MILITARY OCEAN TERMINAL SUNNY POINT JOINT LAND USE STUDY



ADVISORY COMMITTEE MEETING OCTOBER 16, 2018

MEETING AGENDA

- Conflict Resolution Strategies Discussion
- Upcoming Meetings
- General Discussion
- Adjourn

MANDATORY BLENDED VOLUNTARY

Zoning
Ordinances

Legal Agreements

Land Acquisition

State / Fed.
Statutes

Comprehensive / Land Use Plans

Interagency Coordination

Easement Purchases

Joint Planning

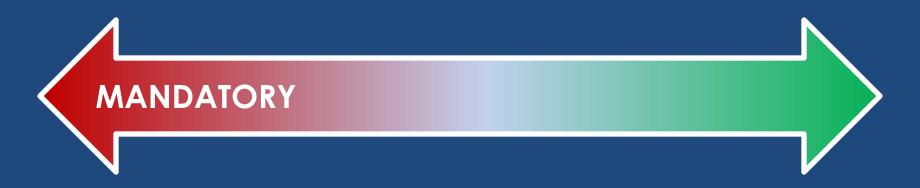
Development Guidelines

MOUs

Advocacy Groups

Promotional Activities

EXAMPLES OF "MANDATORY" STRATEGIES



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ZONING

- Implementation through base district regulations overlays, special / conditional use permits.
- **Example:** Regulations to protect compatibility along the rail corridor
 - Types of Uses (overlay or base district)
 - Density (overlay or base district)
- **Example:** Regulations for tall structures that may be more susceptible to blast pressure
 - Height, location, orientation
 - Special / Conditional Use Permits
 - Tie in to additional building code standards (glass fragmentation etc.)

ZONING

- Zoning regulations are the responsibility of each local government.
- Coordination between local governments necessary to enhance effectiveness (implementation of the same regulations).
- Coordination with local government
 Comprehensive Plans necessary to give them a sound legal basis (plan consistency).

LEGAL AGREEMENTS

- Examples include easements, leases, licenses, permits, and other legally enforceable instruments.
- Used to guarantee adherence to contract standards.
- MOTSU has a large number of lease / license agreements with local governments.
- Incorporate performance standards for the compatible use of property on MOTSU land / within safety zones.

LAND ACQUISITION

- Used in cases where fee-simple ownership of land is necessary to achieve a requirement
- Subject to budget / market constraints, willingness of sellers, and hesitance to use mandatory acquisition options.
- Provides the greatest degree of control and protection – especially with regard to physical security and safety.
- **Example:** MOTSU owns easements rather than fee simple title to the majority of the rail corridor.

STATE / FEDERAL STATUTES

- Mandates for the public, local governments, federal + state agencies, etc. to comply with.
- **Example:** Cape Fear River Restricted Area (33 CFR 334).
 - Prohibits access to MOTSU operational area by unauthorized vessels.
 - Enforced my MOTSU Commander
- **Example:** NCGS 160A-364 requirement to provide notification to military installations regarding certain land use actions.

EXAMPLES OF "BLENDED" STRATEGIES



Comprehensive / Land Use Plans

Interagency Coordination

Easement Purchases

Joint Planning

COMPREHENSIVE / LAND USE PLANS

- Guidance to local governments, developers and property owners about a community's vision for development.
- Serves as the basis for enacting zoning and other land use regulations (support mandatory strategies).
- NC requires zoning regulations to be consistent with land use plans.
- **Example:** Development in Areas of Environmental Concern (AEC) at MOTSU require CAMA plan consistency.

INTERAGENCY COORDINATION

- It is mandatory for local governments to provide notice to MOTSU for certain land use decisions within 5 miles of the installation.
- Coordination requires reciprocal communication to be effective. Also a commitment to pursue goodfaith recommendations.
- **Example:** While most local governments have been sending required zoning notices to MOTSU, a response is rare, and therefore likely unexpected by the local government partners.
- **Example:** A highlight of MOTSU's relationship with local governments is the large number of long standing public safety agreements that are in place.

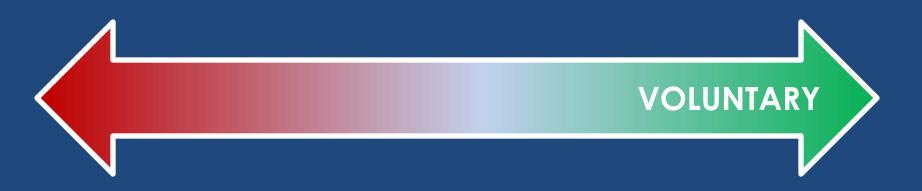
EASEMENT PURCHASES

- Examples of easements include purchase of development rights (conservation easements), right-of-way, and compatible use easements.
- MOTSU has pursued compatible use easements to enhance safety in areas of potential explosives hazard around the installation.
- Nonprofit organizations have acquired significant acreage in conservation easements near MOTSU and along portions of the rail line.
- Can be a financially / politically beneficial alternative to fee simple acquisition or regulation, but...requires monitoring.

JOINT PLANNING

- A good companion to, and sets the stage for, a range of other implementation measures.
- Most local governments already engage in joint planning – primarily with regard to transportation.
- Enhances the ability to coordinate policies and regulations across jurisdictions and between agencies.
- Provides a venue to initiate other coordination activities.

EXAMPLES OF "VOLUNTARY" STRATEGIES



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DEVELOPMENT GUIDELINES

- Often used as an interim step to provide guidance to private property owners and developers on compatible development techniques.
- **EXAMPLE:** Local governments in NC are not permitted to enact local modifications to the building code. Voluntary guidelines can provide property owners with more knowledge and help them make good decisions.

MEMORANDA OF UNDERSTANDING

- Provides for a more formalized agreement between parties to act toward a common goal without being mandatory.
- Can be used for a variety of purposes, such as setting the parameters for interagency coordination, joint planning, data sharing, and similar activities.
- Often allows parties to withdraw at any time, and allows for changes to be made to respond to changing conditions.

ADVOCACY GROUPS

- Provides a venue for regional coordination and support for common goals.
- Numerous examples of military related compatible growth advocacy groups in NC and around the country.
- Can be part of a COG or other local government, but often most effective when established as an NGO (particularly for advocacy).
- More effective support for items of local importance when engaging legislators.

PROMOTIONAL ACTIVITES

- Focused on delivering clear, consistent messaging to the public, elected officials, developers, and other target audiences to build and maintain support for mission sustainment and compatible growth.
- Often undertaken by an advocacy organization with messaging support from the installation.
- Not necessarily "advertising" but more focused on outreach to affected groups that builds bridges and enduring relationships.

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UPCOMING MEETINGS

UPCOMING MEETING DATES

- November 19: Policy Committee
 - Review background research, compatibility analysis, and conflict resolution strategies.
- December 4: Advisory Committee Meeting
 - Discuss Draft Recommendations
- December 4: Public Meetings
 - Boiling Spring Lakes (Afternoon)
 - Carolina Beach (Evening)

PROJECT SCHEDULE

Date	Meeting
2018	
February 23	Project Team Meeting
April 11	Project Kickoff, Installation Tour & Committee Meetings
May 21-24	Stakeholder Interviews
June 26	Advisory Committee Meeting – Review Background Research
July 30	Public Meeting – Overview & Research - 1 Day (2 locations)
August 28	Advisory Committee Meeting – Review Compatibility Analysis
October 16	Advisory Committee Meeting - Review Conflict Resolution Strategies
November 19	Policy Committee Meeting – Review Conflict Resolution Strategies
December 4	Public Meetings – Interim Findings - 1 Day (2 locations)
December 4	Advisory Committee Meeting – Draft Recommendations
2019	
January	Policy Committee Meeting – Draft Recommendations
February	Advisory Committee Meeting – Present Draft Study Documents
March	Advisory & Policy Committee Meetings – Finalize Study Documents
April/May	Public Meetings – Final Presentation - 1 Day (2 locations)

GENERAL DISCUSSION

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