

Sumter-Shaw Joint Land Use Study 2016

Public Kick-Off Meeting
October 26, 2015



BENCHMARK

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

MARSTEL DAY[®]
CONSERVATION & CONSULTING
FROM SEA TO STARS

Today's Objectives

- A. "What is a Joint Land Use Study?"
- B. "What land use impacts are being looked at?"
- C. "What results from the JLUS?"
- D. "How can I Participate?"
- E. "How do I keep up with what's going on?"
- F. "What happens next?"



JLUS Project Team

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

- Project Management
- Planning Policy & Legal
- Mediation & Consensus Building

BENCHMARK

- Compatibility Analysis
- GIS Analysis and Workproduct
- Policy Analysis



- Encroachment Planning
- Local Government & Military Planning
- Public Outreach (Surveys, Polling, Website)

Purpose of the JLUS?

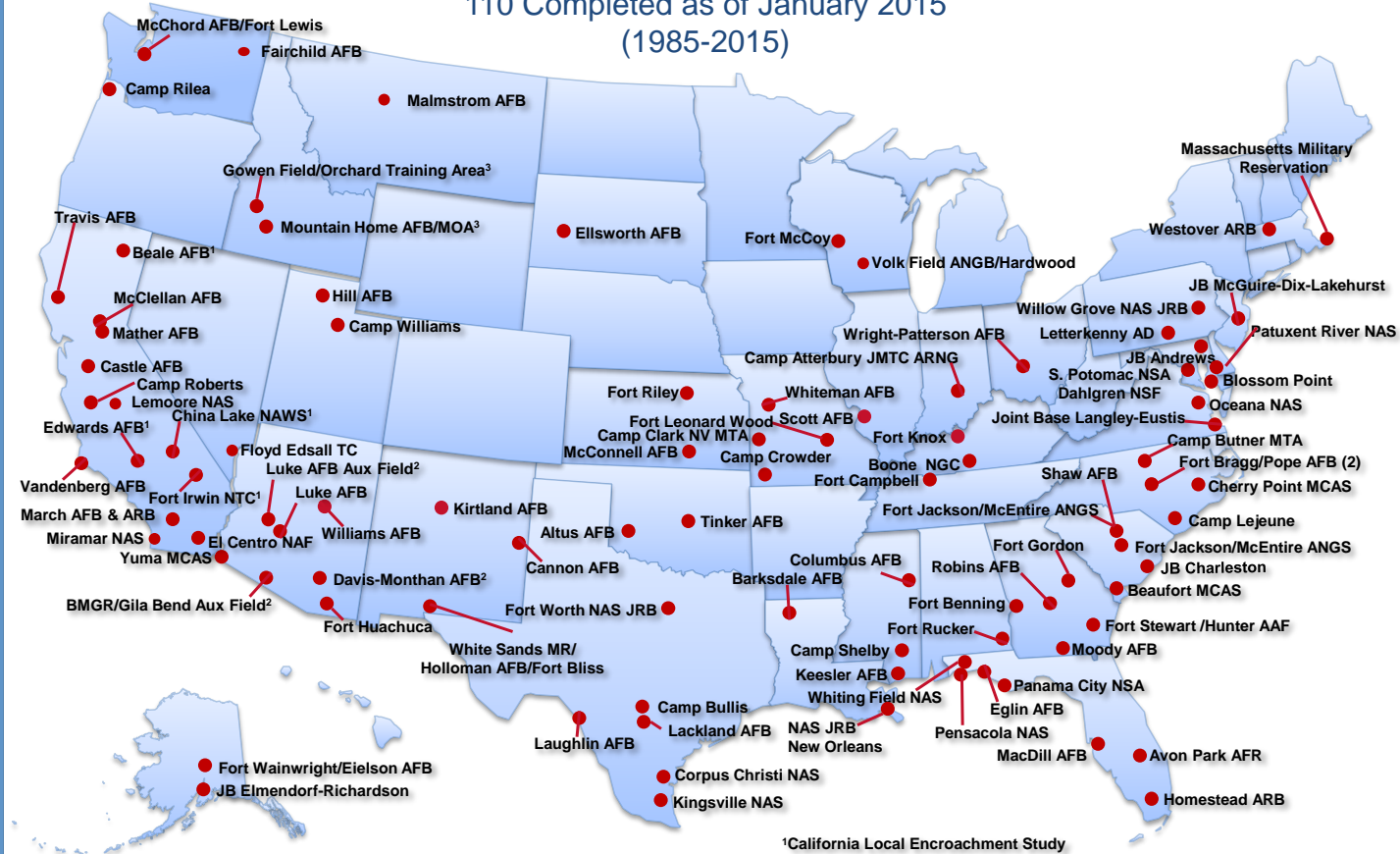
“...promote compatible citizen development patterns near military installations by applying the local planning process to update local comprehensive/general plans and supporting land use regulations”



JLUS Background & Overview

Completed Joint Land Use Studies

110 Completed as of January 2015
(1985-2015)



¹California Local Encroachment Study

²Arizona Local Encroachment Study

³Idaho Local Encroachment Study
North Carolina State Outreach



What is “Encroachment”?



Preliminary List of Shaw AFB Encroachment Potential

I. Urban Growth

II. Rise of Low-Density Residential

III. Energy Compatibility & Availability
Conflicts

IV. Spectrum Encroachment

V. Airspace Management

VI. F-35 & Shaw's Changing Mission

VII. Noise



October 26-28

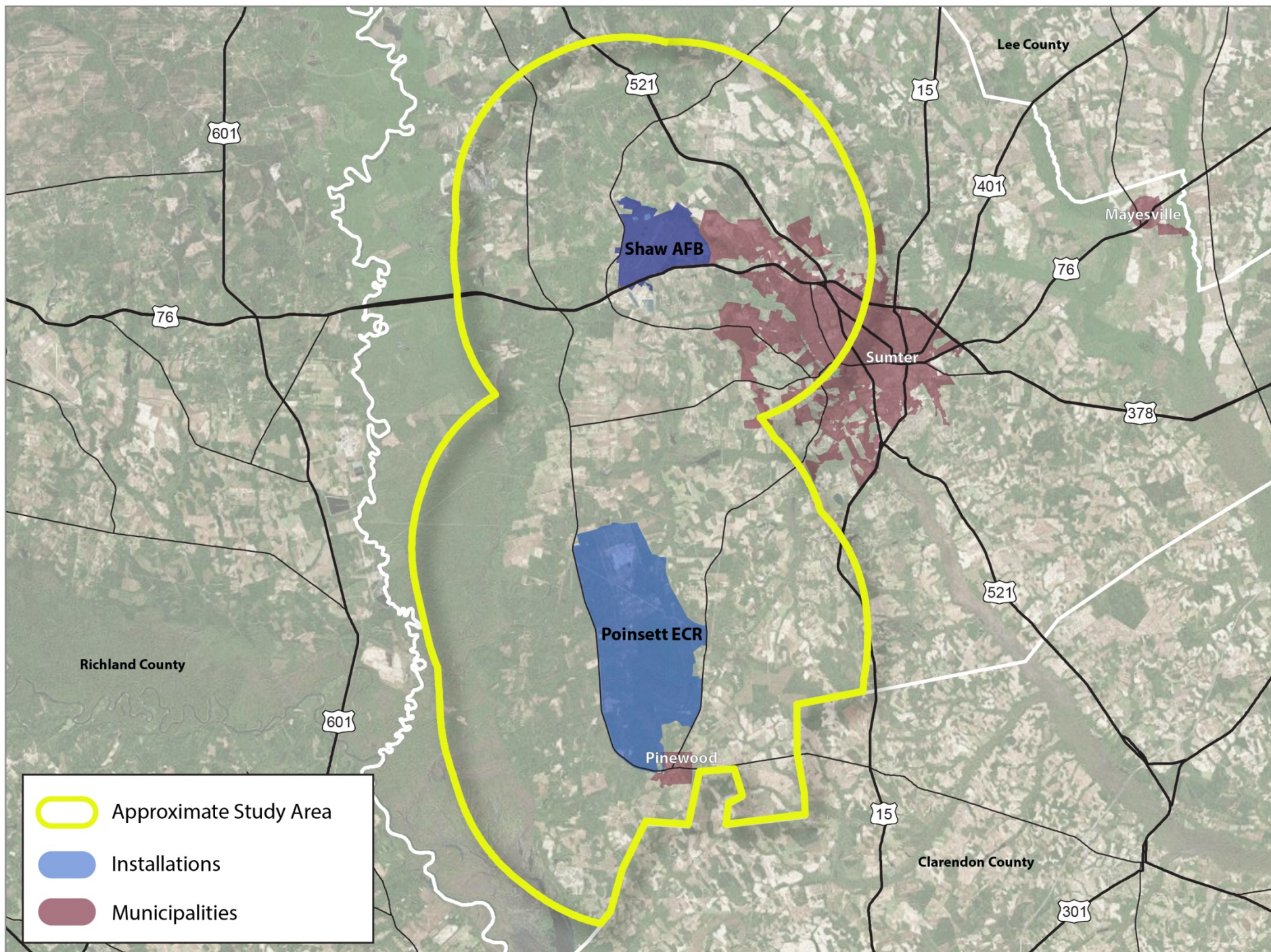
Stakeholder Interviews

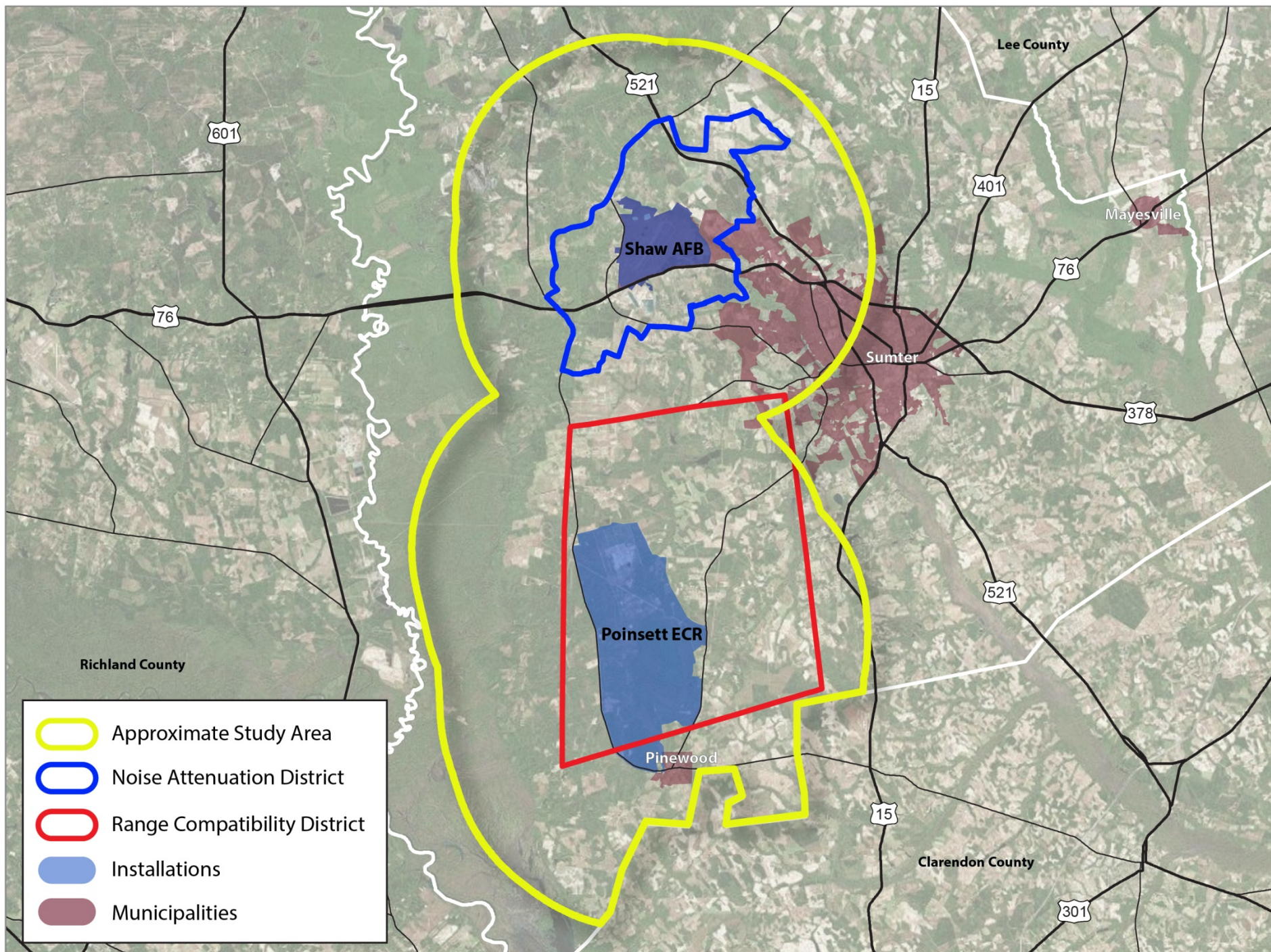
- Shaw Command, Planners, Ops
- Sumter County
- City of Sumter
- City-County Planning Commission
- City Water, Sewer
- Sumter Schools
- Santee Lynches Council of Governments
- Chamber of Commerce (MAC)
- Economic Development Board
- Building & Real Estate Industries

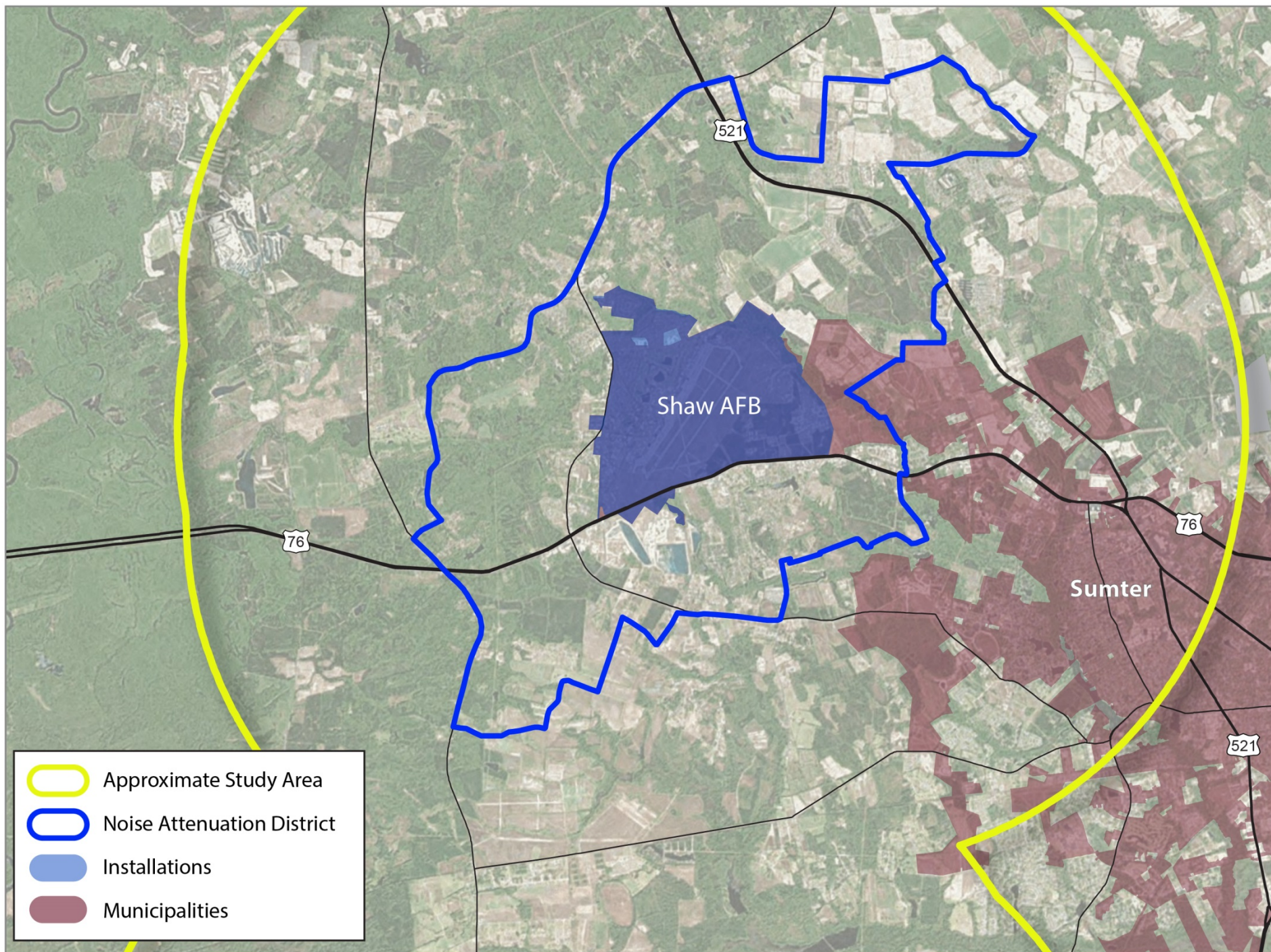


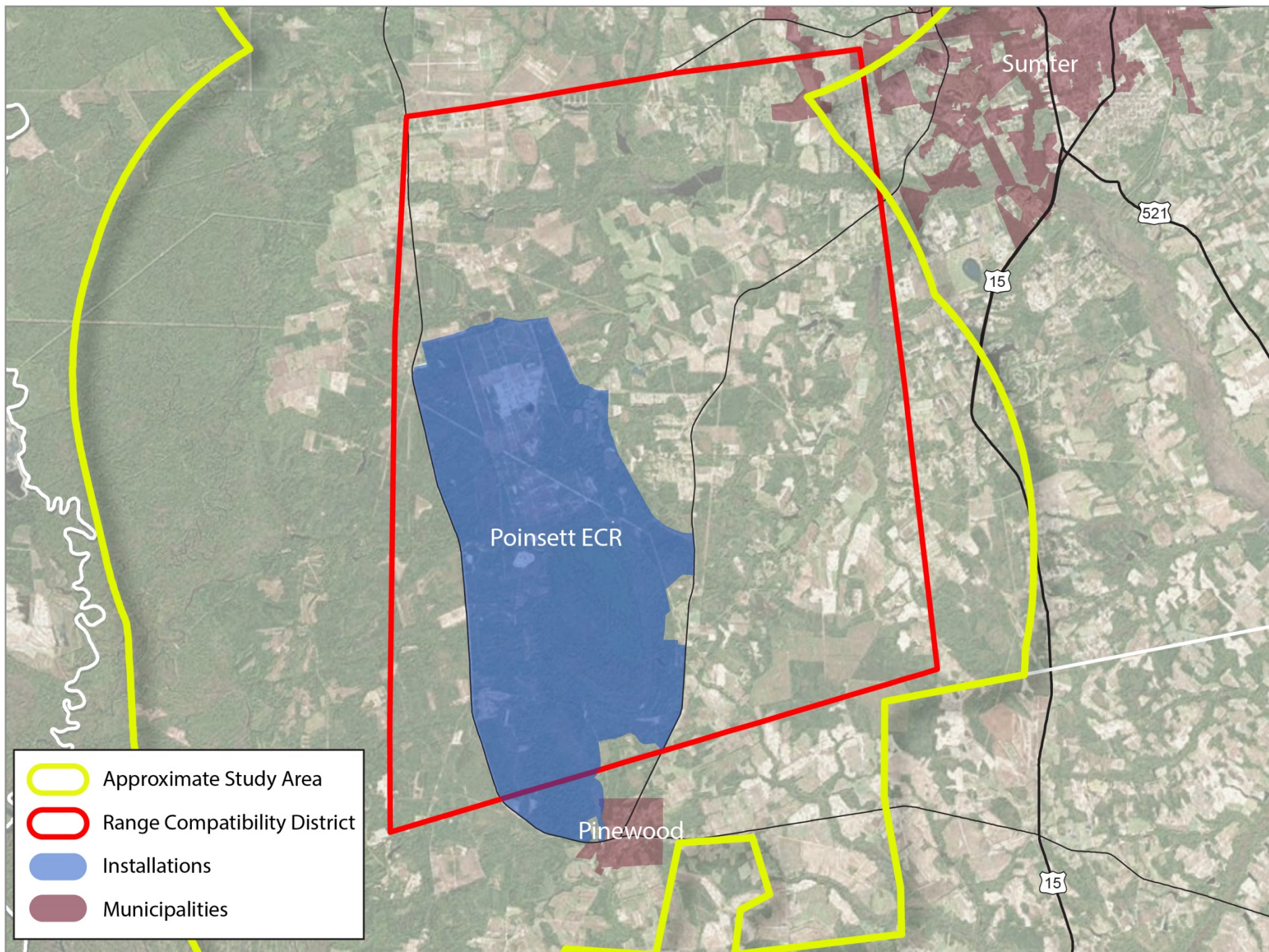
JLUS Study Area











The JLUS will result in:

- Land Use Maps and Compatibility Assessments
- Public Input & Survey Results
- Draft Joint Land Use Study
- Final Joint Land Use Study (Approx. Oct 2016)



The Joint Land Use Study

1. Evaluation of Existing Conditions

- a. Economic
- b. Demographic
- c. Land Use (Civilian & Air Force)

2. Land Use Compatibility Assessment

- a. Existing
- b. Zoned
- c. Future/Projected land uses

3. Implementation Options

- a. Land Use
- b. Coordination
- c. Mission-based



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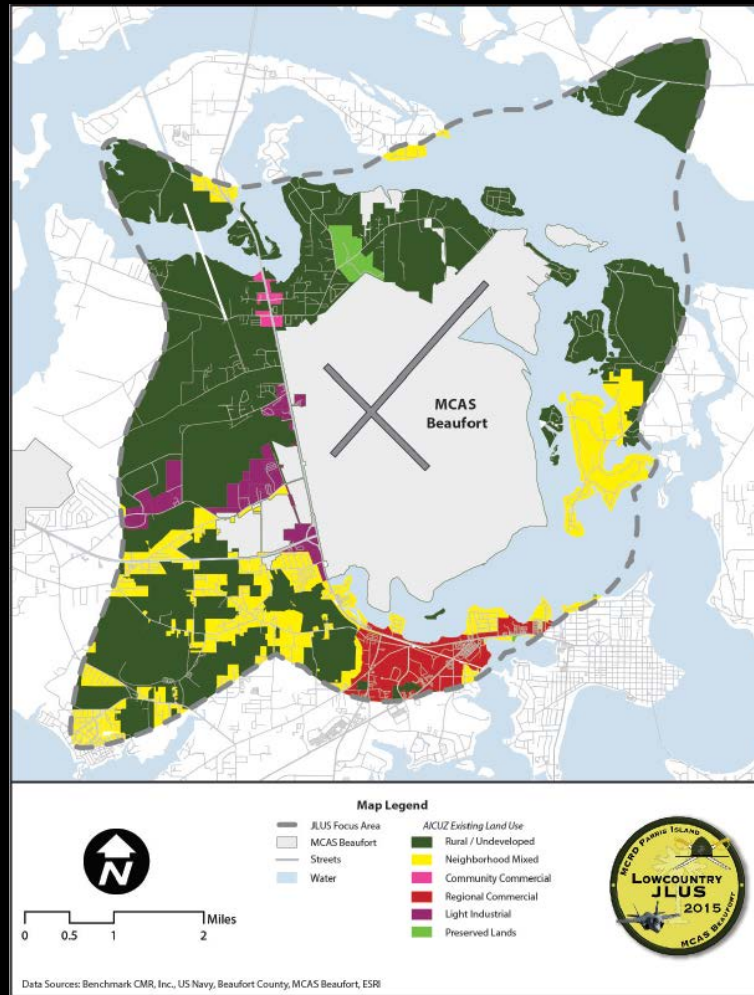
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Existing Conditions – Land Use



MCAS Beaufort Example (2015)

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Land Use Compatibility

- Analysis performed for the unique impacts associated with each installation.
- Assessment of both current and future operational impacts.
- Compare current and future compatibility concerns.

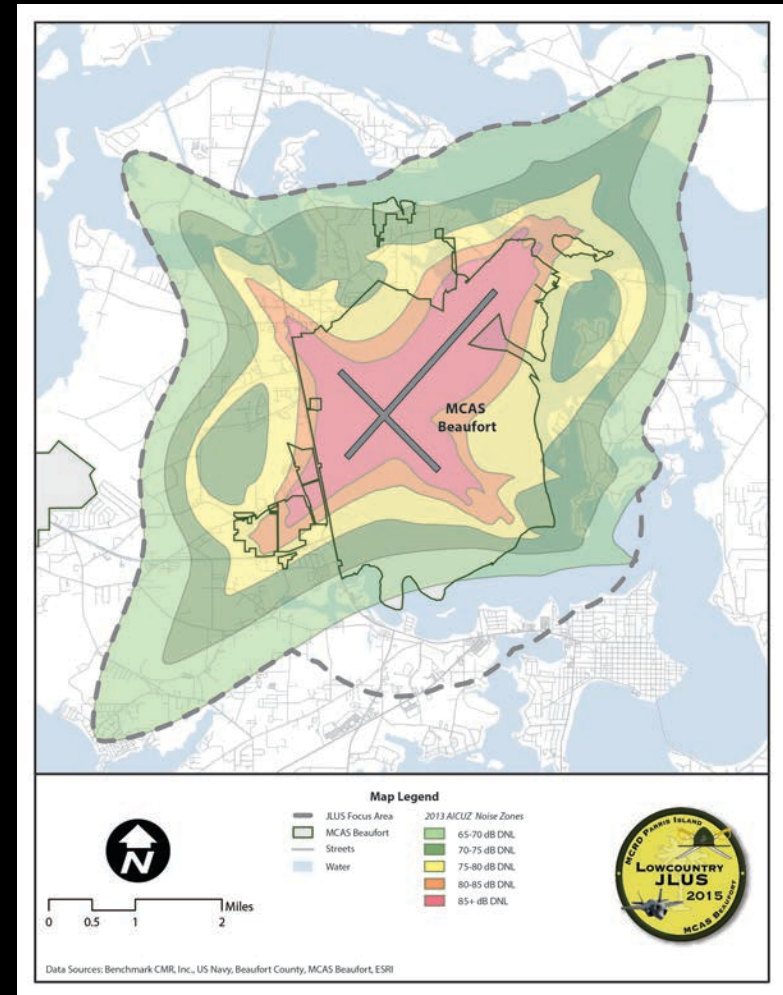
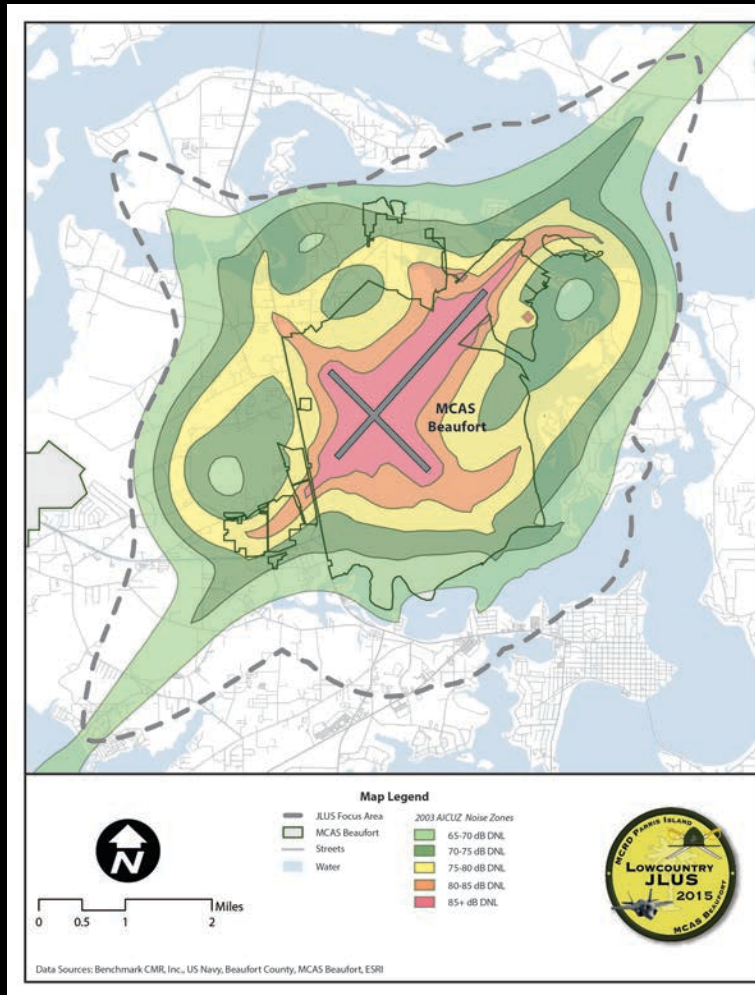


Land Use Compatibility

- Identify areas of potential incompatibility related to:
 - Aircraft Noise
 - Aircraft Accident Potential
 - Airspace Encroachment
 - Other military training / operational impacts

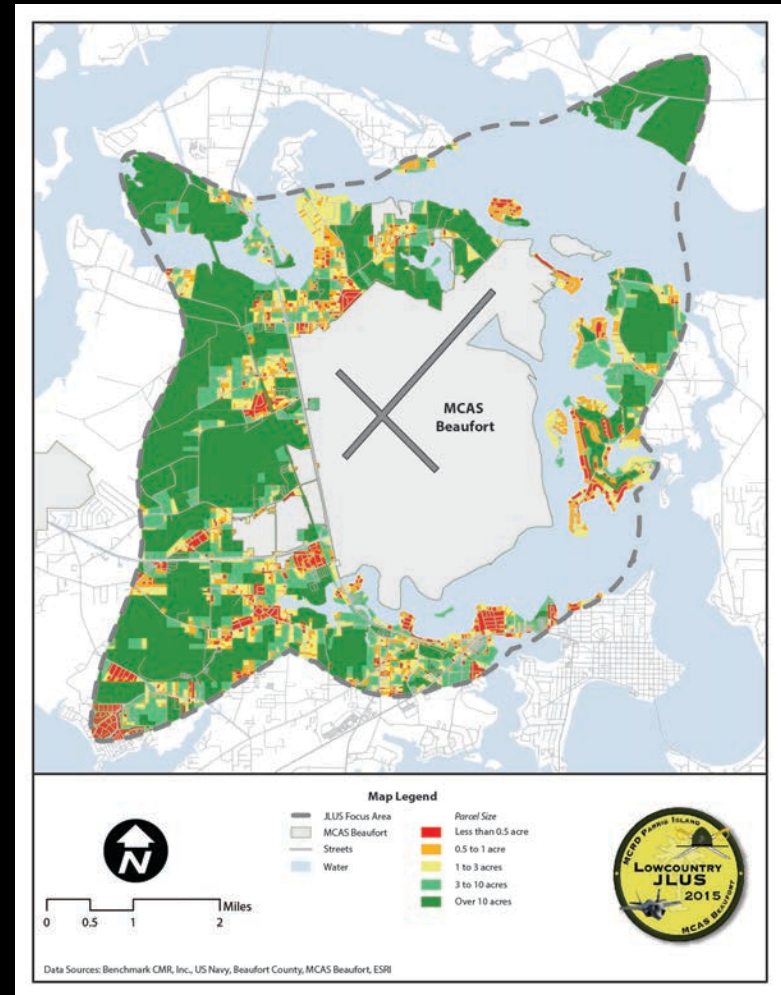
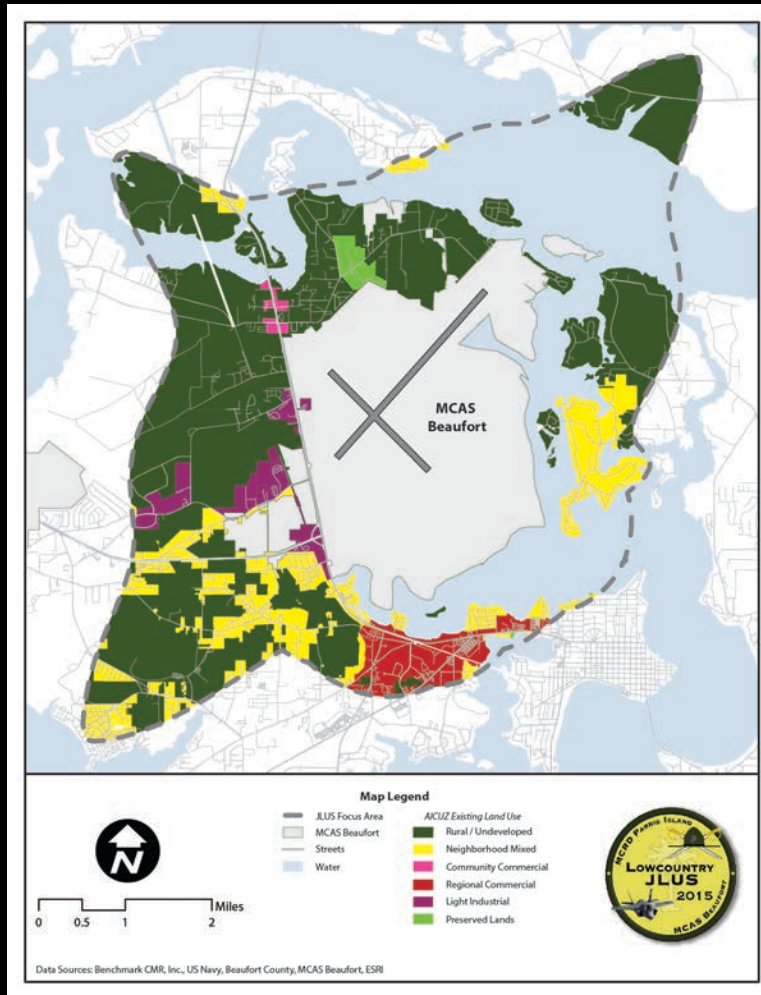


Compatibility Analysis Example



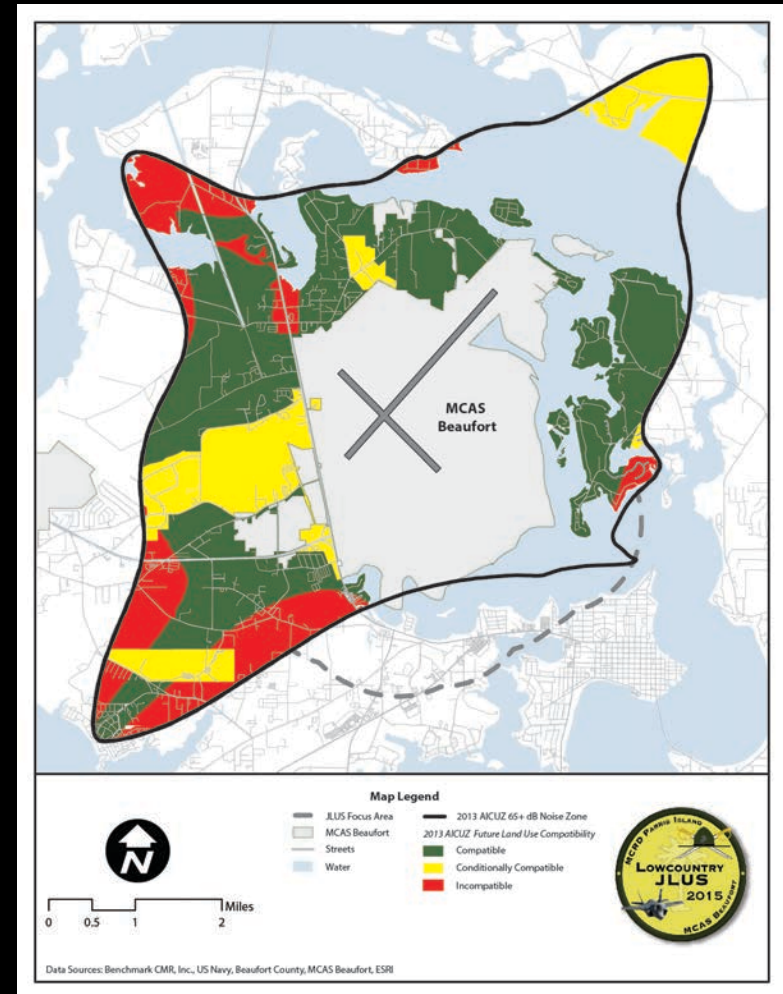
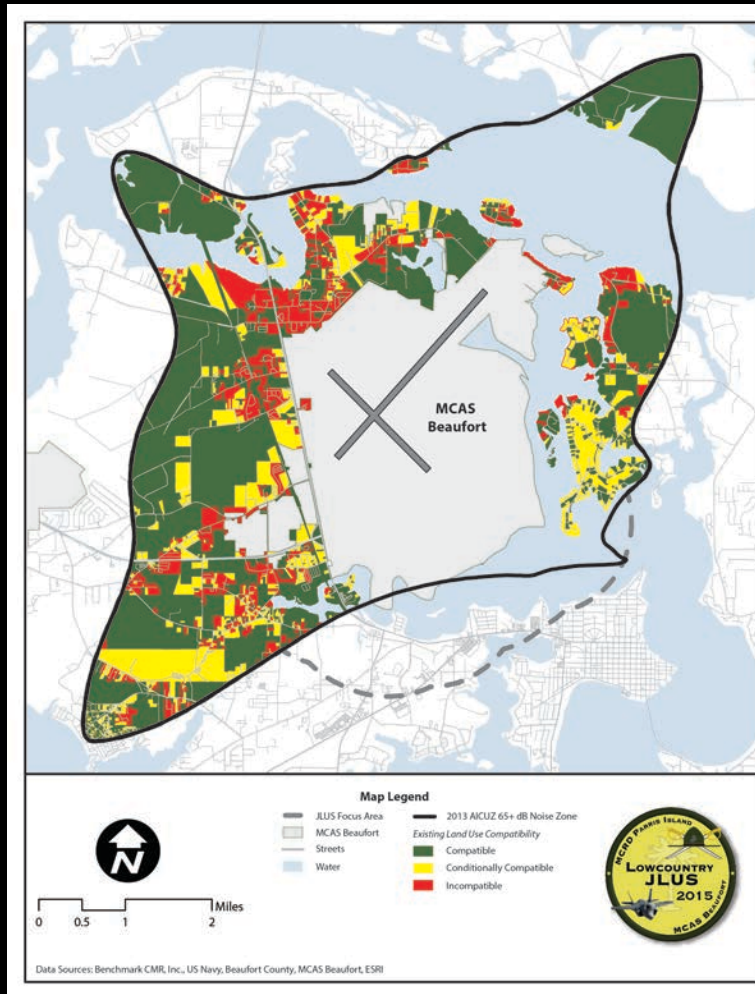
MCAS Beaufort – Changing Impacts

Compatibility Analysis Example



MCAS Beaufort
Land Use and Development Patterns

Compatibility Analysis Example



MCAS Beaufort
Compatibility Assessment – Current + Future

The Joint Land Use Study

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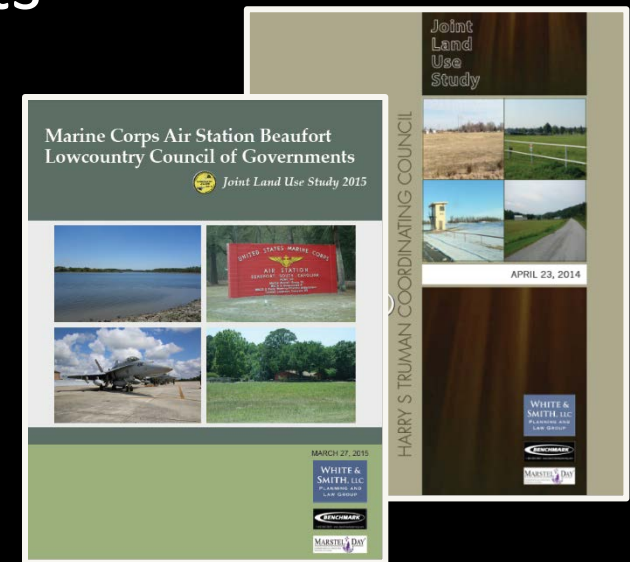
3. Implementation Options

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Potential Implementation Areas

1. Interagency Coordination
2. Public Outreach
3. Business & Economic Development
4. Training & Mission Strategies
5. Land Conservation Efforts
6. Planning
7. Guidelines
8. Regulation



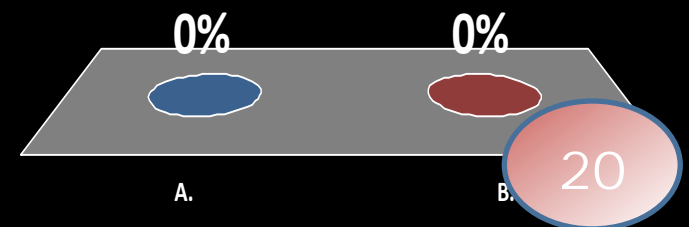
Live Polling Exercise



Do you know anyone who works or trains at Shaw AFB or Poinsett ECR?

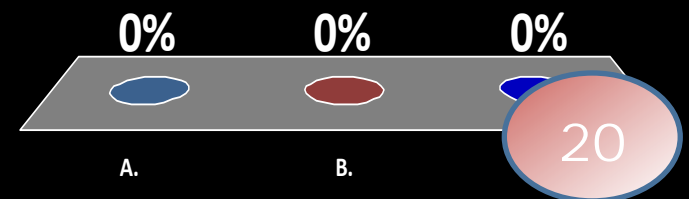
A. Yes

B. No



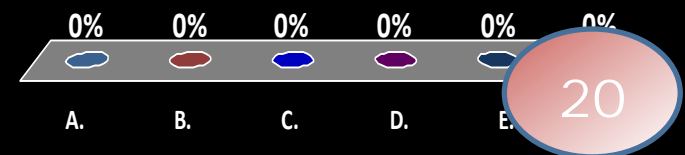
Are you familiar with the types of military training conducted at the following installations?
[Choose ALL that you are familiar with]

- A. Shaw AFB
- B. Poinsett ECR
- C. I am not familiar with the types of training conducted at Shaw AFB or Poinsett ECR.



Where do you get most of your information about Shaw AFB and Poinsett ECR?

- A. Directly from someone who works/trains there
- B. From friends who know people who work/train there
- C. Just from general discussion in the community
- D. Newspapers, radio, television
- E. Social media (Facebook, email listservs, etc.)
- F. I don't know anything about Shaw AFB or Poinsett ECR



How would you characterize communication between the Air Force and the community?

- A. a) Good
- B. b) Fair
- C. c) Poor
- D. d) Unsure/No Opinion



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A.

0%



B.

0%



C.

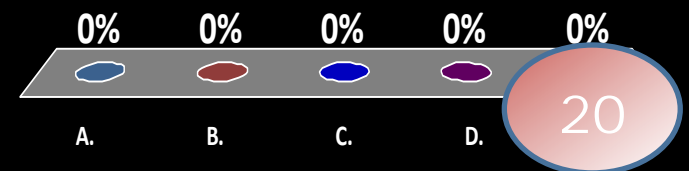
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How important do you think the military training that occurs at Shaw AFB and Poinsett ECR is?

- A. Very important
- B. Important
- C. Not very important
- D. Not important at all
- E. Unsure



Do you support the Air Force presence in the region?

- A. Strongly support
- B. Somewhat support
- C. Indifferent/No opinion
- D. Do not support



0%



A.

0%



B.

0%



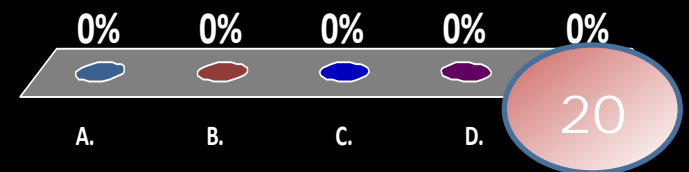
C.

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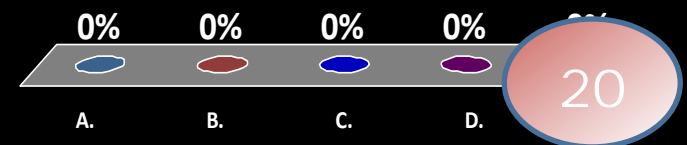
How substantial do you think the Air Force's contribution to the regional economy is?

- A. Very substantial
- B. Substantial
- C. Moderate
- D. Minimal
- E. Unsure



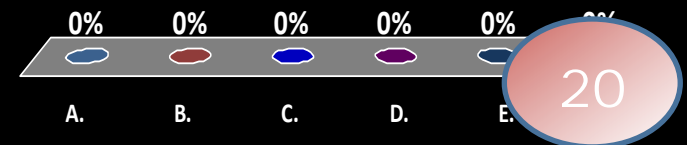
How strongly do you agree with this statement:
“The local community must continue to take
necessary steps to ensure the Air Force’s
contributions to our economy are sustained and
enhanced”?

- A. Strongly agree
- B. Agree
- C. Neutral/Unsure
- D. Disagree
- E. Strongly disagree



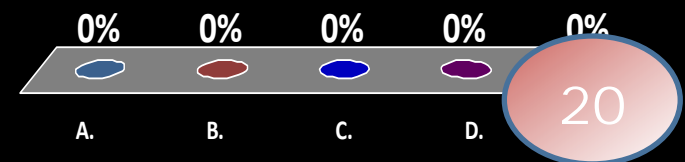
What kind of noise associated with Shaw AFB or Poinsett ECR do you hear from your residence or property? [Choose ALL that apply]

- A. I don't hear any noise from Shaw AFB or Poinsett ECR from my residence or property.
- B. Jets or other airplanes
- C. Helicopters
- D. Gunfire
- E. "Giant Voice" (Loudspeaker used for mass notifications, playing of the National Anthem, etc.)
- F. Other



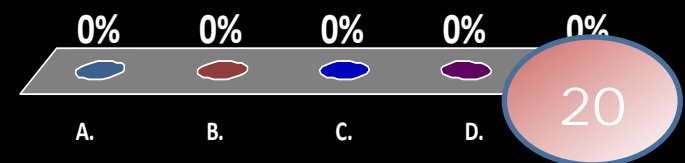
How often do you hear noise associated with Shaw AFB or Poinsett ECR from your residence or property?

- A. Daily
- B. Weekly
- C. Sometimes
- D. Rarely
- E. Never



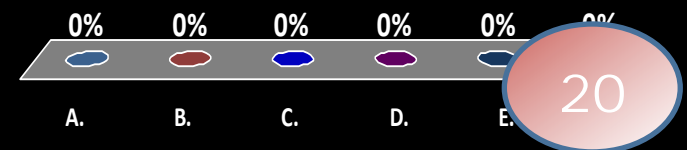
How often do you experience other impacts (e.g. traffic, odor, dust, other) related to the Air Force base or training operations from your property?

- A. Daily
- B. Weekly
- C. Sometimes
- D. Rarely
- E. Never



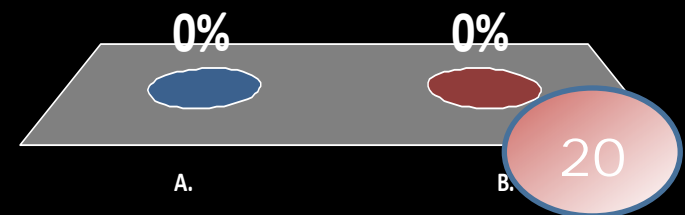
What impact do you believe Shaw AFB and Poinsett ECR have on your property values?

- A. Highly positive impact
- B. Positive impact
- C. Negative impact
- D. Highly negative impact
- E. No impact at all
- F. I do not own property in the City of Sumter or Sumter County.



Are you aware that an Environmental Impact Statement (EIS) recently evaluated the potential impacts on the community of locating a fleet of F-35A aircraft at Shaw AFB?


- A. Yes
- B. No



Public Awareness Campaign



www.sumtershaw-jlus.org



Overview of Sumter-Shaw AFB JLUS

What is the Sumter-Shaw AFB Joint Land Use Study?

The Sumter-Shaw Air Force Base (AFB) Joint Land Use Study (JLUS) is a cooperative planning effort conducted as a joint venture between Shaw AFB, including Pointe Electronic Combat Range (ECR), the City of Sumter, Sumter County, and other affected stakeholders. The study is being administered by the Sumter City-County Planning Commission and co-funded through a grant from the Department of Defense (DOD), Office of Economic Adjustment (OEA). The effort is, in part, a follow-up to a JLUS for Shaw AFB completed in 1993 and a JLUS for the Pointe ECR completed in 2002. The current JLUS project is expected to be completed in the fall of 2016.

The Sumter-Shaw AFB JLUS can benefit both the Air Force and the surrounding region by:

- Preserving long-term land use compatibility between the installation, training range, and the surrounding communities;
- Sustaining the operational mission of the Air Force in Sumter City-County while protecting the quality of life of nearby residents and businesses;
- Enhancing communication and coordination among local and regional stakeholders; and
- Integrating the growth plans of the communities in the region with Air Force plans and mission operations.

How long will the Sumter-Shaw AFB JLUS take to complete?

The Sumter-Shaw AFB JLUS will take approximately 3 to 5 years to complete. The JLUS will be a continuous process, and the results of any actions recommended by the JLUS should the community would follow would follow community input and action.

Who will guide the Sumter-Shaw AFB JLUS?

While the Sumter-Shaw AFB JLUS is a cooperative planning effort, the Sumter-Shaw AFB JLUS is guided by two entities: the Sumter-Shaw AFB JLUS Steering Committee and the Sumter-Shaw AFB JLUS Working Group. The Steering Committee is composed of representatives from the Air Force, the City of Sumter, Sumter County, and other affected stakeholders. The Working Group is composed of representatives from the Air Force, the City of Sumter, Sumter County, and other affected stakeholders.

What is the purpose of the JLUS?

The purpose of the JLUS is to identify means of promoting responsible land use near both Shaw AFB and Pointe ECR, to accommodate compatible growth and economic development in the region, to protect public safety and quality of life, and to sustain the mission of the Air Force in the Sumter and Sumter County region in the long-term. The JLUS will evaluate ways to enhance communication and coordination among local and regional stakeholders with the goal being to protect land use compatibility as both the community and the Air Force plan for the future. The JLUS does not result in changes to land use, zoning, or how a property owner may use their property, though it may identify regulatory changes for the community to consider after the JLUS is completed.

What will the JLUS address?

The Joint Land Use Study will provide:

- An assessment of existing land use conditions near both Shaw AFB and Pointe ECR, to include potential perceived incompatible land uses, if any;
- An assessment of potential future civilian and military land use conditions, to include projected incompatible uses, if any; and
- Strategies to promote compatible land use planning around Shaw AFB and Pointe ECR and the surrounding communities.

Compatible land use planning can be defined as the balance between the needs and interests of the community and the needs and interests of the Air Force installation and training range. In order to assess compatibility, the project team will identify current or potential encroachment issues, which may include noise, endangered species/critical habitat, safety/security, air or water quality, regional airspace management, energy development, and frequency spectrum interference, among other potential issues.

What are the goals of the JLUS?

There are a number of public deliverables. See the JLUS steering committee website for more information. The public may expect to:

- 1) participate in the JLUS process;
- 2) complete the JLUS survey;
- 3) submit a paper to the JLUS steering committee.

provided upon request. The JLUS steering committee will provide information on the JLUS process and the JLUS survey. Finally, the public is always welcome to provide input on the Sumter City-County, Shaw AFB, and Pointe ECR JLUS by emailing us at info@sumtershaw-jlus.org.

For additional information, please contact:

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Or visit us at www.sumtershaw-jlus.org

October-December

Public Survey

- Survey responses received until December 31st
- Three methods of collection
 1. Paper surveys, mailed to project team
 2. Online link at www.sumtershaw-jlus.org
 3. Turned into JLUS Project Manager



Public Input



Comments? Questions?

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Facebook:

[Sumter-Shaw AFB Joint Land Use Study](#)

