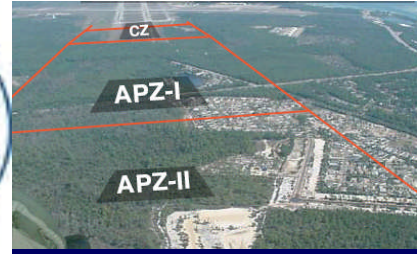


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# JOINT LAND USE STUDY II-

CHARLESTON AIR FORCE BASE  
and NAVAL WEAPONS STATION



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## Joint Land Use Study II – Charleston AFB/NWS

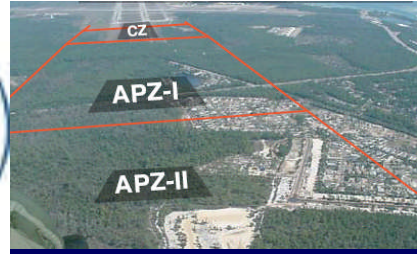
AIR INSTALLATION  
COMPATIBLE USE ZONE STUDY

CHARLESTON AIR FORCE BASE,  
SOUTH CAROLINA

2004

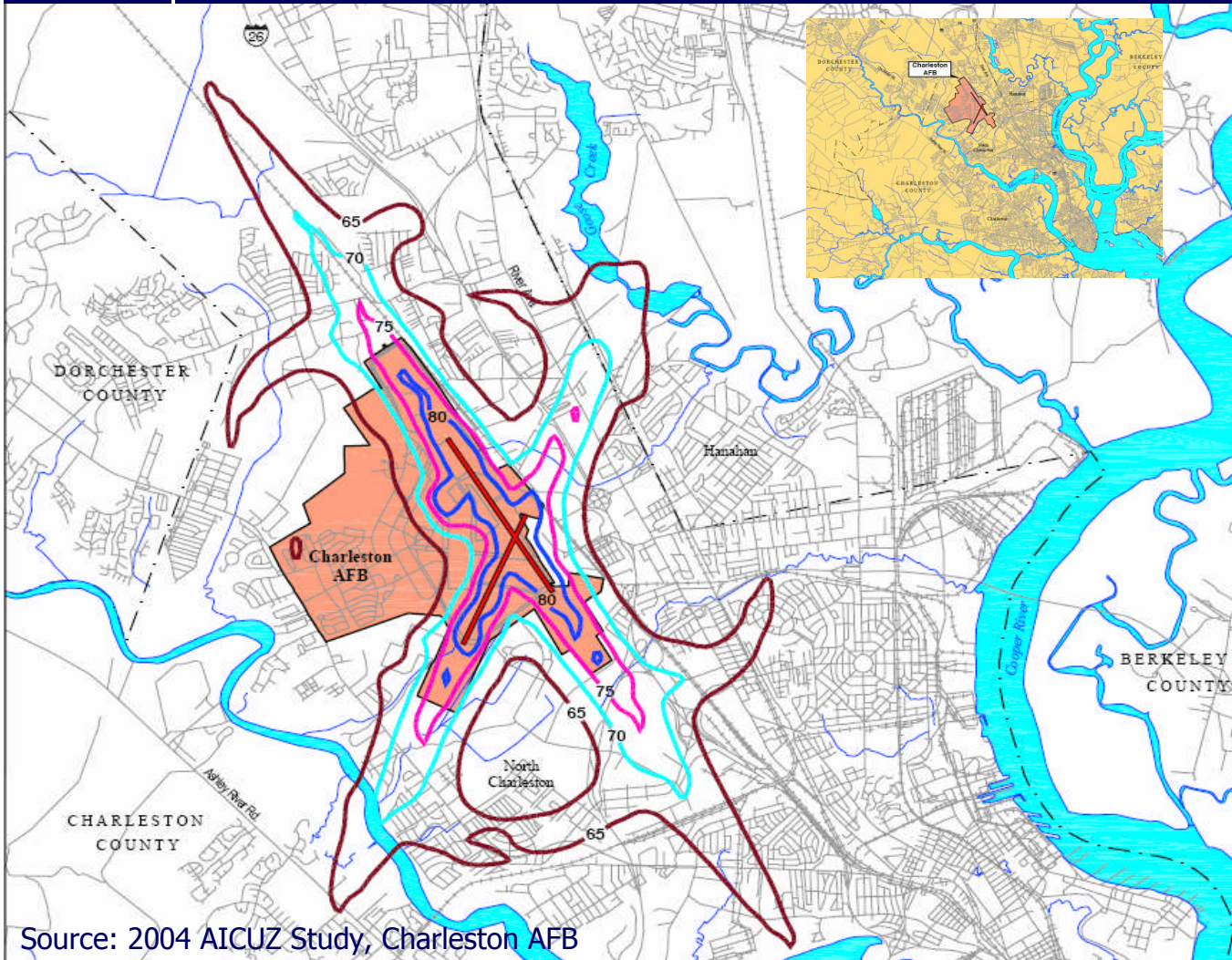


- Changes from 1992 AICUZ:
- Increase in # of C-17s
  - Increase in night time operations (10pm – 7am)
  - Addition, elimination, and modification of aircraft flight tracks
  - Technical improvements to the NOISEMAP program



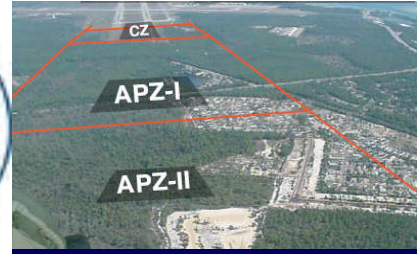
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## Joint Land Use Study II – Charleston AFB/NWS

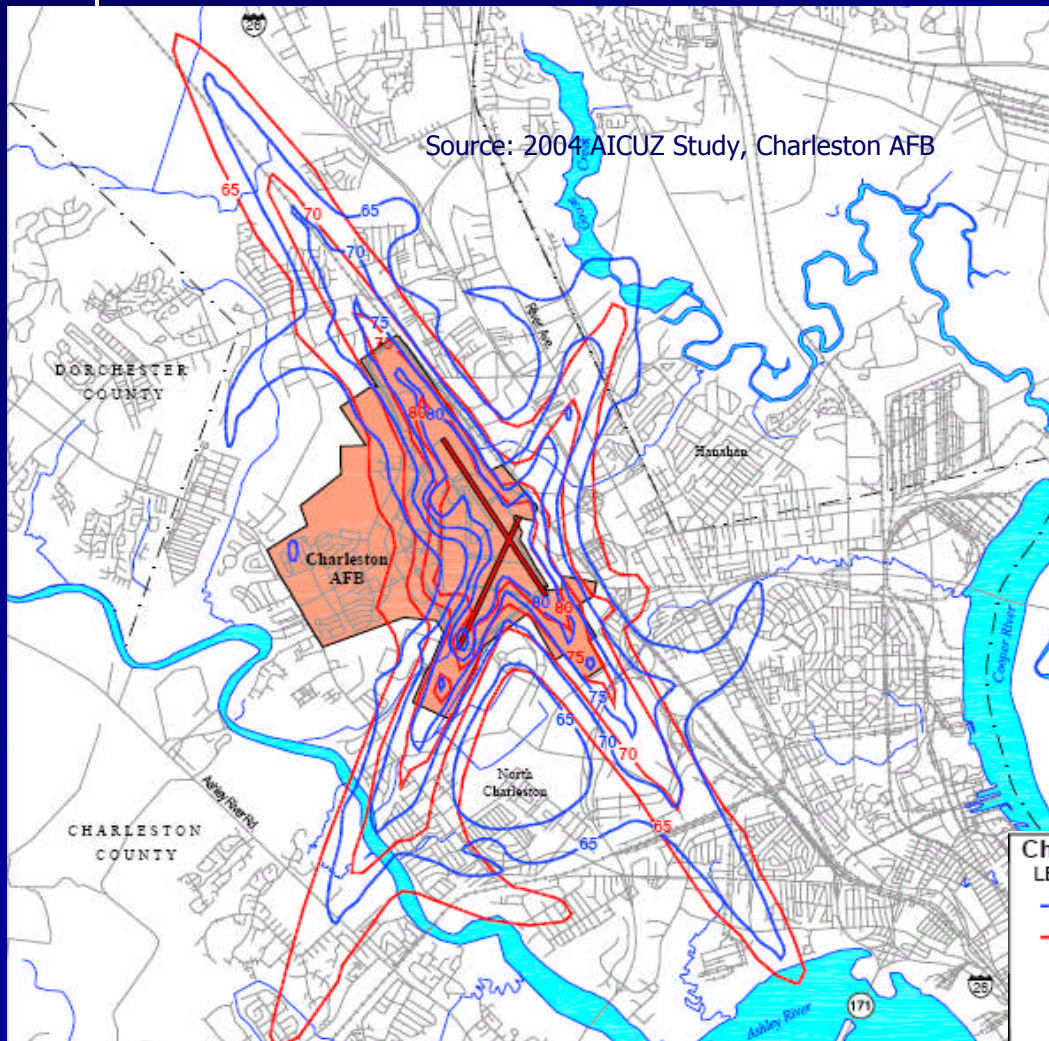


AICUZ  
Noise  
Contours

Source: 2004 AICUZ Study, Charleston AFB



## Joint Land Use Study II – Charleston AFB/NWS



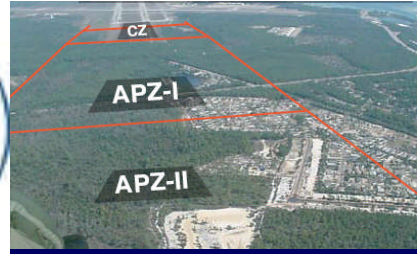
Comparison:  
AICUZ Noise Contours  
2004 vs. 1992

### Charleston Air Force Base LEGEND

- 2004 Noise Contour
- 1992 Noise Contour
- Runway
- Roadway
- Charleston AFB

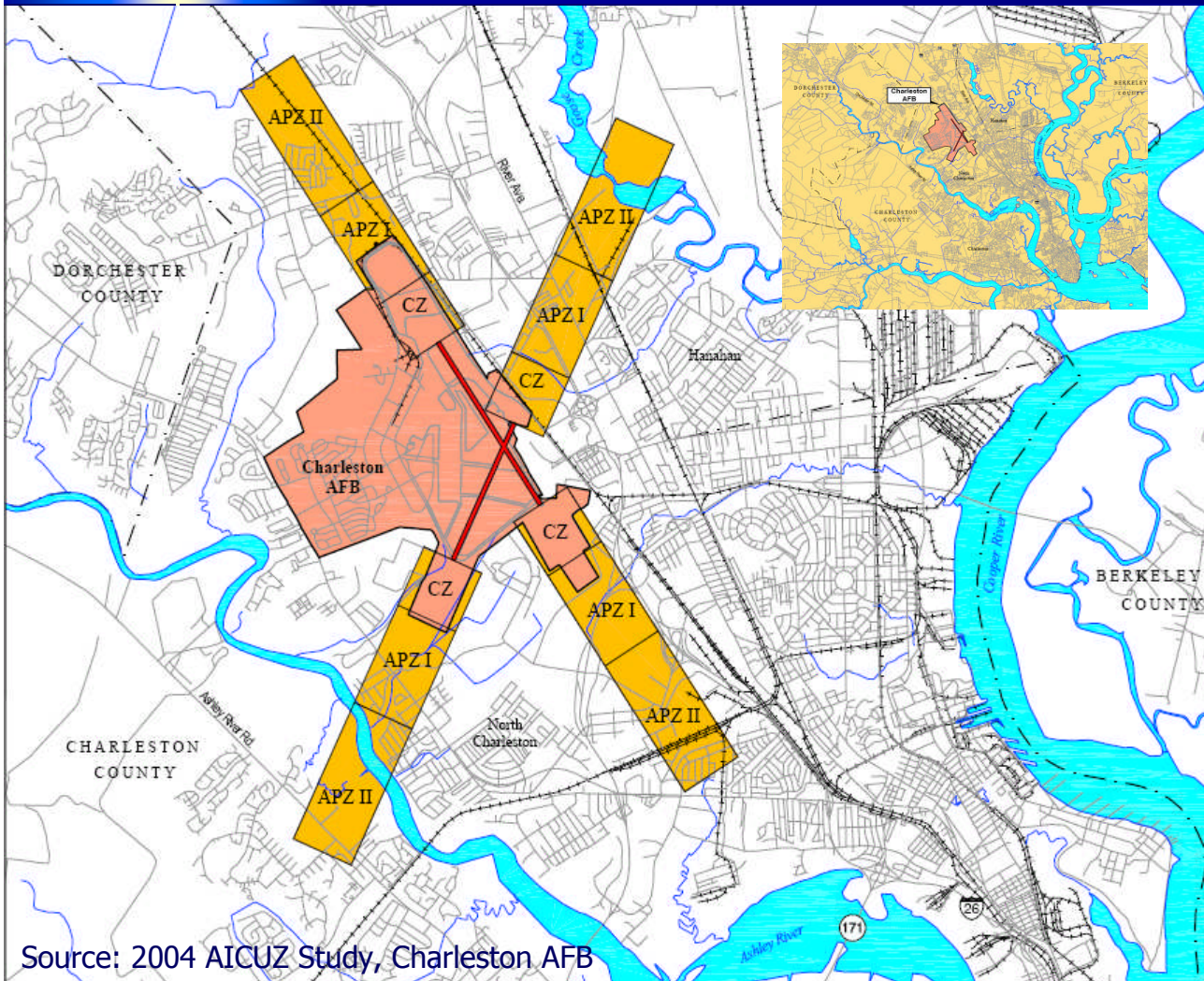
2004 AICUZ Study





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## Joint Land Use Study II – Charleston AFB/NWS



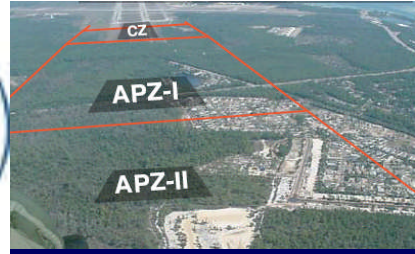
AICUZ Accident Potential Zones (APZ):

Clear Zones:  
3000' x 3000'

APZ I:  
5000' x 3000'

APZ II:  
7000' x 3000'

Source: 2004 AICUZ Study, Charleston AFB



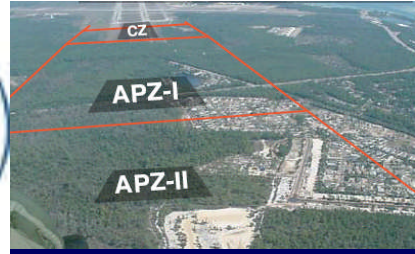
## Joint Land Use Study II – Charleston AFB/NWS

### Regional Population Statistics

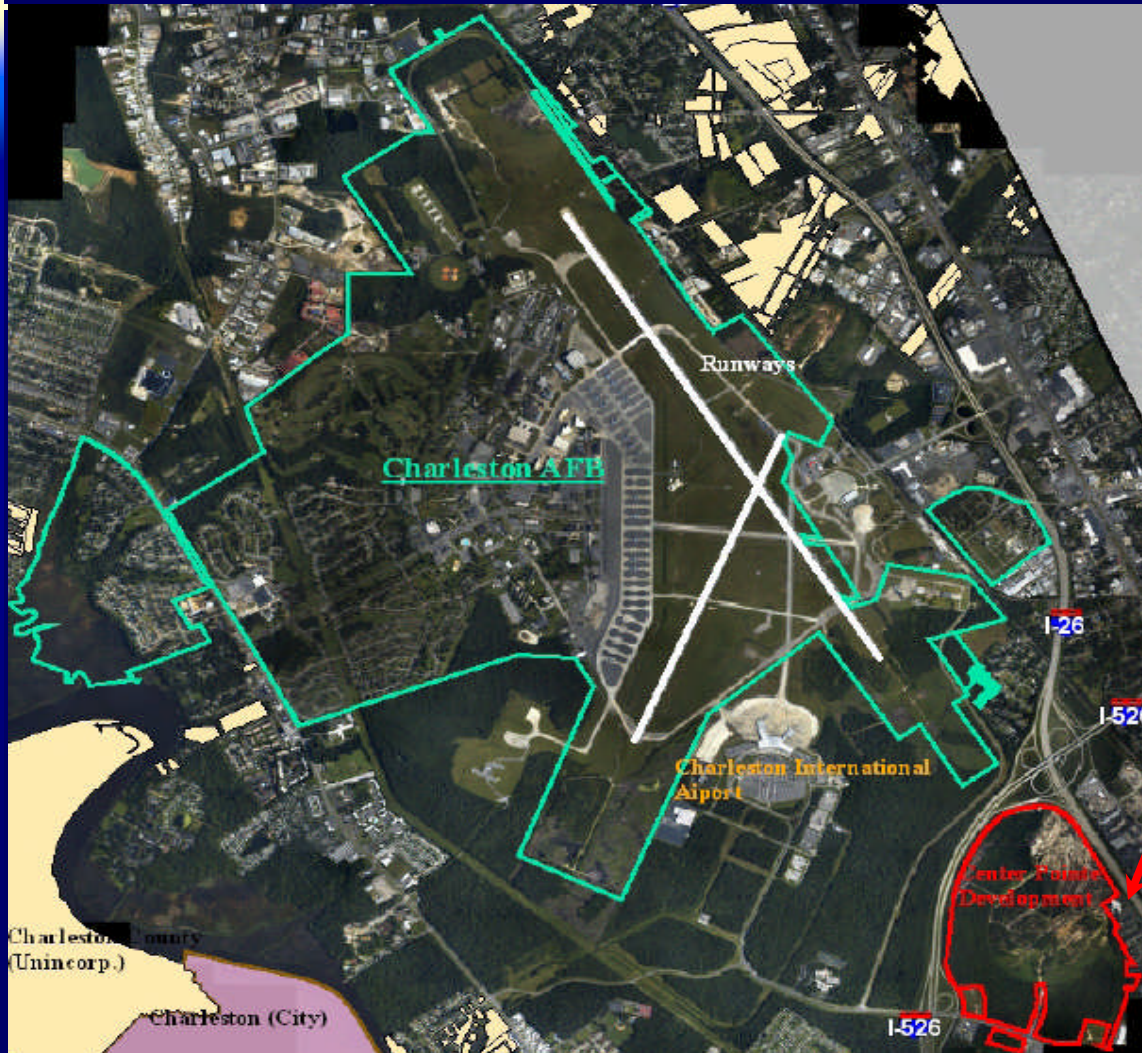
BCD Population Trends, 1990-2000, 2005					
Jurisdiction	1990	2000	Chg.(90-00)	%Chg. (90-00)	2005 est.*
Charleston	80,414	96,650	16,236	20%	106,712
Goose Creek	24,692	29,208	4,516	18%	32,516
Hanahan	13,176	12,937	(239)	-2%	13,818
North Charleston	70,218	79,641	9,423	13%	86,313
<b>Berkeley County</b>	<b>128,776</b>	<b>142,651</b>	<b>13,875</b>	<b>11%</b>	<b>151,673</b>
<b>Charleston County</b>	<b>295,039</b>	<b>309,969</b>	<b>14,930</b>	<b>5%</b>	<b>330,368</b>
<b>BCD Region</b>	<b>506,875</b>	<b>549,033</b>	<b>42,158</b>	<b>6%</b>	<b>583,434</b>
<b>South Carolina</b>	<b>3,486,703</b>	<b>4,012,012</b>	<b>525,309</b>	<b>15%</b>	<b>4,198,068</b>

Sources: 1990-2000 US Censuses

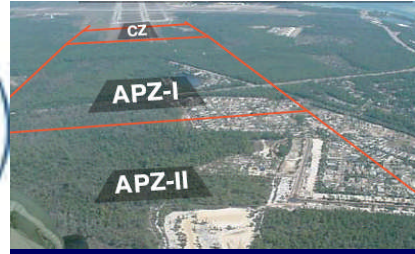
\*Based on July 2005 population estimates from the Population Division, U.S. Census Bureau



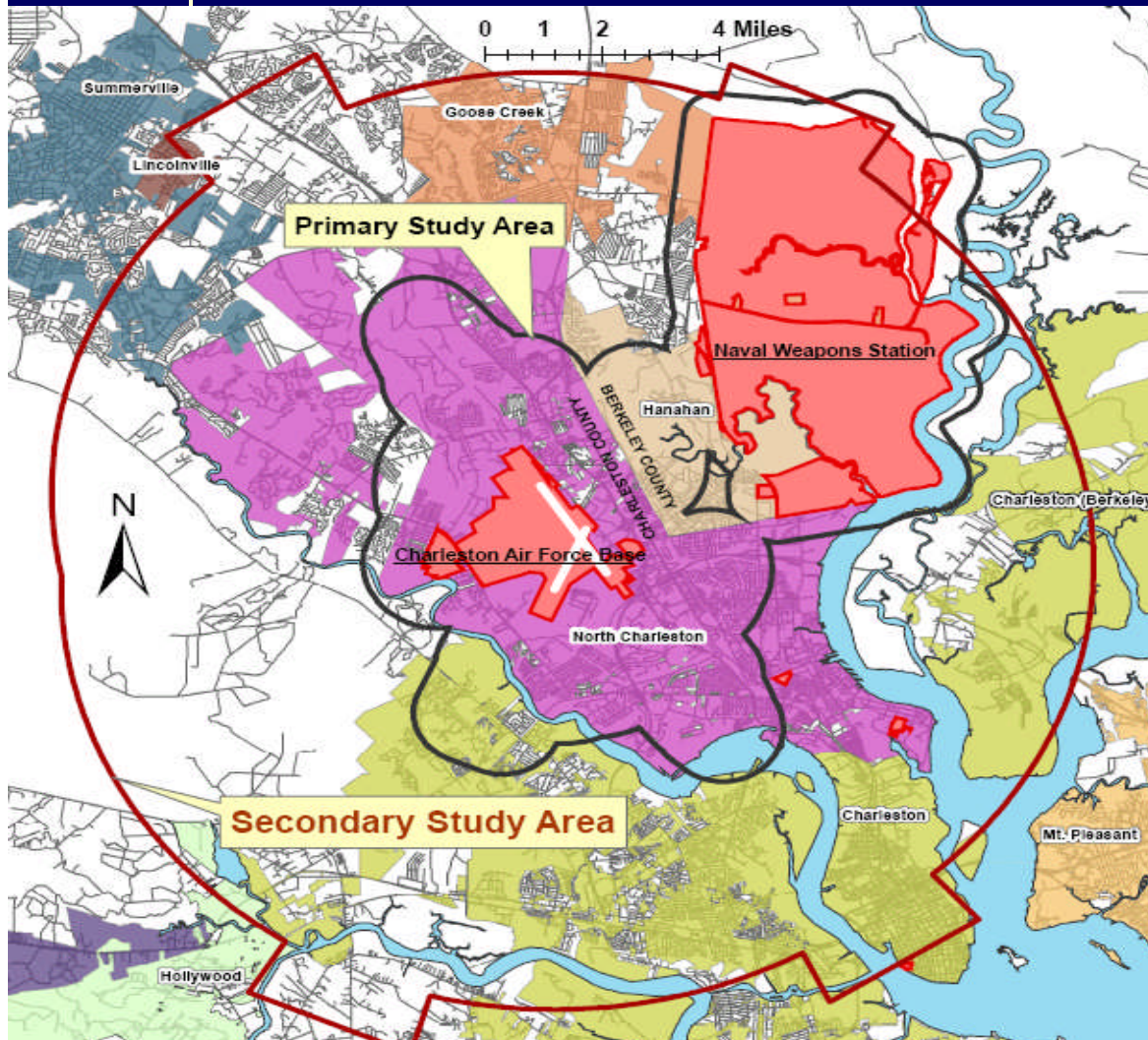
## Joint Land Use Study II – Charleston AFB/NWS



Center Point  
Development



## Joint Land Use Study II – Charleston AFB/NWS

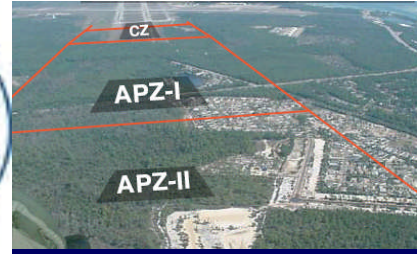


### Primary Study

Area: 1 mile surrounding AFB; ½ mile surrounding NWS

### Secondary Area:

30,000 feet outward from runways (height standards only)



## Joint Land Use Study II – Charleston AFB/NWS

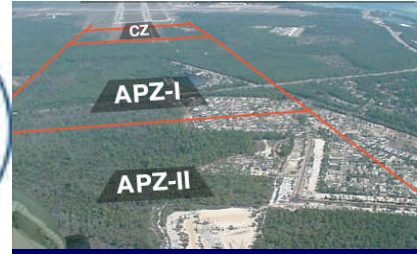
### NEW APPROACHES

#### Land Use Tools

- *Overlay Zoning District*
- *Transfer of Development Rights (TDR)*

#### Public Input (Residents, Land Owners, Businesses, Real Estate):

- *Public Meetings*
- *Brochures*
- *Surveys*
- *Website*

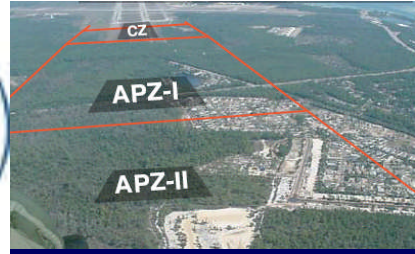


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## Joint Land Use Study II – Charleston AFB/NWS

### Scope of Work

- Start-up & Organization
- Data Collection
- Analysis & Mapping
- Recommendations
- JLUS Document
- Implementation

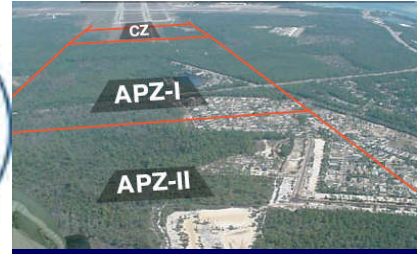


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## Joint Land Use Study II – Charleston AFB/NWS

### Scope of Work – Start-up/Organization

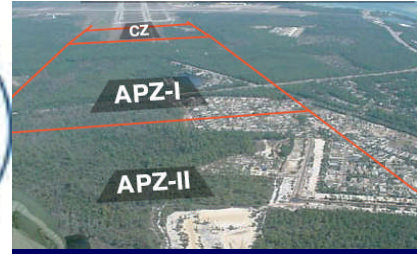
- Kickoff Meeting
- Committee Organization/Schedule
- Website
- Creating/Distributing Brochures



## Joint Land Use Study II – Charleston AFB/NWS

### Scope of Work – Data Collection

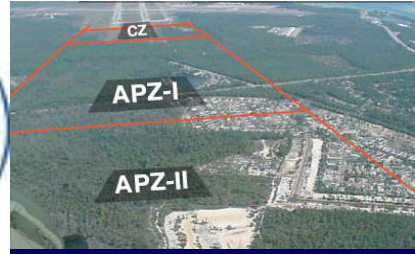
- Compile Documents (comp. plans, ordinances, parcel info., GIS)
- Demographic, Economic statistical data
- ‘Windshield’ Surveys
- Collect Public Input



## Joint Land Use Study II – Charleston AFB/NWS

### Scope of Work – Analysis & Mapping

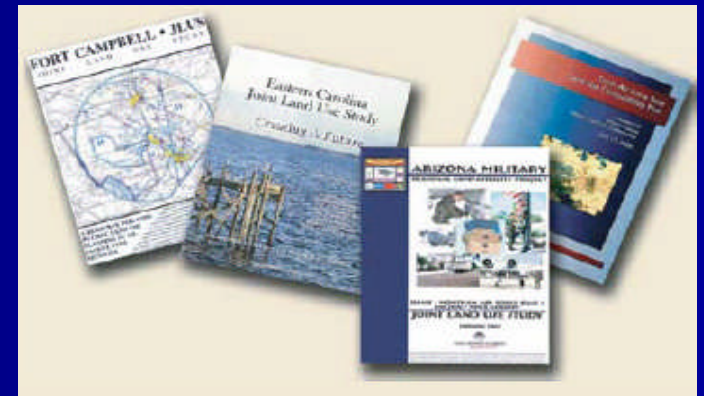
- Conditions & Trends
- AICUZ Incompatible
- Undeveloped Parcels
- Land Use Tools & Revisions
- Noise Reduction Techniques
- Real Estate Disclosure

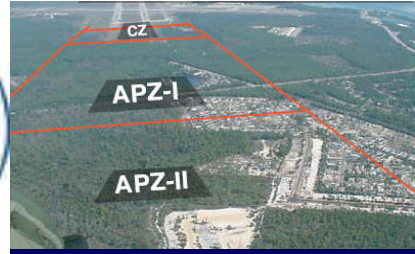
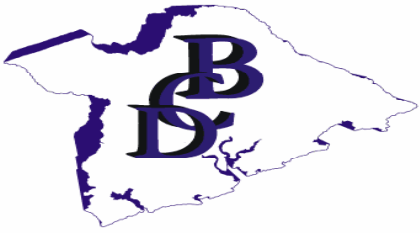


## Joint Land Use Study II – Charleston AFB/NWS

Scope of Work – Recommendations & Document Completion

- Develop JLUS recommendations
- Create & Present Draft Document
- Revise
- Publish Final JLUS Document



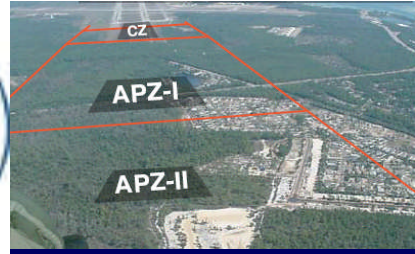


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## Joint Land Use Study II – Charleston AFB/NWS

Scope of Work – Implementation (Putting the document into Action)

- Organize the implementation committee
- Schedule/organize committee meetings
- Develop a Implementation Work Plan
- Assist with grant applications



## Joint Land Use Study II – Charleston AFB/NWS

### Timeline – 14 Months (Dec. 2006 – Jan. 2008)

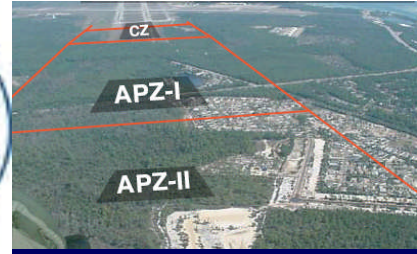
Start-up (1 Month)

Data Collection (4 Months)

Analysis (6 Months)

Recommendations & Final Document (2 Months)

Implementation Start-up (1 Month)



## Joint Land Use Study II – Charleston AFB/NWS

### Committee & Public Meetings

#### Technical Committee

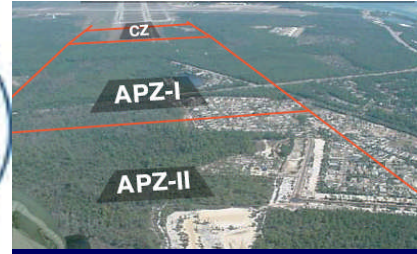
- Once per Month, starting Jan. '07 (BCDCOG)

#### Policy Committee

- Once every two Months, starting Jan. '07 (BCDCOG)

#### Public Meetings

- Once per month, starting April '07 (Holiday Inn)



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## Joint Land Use Study II – Charleston AFB/NWS

### Contact Information

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Fax: 529-0305

Email

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Rob Caison – [robc@bcdcog.com](mailto:robc@bcdcog.com)