

**Camp Butner Joint Land Use Study
Policy Committee / Working Groups
Joint Meeting**

**South Granville Water & Sewer Authority Conference Room
November 20, 2008
9:00 a.m.**

IN ATTENDANCE

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| Amy Edge, Tar River Land Conservancy | Hubert Gooch, Granville County |
| Barry Baker, Granville County Planning | John Shaw, NC National Guard |
| David MacKinnon, OEA | Jonathan Cooper, Kerr-Tar COG |
| Cpt. Drew Lequick, Camp Butner | Kathryn Spann, Durham Soil & Water Conservation Board |
| Edgar Smoak, Town of Butner | Shelby Powell, Kerr-Tar COG |
| Geraldine Dumas, Kerr-Tar COG | Tommy Marrow, Town of Butner |
| Helen Youngblood, Durham City/County Planning | |

MEETING SUMMARY

Welcome and Introductions – Mr. Hubert Gooch opened the meeting and asked for introductions around the room. He announced that Policy Committee Chairman Edgar Smoak would be late, and that since there was no quorum, all decision items would be tabled until the next meeting.

Public Comment Period – Mr. Gooch opened the floor for public comments. Hearing none, the public comment period was closed.

Survey Results – Jonathan Cooper reviewed the results of the Camp Butner Public Opinion survey that had been administered in September. There was approximately a 61% response rate from the direct-mail surveys. An overview of the results will be posted on the JLUS website. Twenty-five email addresses were collected from individuals who wanted to be kept apprised of the JLUS progress. Overall, Jonathan reported, most respondents have lived in the area for 10 years or more, and mostly have lots greater than five acres in size. He noted that might be beneficial for any land use regulations that come out in the recommendation section of the JLUS. Jonathan stated that the Working Groups had asked for a further breakdown of survey results to determine if the negative views of Camp Butner were from newer or longer-term residents. John Shaw noted that the requests for information from the public in the survey showed the need to balance the public and business owners' need to know about safety and noise issues and when to expect large influxes of people with the Base's need for confidentiality of their operations.

Land Use Compatibility Map – Jonathan Cooper and John Shaw reviewed the proposed land use compatibility map. The map was created from data collected from the county planning departments and from John Shaw regarding future plans for Camp Butner. The

map identifies those areas most vital to protect from the perspective of Camp Butner, and also considers the areas most prone to development from the perspective of the Counties. These areas will be identified for different recommendations, particularly pertaining to land use, depending on whether they are identified as primary influence or secondary influence areas. John Shaw further explained that there are three main areas along adjacent lands that are important to maintaining the mission of Camp Butner. The first is the land surrounding the northwest corner of the Training Site, near Range 10. The most noise is there, and there are safety issues surrounding the lack of controlled entry to the site via the woods. The second important area is the western edge of Camp Butner Training Site. The Range Road improvements may lead to development pressures in this area, and there are safety concerns if population grows there due to the appearance of limited military activity on that side of the base. The third important area is the north-northeast edge of the Camp Butner Training Site because of increasing development pressures in that area. The group briefly discussed the current status of warning signs along the Camp property. It was determined that there are orange warning signs, US Government Property warning signs, and Range Danger signs posted along the boundaries and at road or trail entrances to the site. There are also signs every 50 or 100 meters on trees around the perimeter of the site, with spacing of 150 to 200 meters in some of the more remote areas.

Proposed Study Recommendations – The Working Group had recommended several recommendations that had been discussed over the course of the Joint Land Use Study project, as well as several recommendations that had been taken from other similar studies that could apply to the Camp Butner area. Jonathan Cooper presented a powerpoint slide show detailing which recommendations would apply to various portions of the study area.

- In Primary Influence Areas
 - o Discourage noise-sensitive uses
 - o Encourage/explore noise easements
 - o Require compatible use buffers
 - o Encourage passive recreation (horse trails, greenways, parks)
 - o Target area for conservation marketing
 - o Deed notices concerning proximity to noise from Camp Butner Training Site. Discussion regarding this item revealed that
 - Granville County has stamped permits regarding Restoration Advisory Board activities without an ordinance in place
 - Durham County would typically perform this function through a building permit from the planning department
 - The Register of Deeds has too high of a volume to expect them to get on board with a deed statement; the Real Estate Disclosure Forms used by the Real Estate Commission would be a better avenue to achieve this goal
 - Staff will investigate what is required from the Real Estate Commission to get an additional disclosure form to be required or allowed in the study area. Additionally, examples of this

from other North Carolina studies will be evaluated prior to the next meeting.

- In Secondary Influence Areas
 - o Real estate disclosures
 - o Reduce noise through materials and site design
 - o Encourage agricultural uses
 - o Encourage noise easements
 - o Indoor ranges proposed; due to environmental issues, this recommendation was removed from the list
- Conservation Areas – these will be in place to protect water supply watershed areas. We will promote conservation easements and encourage property owners to engage in these activities. SGWASA is looking into easements to protect water, and possibly to protect a sprayfield operation.
- NC General Statutes may require notification to the military installation in a five-mile radius of any zoning or land use changes, which may affect the notification recommendation.
- Fort Bragg has developed the All America Trail around their property in conjunction with the local governments there. This is a passive recreation trail available for public use that serves as a buffer between the base and the private landowners.

- The Working Group and Policy Committee agreed to have staff further explore the following recommendations for the draft report:
 - o Increase marketing of conservation easements to landowners in the primary and secondary influence areas
 - o Retain existing densities within ½ mile of the Camp Butner Training Site
 - o Include low density retention in Land Use Plans, possibly adding a buffer recommendation for noise zones in the study area
 - o Develop a real estate disclosure statement similar to those in other JLUS study areas in the state
 - o Develop a statement that can be stamped on Zoning Permits and/or Building Permits to notify property owners of Camp Butner proximity
 - o Develop a mechanism to notify Camp Butner Training Site of any major developments within the study area, and invite them to comment at public hearings. The Base Operation Supervisor should be notified.
 - o The Study Area should be depicted on Future Land Use Plans for all local jurisdictions
 - o Encourage land conservation efforts including but not limited to easements, participation in the Ecosystem Enhancement Program, participation in the Durham Farmland Preservation efforts
 - o Consider passive recreation opportunities in the study area in conjunction with the Greenway Master Plan in Granville County, coordinating with the Greenway Committee in Granville County.
 - o The Army should continue monitoring noise zones to make sure noises from activities are confined to the noise zones

- Continue to create and maintain buffers around the Camp Butner area
- Coordinate firing times between ranges, limiting number of rounds fired during nighttime hours
- Create or update a Camp Butner Training Site website and/or noise information line for citizens to get information on various noises being created
- Notify local governments of construction or danger areas or major operations so that residents can be notified
- Create a monthly news article through local newspapers to enhance awareness of Camp Butner training activities and mission
- Purchase land or easements in critical areas
- Host military appreciation or holiday events in conjunction with neighboring communities
- Encourage continuation of water quality efforts within the Study Area
- Continue to encourage Army Corps of Engineers efforts to remove unexploded ordnance within the study area
- Following the wrap up of the JLUS, continue to coordinate through the study team to monitor implementation efforts within the study area through a once or twice yearly meeting.

Next Steps

Public Workshop Details – The groups agreed to move the next scheduled workshop for the public to late February to give the Policy Committee and Working Group time to review the recommendations and draft report prior to the workshop. The group selected February 23, 2009 as a tentative date for the workshop, pending availability of the Vance Granville Community College Campus meeting room. The groups further agreed to conduct the workshop in an open house format, with a brief overview of recommendations at the beginning during a presentation, and then having members of the public explore different maps and recommendation details around the room while talking with Policy Committee and Working Group members. Comment forms and hard copy handouts will also be available. The public will be notified by the same methods as the previous workshop: via newspaper, email, and website. More details about the workshop will be discussed at the January meeting.

Finalize Recommendations/Report Preparation – Staff will further research the recommendations discussed at today’s meeting. A draft report should be ready for review by the January 22, 2009 meeting.

Next Meeting – The group scheduled a joint Working Group and Policy Committee meeting for January 22, 2009 at 9:00 a.m. at SGWASA. Further, the group scheduled additional meetings on February 19, 2009 and March 19, 2009. These will likely be joint meetings as well.

Adjournment –There being no further business, the meeting was adjourned.