

Lowcountry Council of Governments

*Joint Land Use Studies Public Outreach &
TDR Implementation*



Presentation to Public & Elected Officials
March 20, 2017

Presentation Overview

1. JLUS Public Outreach

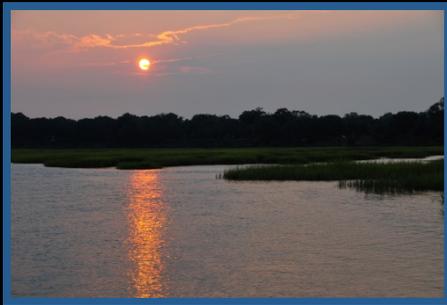
- a. JLUS Public Outreach & Coordination Strategy
- b. MCAS Zoning Overlays Updated (F-35B)

2. TDR Implementation

1. Beaufort County-BCOLT Cooperative Agreement
2. Administrative Forms/Website
3. Process for Initial TDR Purchases



JLUS Public Outreach



Agenda Items

1. “Joint Land Use Public Outreach & Coordination Strategy”
2. Overview of Overlay Ordinance Revisions – City, Town, County



Joint Land Use Cooperation Strategy

JOINT LAND USE PUBLIC OUTREACH & COORDINATION STRATEGY (DRAFT)
JLUS PUBLIC OUTREACH
JANUARY 9, 2017

JOINT LAND USE PUBLIC OUTREACH AND COORDINATION STRATEGY

ORGANIZATIONAL FRAMEWORK

This "Joint Land Use Public Outreach and Coordination Strategy" simply formalizes existing arrangements and coordination efforts in the community.

The primary participants in the ongoing military planning efforts in communities surrounding Marine Corps Air Station Beaufort (MCAS) and Marine Corps Recruit Depot Parris Island (MCRD) are:

- a. Members of the Public;
- b. Elected Officials (City, Town, and County);
- c. Marine Corps Installations (MCAS and MCRD) and Naval Hospital Beaufort;
- d. Metropolitan Planning Commission (MPC);
- e. Newly-created "Military Planning Working Group" (MPWG); and
- f. Beaufort Regional Chamber of Commerce Military Enhancement and Military Affairs Committees.

Pursuant to the direction of the Joint Land Use Study (JLUS) Policy Committee, public input efforts are directed to the existing Metropolitan Planning Commission, which will now have "as-needed" support from a staff-based "Military Planning Working Group," loosely based on the Technical Committee that supported the 2015 JLUS.

The "Military Planning Working Group" (MPWG), comprised of local planners, military officials, and community stakeholders, will oversee this "Outreach and Coordination Strategy" and the on-going "Public Awareness Campaign." Each of these is outlined below.

As detailed below, the Public Awareness Campaign will include public information (handouts, websites, social media platforms) and public involvement (process and notice requirements) in order to ensure the public is involved and given the opportunity for input prior to significant changes in military operations or land use policies related to the military.

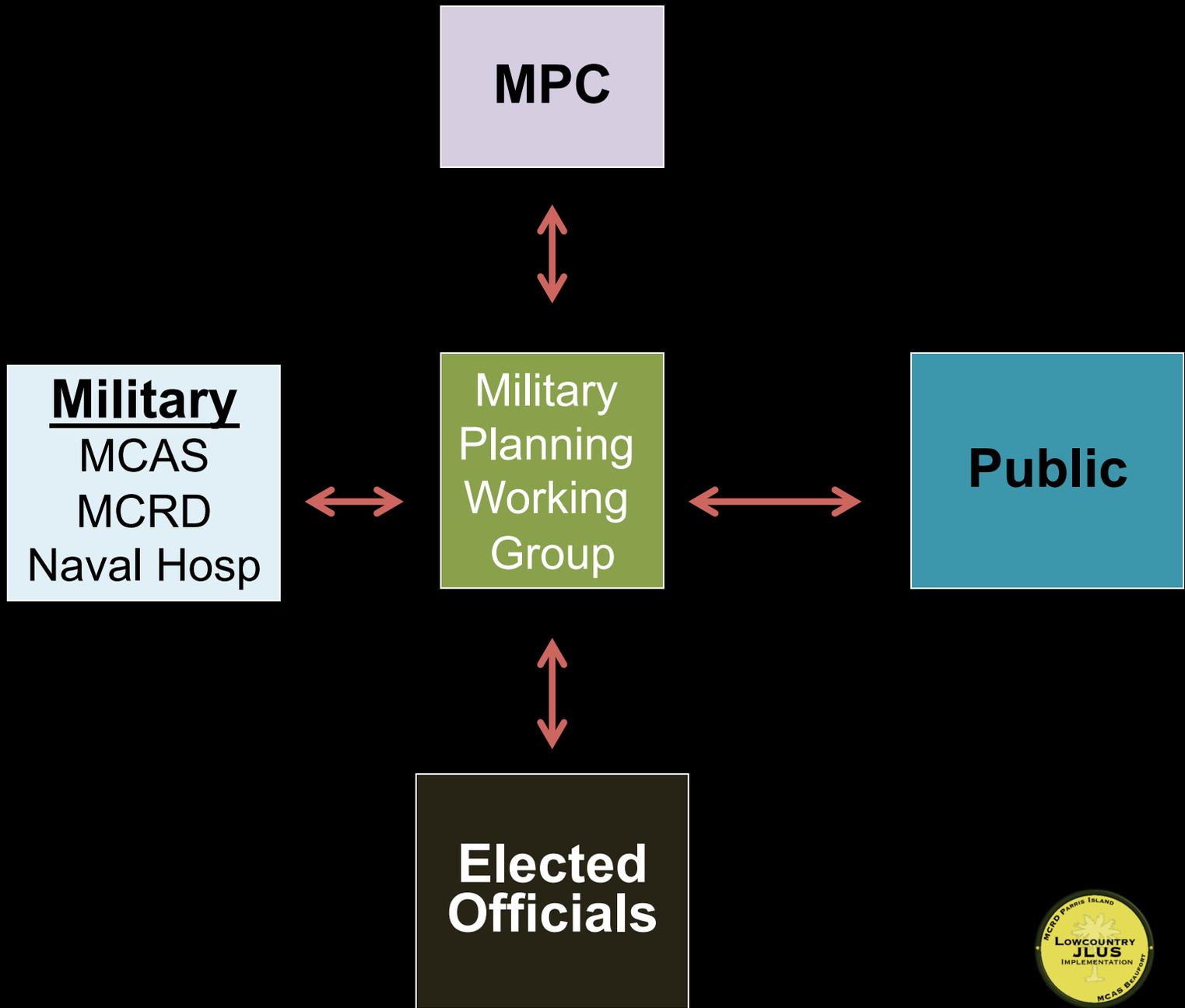
Please note, once the public information components are set up (e.g., the website and handouts) and the initial amendments to the local government overlay zoning districts are finalized, it is anticipated the "level of effort" associated with maintaining the MPWG will be minimal and triggered only when significant operational or land use proposals occur.



1. Developed with Staff in August
2. Outline Reviewed by Committee in Sept.
3. Final Draft Presented to Committee in Jan.



JLU Coordination Strategy



- **Membership**

- Local Planners
- Military
- LCOG
- Chamber
- Board of Realtors
- Citizen

- **Duties**

- Universal Point of Contact/ “Clearinghouse”
- Meet Quarterly
- Expertise, as needed
- Update MPC 2/yr
- Update Electeds 1/yr
- Update NBCRPIC, as needed
- Public Awareness Campaign

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- Update NBCRPIC, as needed
- **Public Awareness Campaign**

Public Awareness Campaign, pp. 7-12

1. Initial MPWG Updates (3)

- a. Gray's Hill Area
- b. Other area in MCAS Influence Area
- c. Port Royal, in MCRD Influence Area

2. Military Annual Updates

- a. At installations or Influence Areas
- b. Current or new operations
- c. Receive Public Input and Questions



Public Awareness Campaign (cont'd)

3. Dedicated Website

- a. Document Library & Property Look-Up
- b. Events announcements
- c. Contact email lists

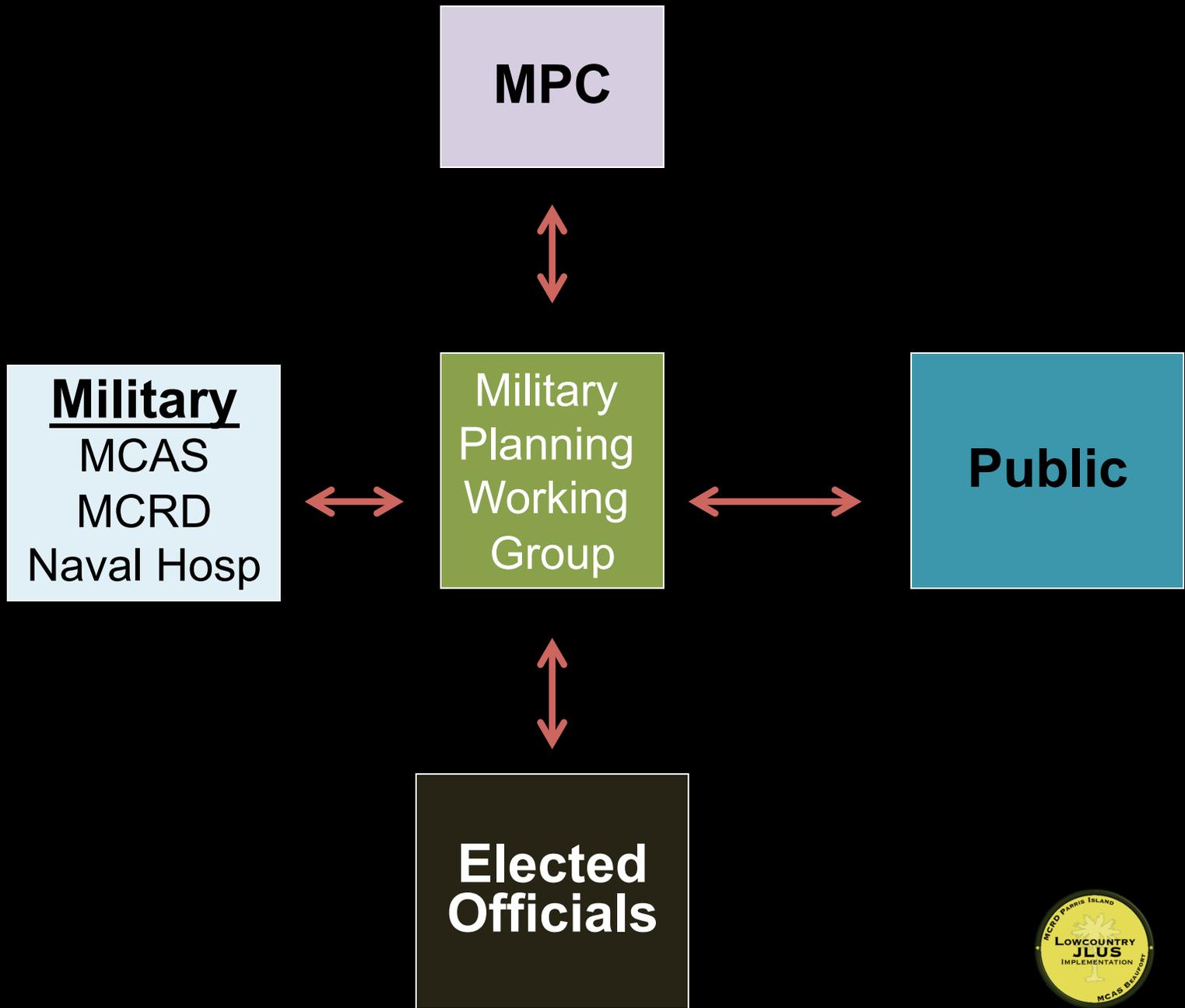
4. Handouts

- a. Fact sheets
- b. Maps
- c. "How can I get Involved?"

5. Social Media



JLU Coordination Strategy



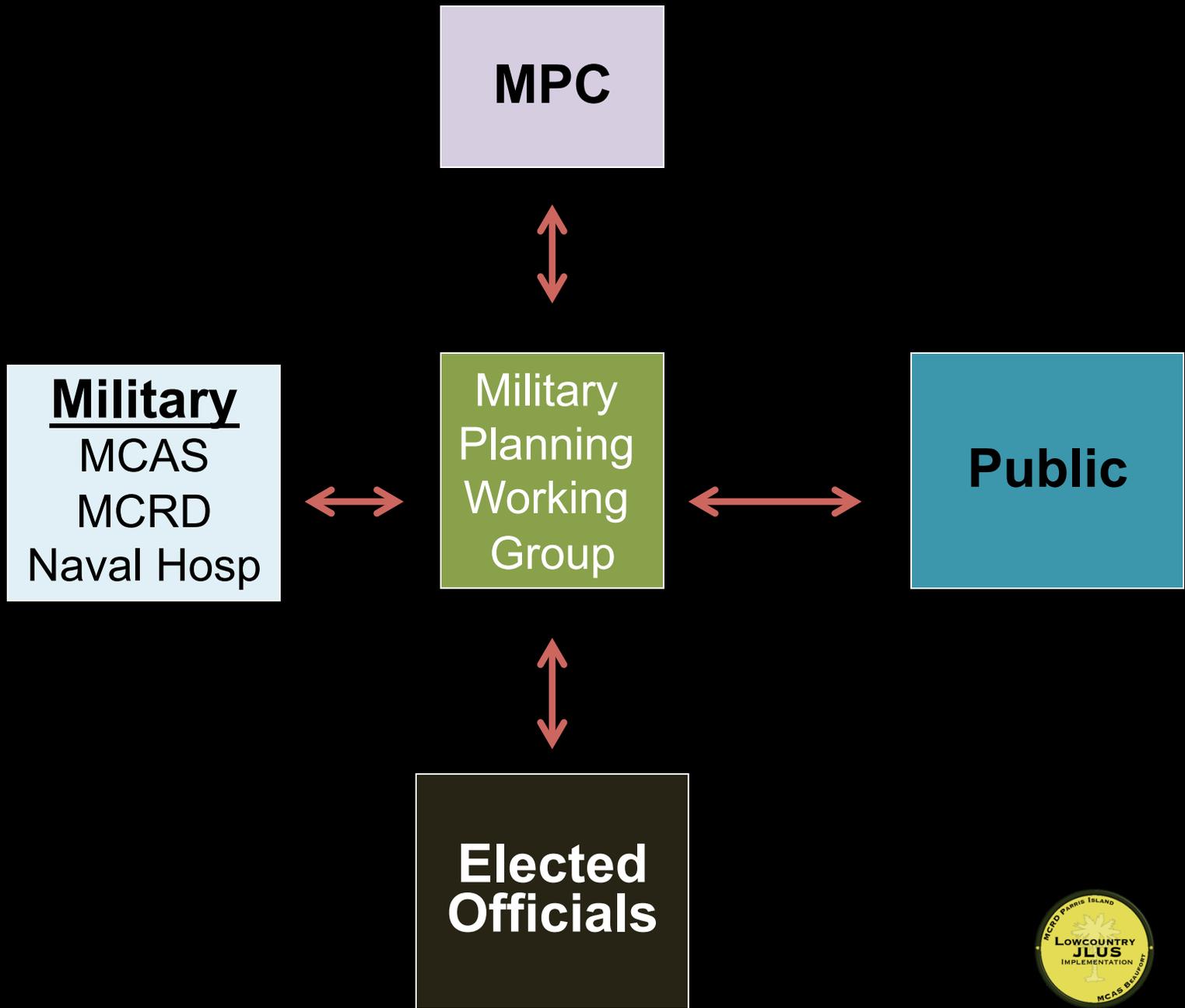
Public

p. 3

- Monthly Input to the MPC, via new standing agenda item
- MPWG point of contact available
- Join MPWG's public email list
- Appointed Citizen member of MPWG
- Increased awareness via Dedicated Website



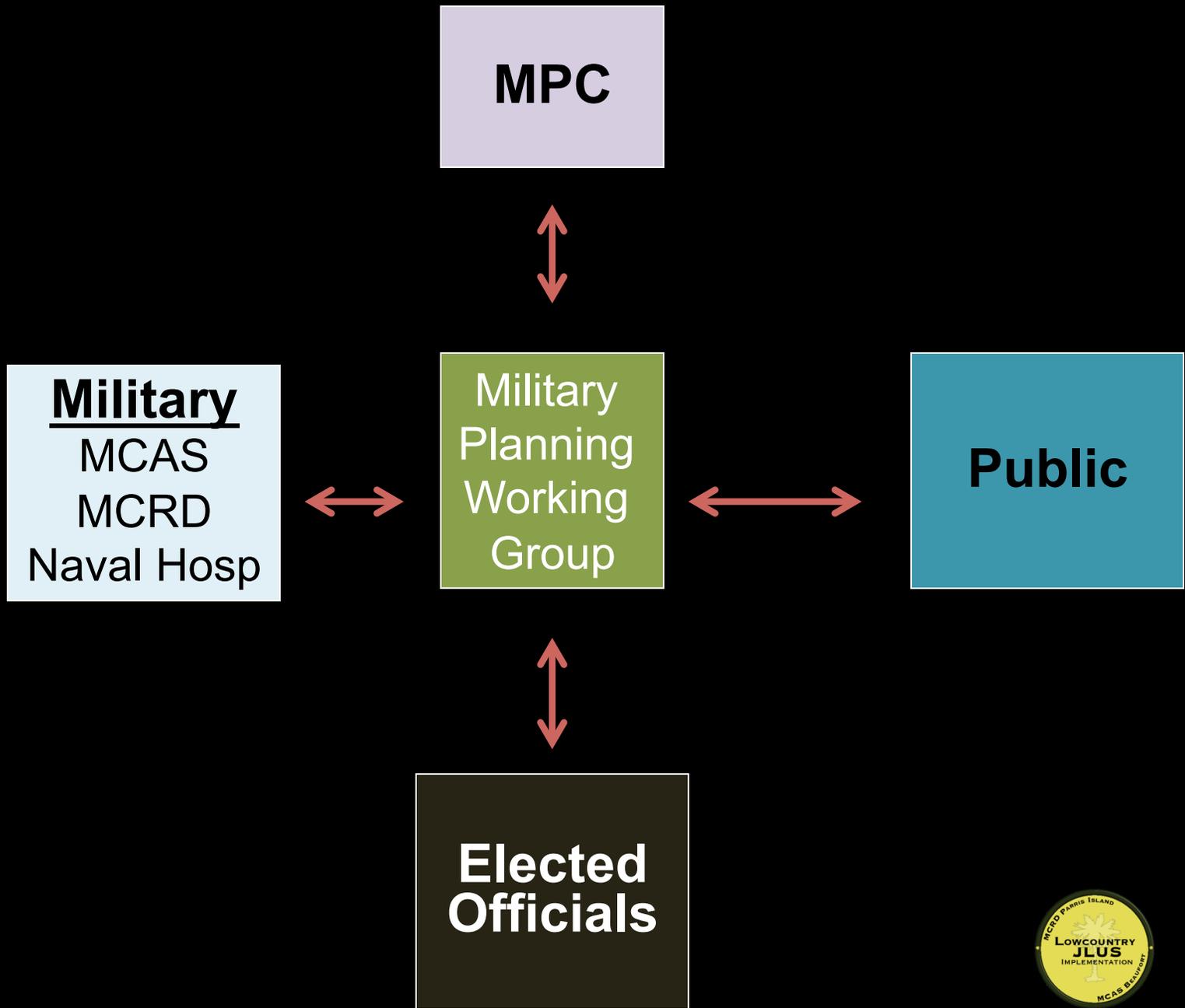
JLU Coordination Strategy



- Appoint staff members to the MPWG
- Engaged by and informed by the MPC as needed
- Receives annual written updates from the MPWG
- Makes final decision on City, Town, or County commitments



JLU Coordination Strategy



Military

MCAS

MCRD

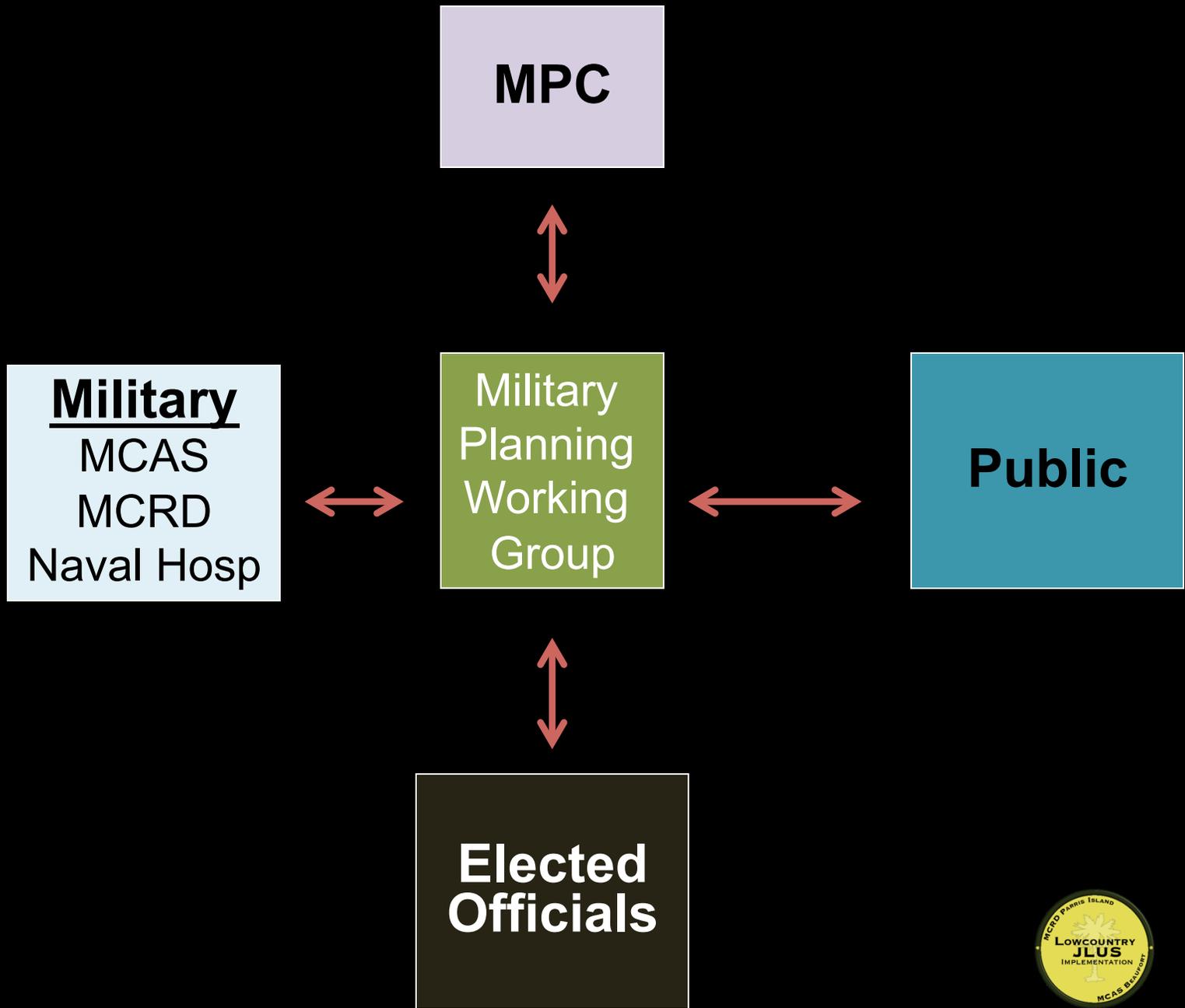
Naval Hosp

p. 4

- Appointed members to the MPWG
- Appears before & provides input to MPC as available, appropriate, when requested
- Participates in the Public Awareness Campaign
- MCAS and MCRD Annual Public Updates (noted previously)



JLU Coordination Strategy



MPC

pp. 4-5

- New Monthly Agenda item for military-related public input
- Receive 2 updates / year from the MPWG (one written, one verbal)
- Advisory committee to the MPWG, as called upon
- Coordinates with and Reports to Elected Officials and others as input is needed
- Appoints Citizen member to MPWG

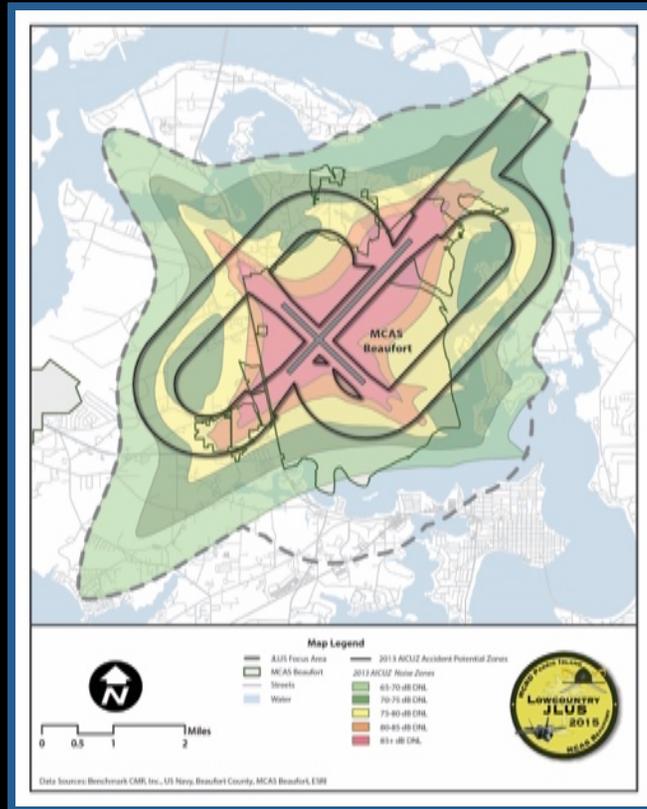


Updated Overlays

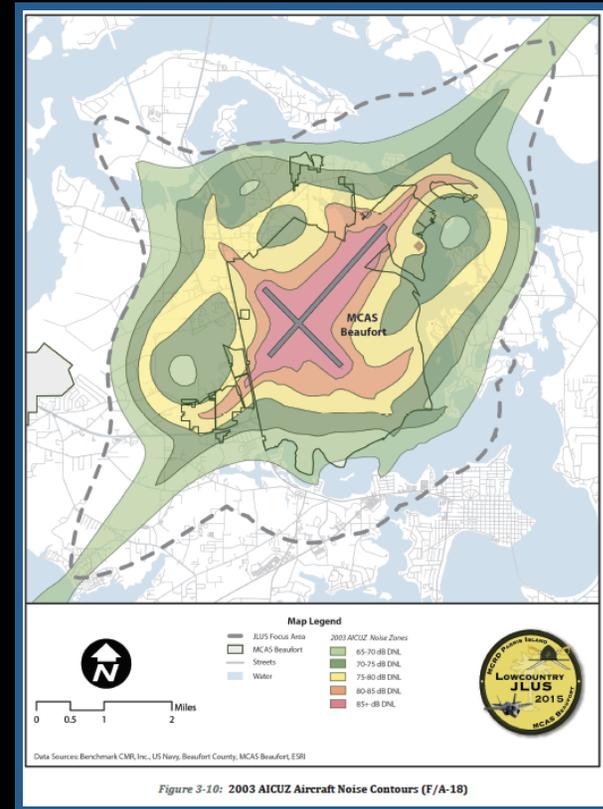
- Update Land Use to reflect new AICUZ Maps, based on the F-35B (noise & safety)
- Disclosure/Acknowledgement: F-35B & F-18 notice to and coordination with military, per SC Code, for MCAS
- Create stand-alone real estate acknowledgment forms



Updated Overlays



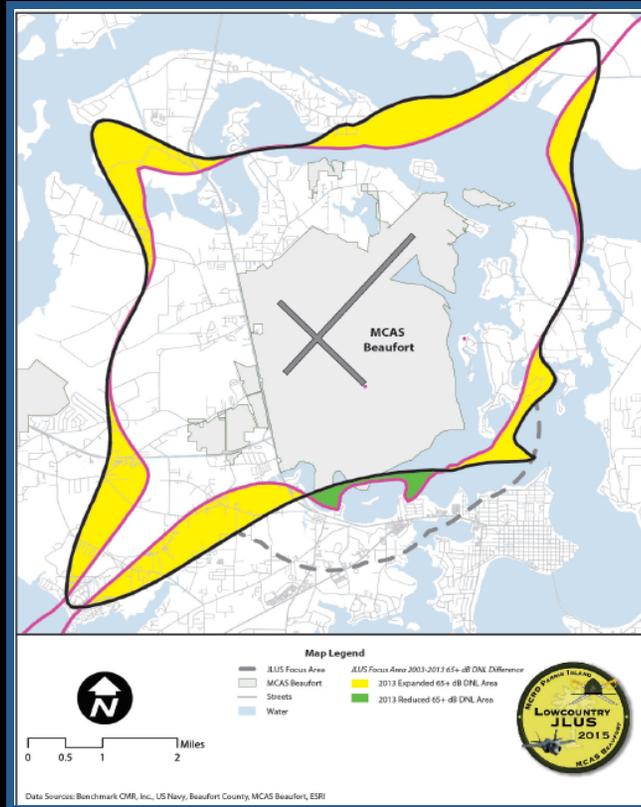
F-35: Land Use & Notice



F-18: Notice



Overlays Merged - Notice



Stand-Alone Disclosure Forms

JLUS Public Outreach

**TOWN OF PORT ROYAL
MCAS AIRPORT OVERLAY (MCAS-AO) ZONE DISCLOSURE FORM**

The property at _____ (address/location) is located in proximity to the Marine Corps Air Station Beaufort (MCAS-Beaufort). The Town of Port Royal has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of MCAS-Beaufort operations. The Town has established certain Noise Zones and Accident Potential Zones within its Community Development Code. Property owners may contact the Town of Port Royal Planning and Development Department to obtain information concerning a property's designation on the AICUZ Maps.

Pursuant to the 2003 AICUZ Accident Potential Zones and Noise Zones Map, the above property is located in Noise Zone (2a, 2b, or 3) _____.

Pursuant to the 2013 AICUZ Accident Potential Zones and Noise Zones Map, the above property is located in Noise Zone (2a, 2b, or 3) _____ and in Accident Potential Zone (CZ, APZ-1, or APZ-2) _____.

The Town has placed certain restrictions on the development and use of property within these areas. Before purchasing the above property, you should consult the Town of Port Royal Director of Planning to determine the restrictions that have been placed on the subject property.

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in the MCAS-AO Zone, and I have consulted the Town of Port Royal Director of Planning to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____, _____.

Purchaser: _____ Witness: _____
Print Name: _____ Print Name: _____

**BEAUFORT COUNTY
MCAS AIRPORT OVERLAY DISCLOSURE FORM**

The property at _____ (address/location) is located in proximity to the Marine Corps Air Station Beaufort (MCAS-Beaufort). Beaufort County has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of MCAS-Beaufort operations. The County has established certain Noise Zones and Accident Potential Zones within its Community Development Code. Property owners may contact the Beaufort County Planning and Development Department to obtain information concerning a property's designation on the AICUZ Maps.

Pursuant to the 2003 AICUZ Accident Potential Zones and Noise Zones Map, the above property is located in Noise Zone (2a, 2b, or 3) _____.

Pursuant to the 2013 AICUZ Accident Potential Zones and Noise Zones Map, the above property is located in Noise Zone (2a, 2b, or 3) _____ and in Accident Potential Zone (CZ, APZ-1, or APZ-2) _____.

The County has placed certain restrictions on the development and use of property within these areas. Before purchasing the above property, you should consult the Beaufort County Director of Planning to determine the restrictions that have been placed on the subject property.

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in the MCAS-AO Zone, and I have consulted the Beaufort County Director of Planning to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____, _____.

Purchaser: _____ Witness: _____
Print Name: _____ Print Name: _____

**CITY OF BEAUFORT
AIR INSTALLATION COMPATIBILITY USE ZONE DISCLOSURE FORM**

The property at _____ (address/location) is located in proximity to the Marine Corps Air Station Beaufort (MCAS-Beaufort). The City of Beaufort has determined that persons on the premises will be exposed to accident potentials and/or significant noise levels as a result of MCAS-Beaufort operations. The City has established certain Noise Zones and Accident Potential Zones within its Community Development Ordinance. Property owners may contact the City of Beaufort Department of Planning and Development Services to obtain information concerning a property's designation on the AICUZ Maps.

Pursuant to the 2003 AICUZ Accident Potential Zones and Noise Zones Map, the above property is located in Noise Zone (2a, 2b, or 3) _____.

Pursuant to the 2013 AICUZ Accident Potential Zones and Noise Zones Map, the above property is located in Noise Zone (2a, 2b, or 3) _____ and in Accident Potential Zone (CZ, APZ-1, or APZ-2) _____.

The City has placed certain restrictions on the development and use of property within these areas. Before purchasing the above property, you should consult the City of Beaufort Director of Planning to determine the restrictions that have been placed on the subject property.

As the owner of the subject property, I hereby certify that I have informed _____, as a prospective purchaser, that the subject property is located in the Air Installation Compatible Use Zone, and I have consulted the City of Beaufort Director of Planning to determine the restrictions which have been placed on the subject property.

Dated this _____ day of _____, _____.

Purchaser: _____ Witness: _____
Print Name: _____ Print Name: _____



Next Steps

1. City, Town, County finalize and Adopt Overlays
2. JLU Public Outreach & Coordination Strategy Executed and Implemented



TDR Implementation



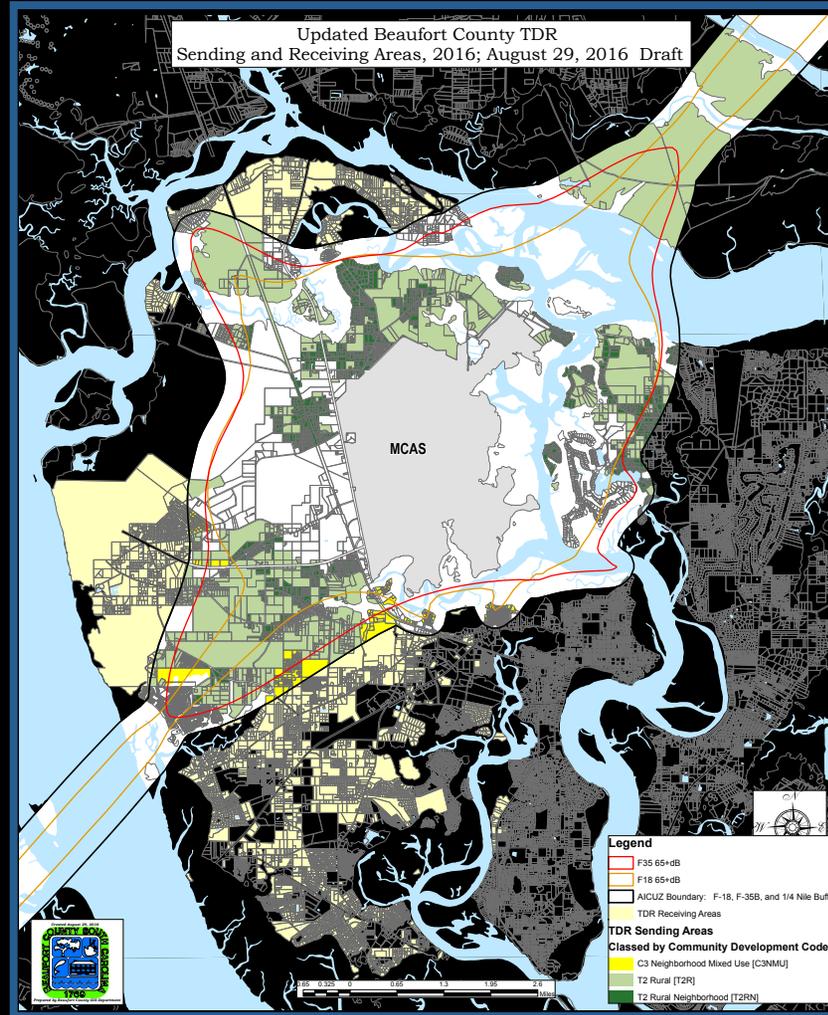
Agenda Items

- 1. County-BCOLT Cooperative Agreement**
- 2. Updated TDR Forms & Admin. Procedures**
- 3. TDR Website Content**
- 4. Proposed Timeline for State Grant TDR Purchases**

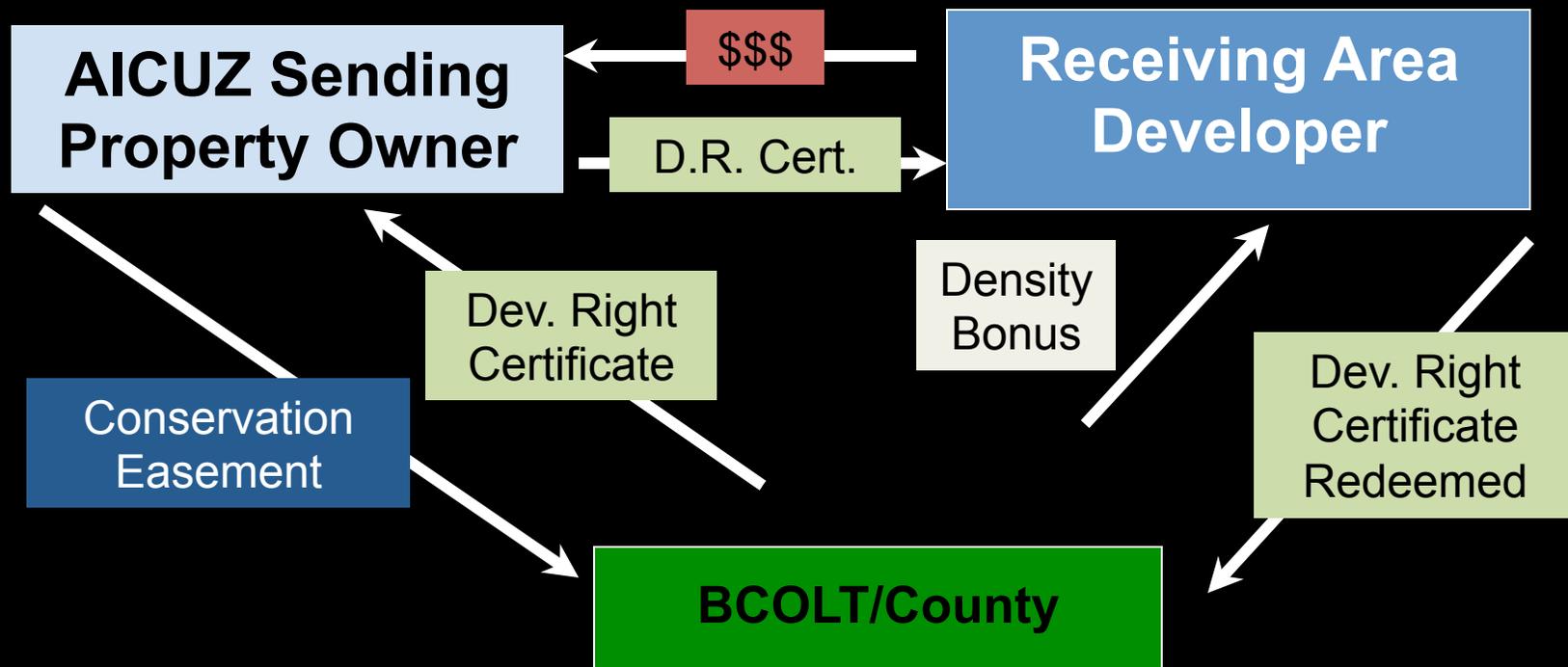


TDR Implementation

Revised TDR Map



Market-Driven Transfer of TDRs



BCOLT-County Cooperative Agreement

- TDR Application Process
- For Purchase & Market-Driven TDRs
- TDR Bank Administers Program on behalf of the County
- Beaufort County Open Land Trust holds and manages easements
- Closings handled by County's Outside Counsel



TDR Website Content

- Landing page
 - General overview of TDR Programs
 - Purpose of Beaufort Co. TDR Program
 - Links to available information:
 - Documents, applications, forms
 - A list of interested buyers & sellers
 - TDR Registry
 - FAQs
 - Contact info for program administrator
 - Step-by-step guide to TDR Program



TDR Website Content

- Step-by-Step Guide to TDR Program
 - Brief overview of how program works
 - Maps of Sending and Receiving Areas
 - Flowcharts
 - Illustrated overviews of process
 - Guide for Sending Area landowners
 - Guide for Receiving Area landowners
 - Both have links to relevant application forms and other information

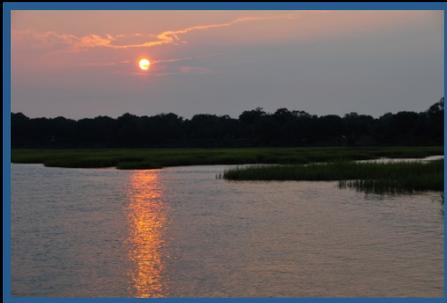


TDR Website Content

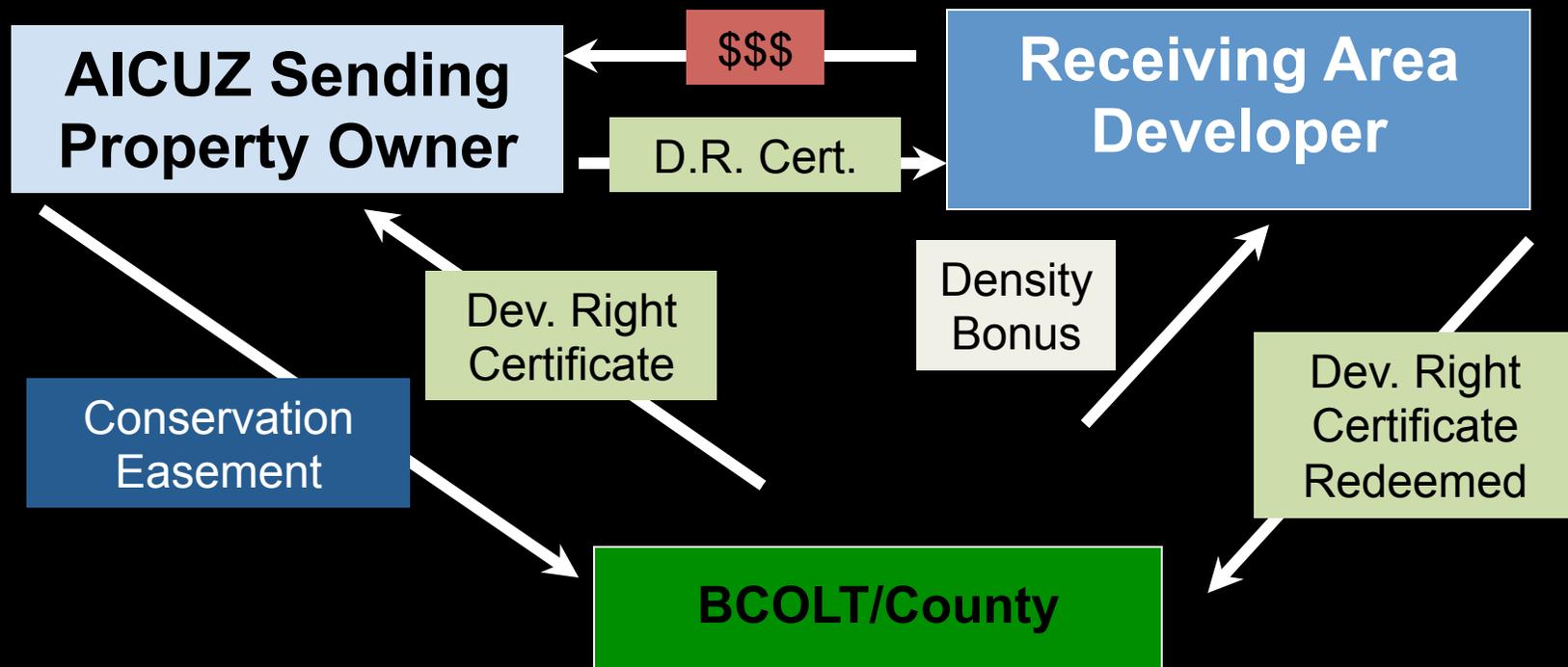
- Documents & Forms page
 - Beaufort County TDR ordinance
 - TDR Flowcharts
 - Sending Area Map
 - Receiving Area Map
 - Prohibited & Allowed Land Uses in Sending Area
 - TDR Annual Report
 - TDR Application Forms (4 forms)
 - Sample TDR Easement



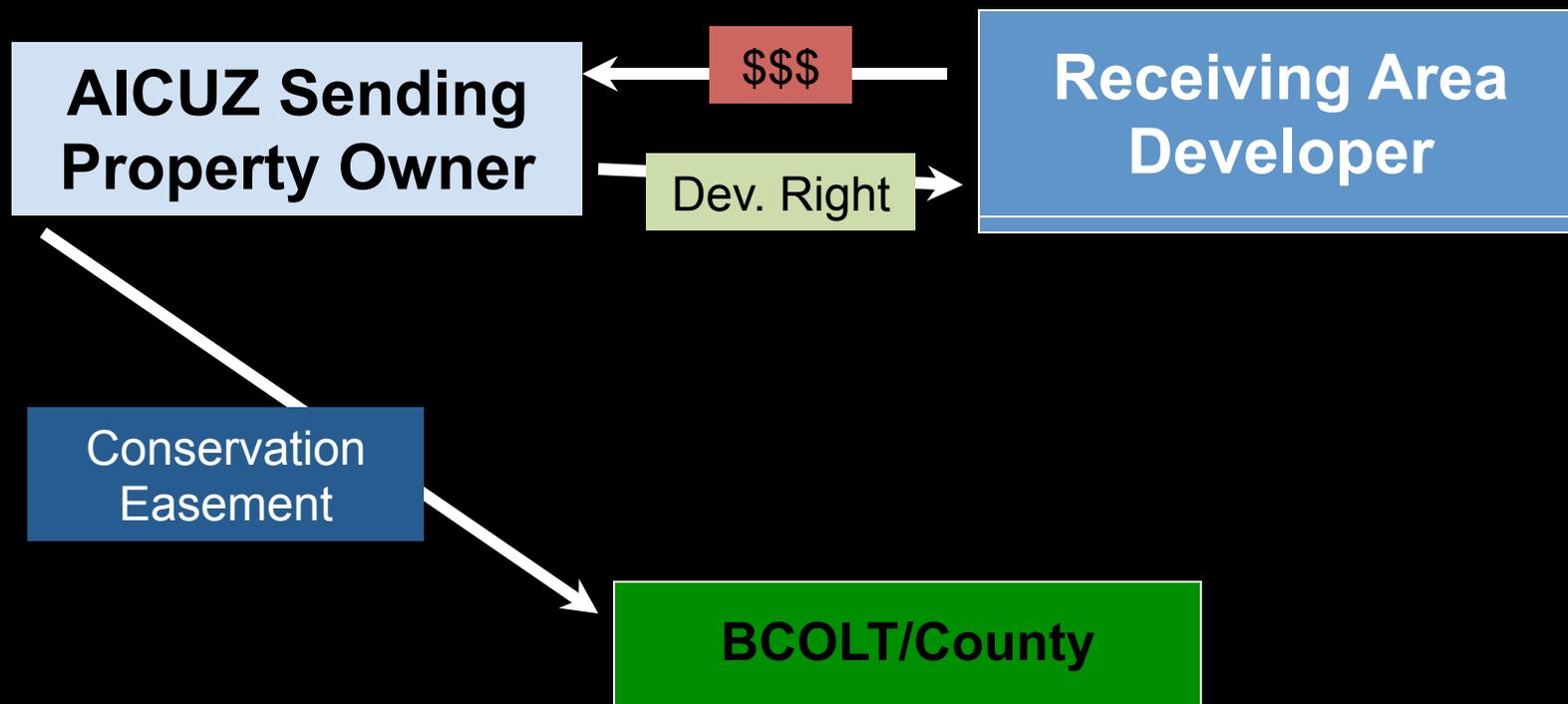
Initial Purchase Program for TDR – State Grant Funds



Market-Driven Transfer of TDRs



Purchase of TDRs



TDR Purchase Timeline

- **First Quarter:**
 - Letters sent to property owners
 - Public Workshop held
 - Notice of Application Period Opening
 - Application Period Opened (for 90 days)
 - Additional Notice of Application Period Opening



TDR Purchase Timeline

- **Second Quarter:**
 - Application Period Closes
- **Third Quarter:**
 - Applications reviewed for completeness
 - Applications Ranked by County Council
 - Letters sent to Property owners who applied
 - Negotiations with Qualified Property owners begins



TDR Purchase Timeline

- **Second Quarter:**
 - Application Period Closes
- **Third Quarter:**
 - Applications reviewed for completeness
 - Applications Ranked by County Council
 - Letters sent to Property owners who applied
 - Negotiations with Qualified Property owners begins



TDR Purchase Timeline

- **Fourth Quarter:**
 - Agreed-to Easements approved
 - Due Diligence performed
 - Property owners sign Easements
 - Closings on Easements
 - Easements Recorded
 - State Funds disbursed to Property owner
 - County enters TDR purchases into TDR Registry

