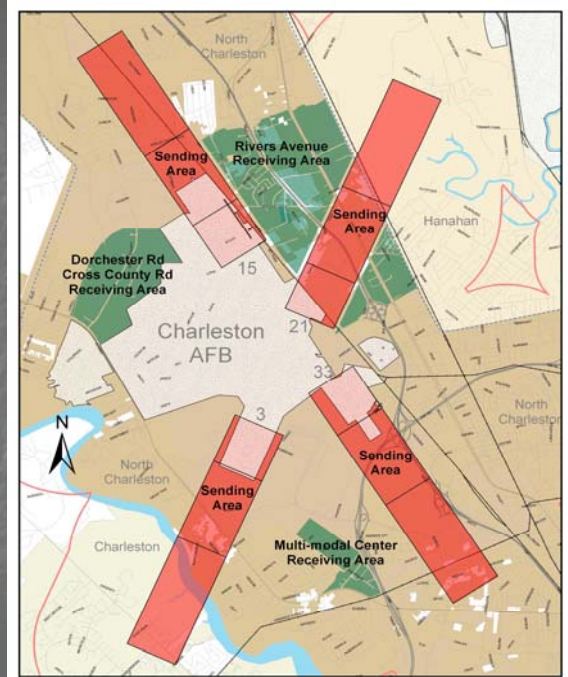
Transfer of Development Rights Program

Dorchester Road/Cross County Road Area

Rivers Avenue Area

Multi-modal Center Area

-  TDR Sending Areas
-  TDR Receiving Areas



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Future Meetings & Objectives

- Analyze JLUS survey feedback
- Municipal Councils & Planning Commissions
- Continued coordination with comprehensive plans for Charleston County and North Charleston
- JLUS Policy Steering Committee meetings
- May 2008 – submit draft to JLUS TAC Committee members

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