

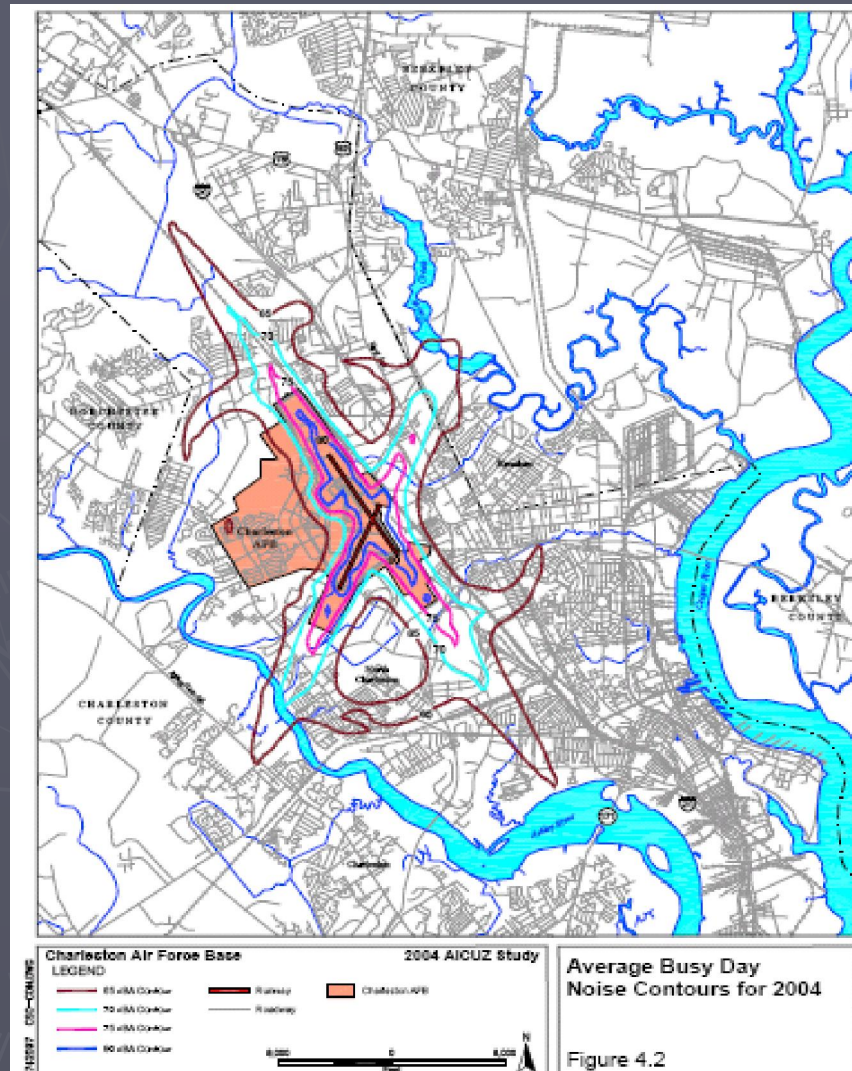
Charleston AFB Joint Land Use Study II

Technical Committee Meeting II

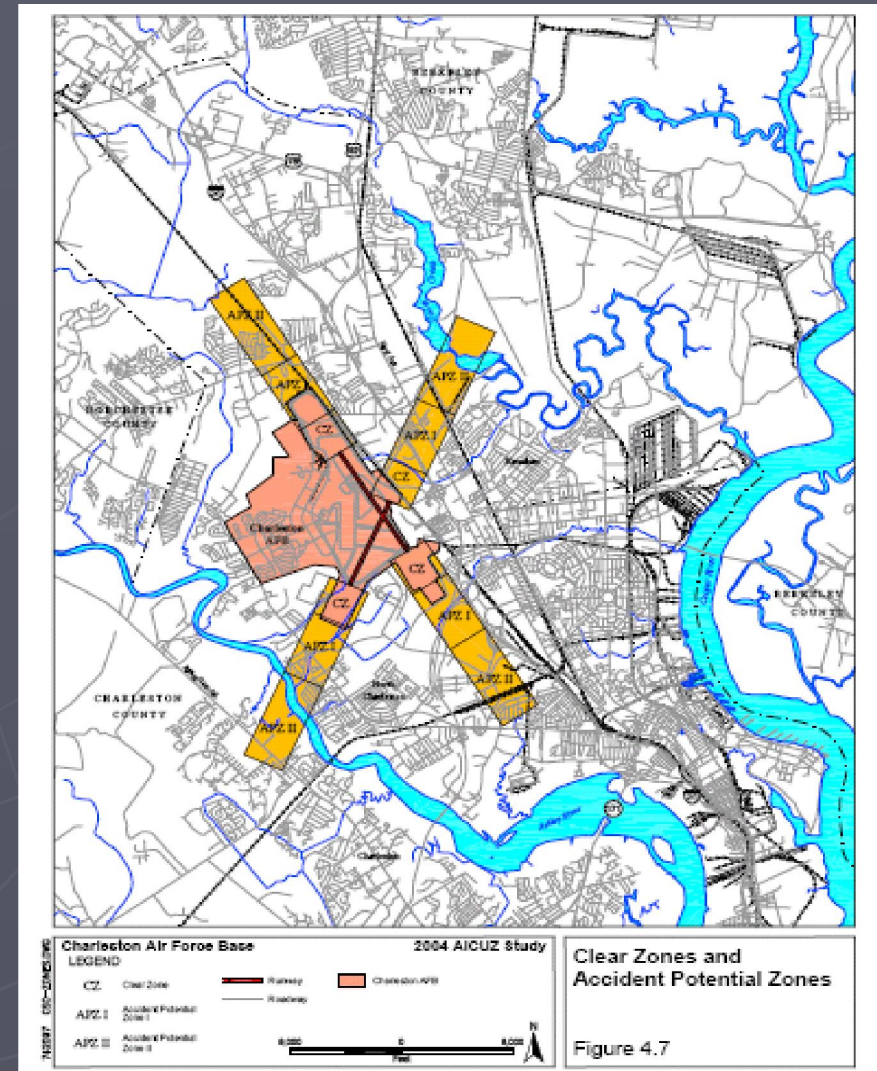
March 8th, 2007



Military Impacts on Civilians

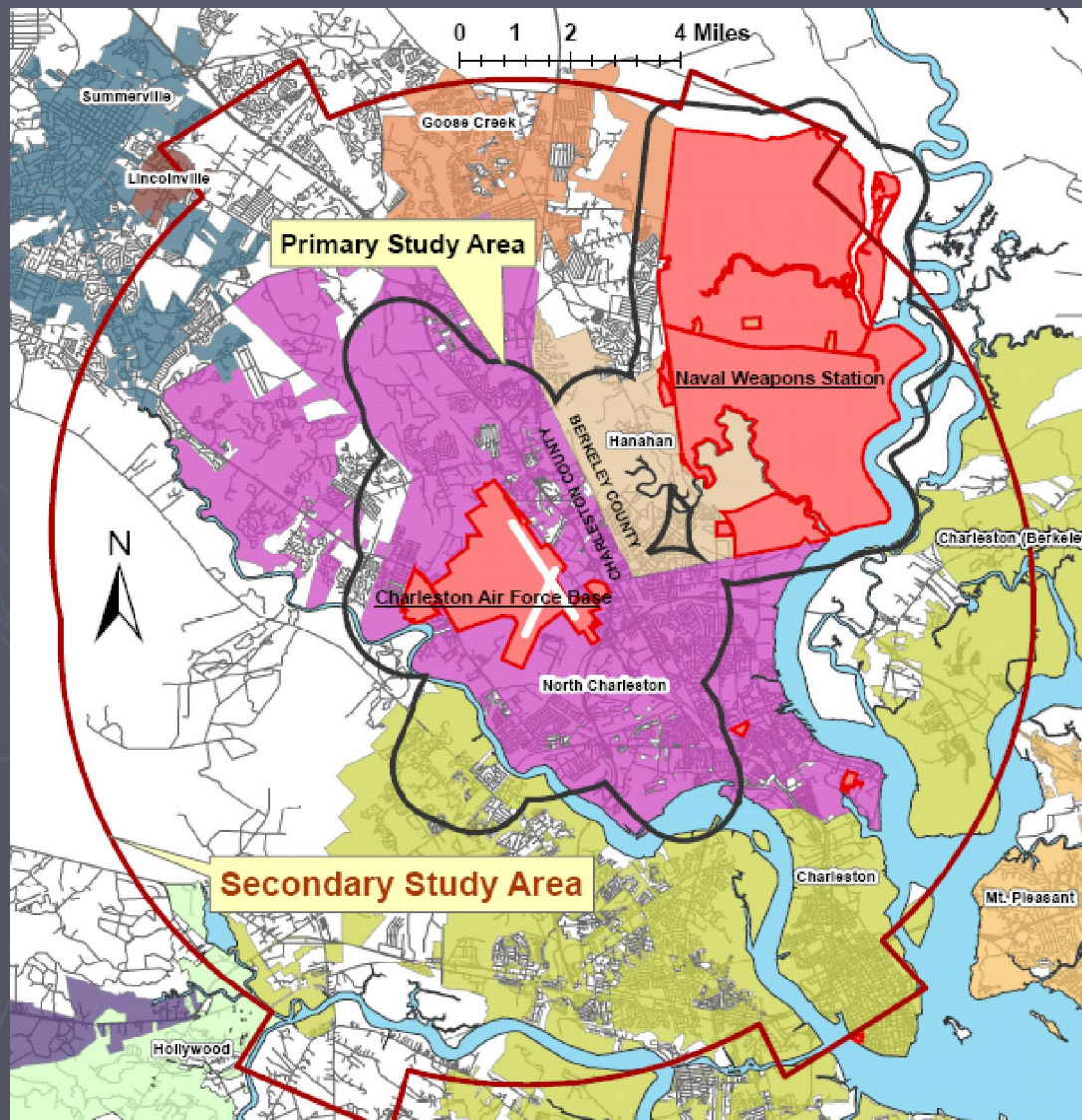


NOISE



POTENTIAL FOR ACCIDENTS

JLUS Study Areas



Primary Study Area: 1 mile surrounding AFB; ½ mile surrounding NWS

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

Regional Economy

What does the military contribute to the region?

- ▶ 30,000 jobs
- ▶ \$3.5 billion

Before the Naval Base closed, these figures were:

- ▶ 48,000 jobs
- ▶ \$4.2 billion

Joint Land Use Study II

▶ 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*

Scope of Work

- ▶ Start-up (Kickoff, Organization, Grant)
- ▶ Data Collection (Next 2 Months)
- ▶ Analysis (Approx. 6 Months)
- ▶ Recommendations & Final Report
- ▶ Implementation (Putting the recommendations into action)

Technical Committee

- ▶ Members of the TAC will assist in providing Data to the Project Team
- ▶ Provide Technical Assistance and keep the Project Team Informed
- ▶ County and Municipal Planners
- ▶ AFB and NWS Planners and Public Works Officials
- ▶ Real Estate Professionals
- ▶ Charleston Metro Chamber of Commerce
- ▶ Environmental and Conservation Groups

Data Collection

- ▶ Reports & Studies
 - § Zoning ordinances, development regulations, comprehensive plans, building codes, etc.
 - § Real estate disclosures
- ▶ Statistical Information
 - § Demographic, economic, housing, building permits
- ▶ G.I.S. Data
 - § Zoning, current & future land use, AICUZ zones
- ▶ Building Permit Data
- ▶ Ground Observations
 - § Windshield surveys
- ▶ Survey Information
 - § Public input from meetings & surveys

Data and Information Received

- ▶ AFB – information detailing land uses and operations. Charleston AFB 2020 horizon plan. AICUZ Plan
- ▶ Aviation Authority – FAA Part 150 reports for flight paths, noise contours and APZ's for military and commercial flights
- ▶ Chas Metro Chamber – Economic Data on Military impacts on the Regional Economy
- ▶ Charleston County – Comp Plan and Zoning Ordinance

Goals – assistance from TAC

- ▶ Acquire GIS shapefiles, building permit data, comprehensive plans, etc from jurisdictions within study area.
- ▶ AFB and FAA - Continued updates regarding runway expansion plans, cost sharing/scheduling, funding sources, and maintenance costs
- ▶ Real Estate Professionals - Real Estate disclosure laws within Noise and APZ's

Goals – TAC assistance cont...

- ▶ Municipal Planners – In addition to GIS data and comprehensive land use plans. Project Staff needs Building Permit Data within area surrounding the AFB and NWS, recent subdivision proposals and development plans or trends, any data that would indicate recent dev't trends surrounding the installations
- ▶ AFB Public Affairs – information or logs regarding frequency of noise complaints

Analysis

- ▶ Study Area Conditions & Trends
 - § Population, Housing, & Economic Trends
 - § Future Projections & Impacts
- ▶ AFB Impacts/Incompatible Land
 - § Inventory and analyze areas of incompatibility with noise and accident zones
 - § Examine AFB operational/physical changes and their impacts
- ▶ NWS Issues
 - § Explosives storage & arcs
 - § Red Bank Road issues
- ▶ Undeveloped Land Parcels
 - § Inventory of undeveloped parcels in study area
 - § Examine build-out impacts
- ▶ Land Use Tools
 - § Examine current land use regulations
 - § Identify regulation improvements to help limit incompatibility in prox. to bases
 - § Determine feasibilities of land use tools – TDR, overlay zones, etc.
- ▶ Noise Reduction Methods
 - § Building codes for noise reductions
 - § Physical and operational changes on base to limit noise

Timeline – Progress - Goals

- ▶ Timeline – 14 Months (Dec. 2006 – Jan. 2008)
- ▶ Start-up (1 Month) - December
- ▶ Data Collection (4 Months)
- ▶ Analysis (6 Months)
- ▶ Recommendations & Final Document (2 Months)
- ▶ Implementation Start-up (1 Month)
- ▶ Progress - Kickoff Meeting Held, 12/12/06
 - § Grant accepted by OEA and has approved
 - § Website in production
 - § Committees have been organized,
 - ▶ First TAC meeting was held on 1-25-07
 - ▶ First Policy Committee meeting was held on 2-26-07

TAC & Policy Committee Meetings

- ▶ Technical Advisory Committee will meet Once every Month
 - § Next meeting tentatively scheduled for April 26th @ 10:00 am
- ▶ Policy Committee will meet every other month and will be comprised of the Full COG Board
 - § Policy Committee will receive a briefing during the BCDCOG Board of Directors meeting of the Project Staff's progress
- ▶ Public Meetings will be held once per month, starting early May
- ▶ Structure of Meetings - TAC and Policy Committee
 - § Short review of previous meeting and updates
 - § Project team reviews progress since last meeting (include any updates from TAC)
 - § Committee members present findings/issues
- ▶ Special presentations/guest speakers (if any)
- ▶ Review progress goals for next meeting

Upcoming Tasks and 'To do' list for the next month

- ▶ Website for Chas AFB/NWS JLUS II is currently under construction
 - § Will be linked through bcdcog.com homepage
- ▶ Continue to collect data, ordinances and GIS data shapefiles from various jurisdictions, agencies, bases
- ▶ In the process of finalizing public information brochures to be distribute at various jurisdiction throughout the study area

Joint Land Use Study II – Charleston AFB

- ▶ Contact Information
- ▶ Berkeley-Charleston-Dorchester Council of Gov'ts
- ▶ Phone: 843-529-0400
- ▶ Fax: 529-0305

- ▶ Email
- ▶ Rob Caison – robc@bcdcoq.com
- ▶ Dan Hatley – danh@bcdcoq.com