

Camp Butner Joint Land Use Study

**WORKING GROUPS:
LAND USE
ENVIRONMENTAL ISSUES**

June 3, 2008
9:30 a.m. – 11:30 a.m.
Camp Butner Multi-Purpose Building
Near 475 Roberts Chapel Road
Butner, NC

IN ATTENDANCE

Shelby Powell, Kerr-Tar COG
Jonathan Cooper, Kerr-Tar COG
Geraldine Dumas, Kerr-Tar COG
John Shaw, NC National Guard
Tom Lane, Town of Butner
Harry Coleman, The Butner Creedmoor
News
John Morck, NC DCA
Barry Baker, Granville County Planning
Scottie Wilkins, Granville County
Planning
Kathleen Snyder, Durham City/County
Planning
Tommy Marrow, Town of Butner
Kathryn Spann, Durham Soil & Water
Conservation District
Richard Veazey, RAB
Derek Halberg, Tar River Land
Conservancy

MEETING SUMMARY

Welcome -- Shelby Powell welcomed Working Group members and asked for introductions around the room.

COG Staff Status Report

- **Land Use Group** – Jonathan Cooper reported that he had collected the zoning regulations for Durham and Granville Counties in the study area, and distributed summaries of both. Tommy Marrow confirmed that Butner has a consultant working on their new land use plan and zoning ordinance. The work on those should be complete within a year.
- **Environmental Issues Group** – Derek Halberg reviewed several easements underway on the Granville County side of the study area, and gave a brief overview of the Tar River Land Conservancy activities in the area. Shelby Powell reported that she had met with Jane Korest, the Durham County Open Space Coordinator, and had invited Jane to participate in the upcoming public workshop. Kathryn Spann reviewed several easements underway through the Durham Soil and Water Conservation District and Farmland Protection Board.

Discussion:

- **Review Maps** – Geraldine Dumas reviewed several maps with data related to environmental features such as watershed areas and natural heritage areas. Some changes were requested by the Working Group, including having the parcels displayed with no color so the watershed areas could be more easily visible.
- **Public Workshop Details** – Shelby Powell reviewed the direction given by the JLUS Policy Committee regarding the June 23 workshop. The workshop will be held at the Vance Granville Community College South Campus at 6:30. The Working Group members reviewed the flyer and workshop outline. The Group agreed that emphasis should be given to the JLUS study goals, and the plans of Camp Butner Training Site to enhance their mission and

facilities, but not to expand their land area. Several members stated that property owners might be most concerned with eminent domain being used to claim their properties. Derek Halberg suggested coming up with the ten hardest questions that might be asked by the public at the meeting so the presenters could be prepared. Scottie Wilkins cautioned the group that while we want to educate the public, we also want to hear their input into the planning process. Barry Baker recommended emphasizing the public nature of the process and that the public input matters. Kathryn Spann indicated that property owners will want to know how the study will affect their land and pocketbooks, and they may ask “why now?”. The Group further discussed the growth occurring around the Research Triangle region and the fact that if residential or commercial development occurs without direction or planning, it will impinge upon the military’s ability to use Camp Butner for its intended use. The group engaged in a discussion regarding how to best protect the residents and the military mission. John Shaw reviewed current security measures in place at Camp Butner, but stated that a fence surrounding the entire property is not allowed due to wildlife habitat concerns. Signage and flags are used as warnings to the public that military training is in progress and that no trespassing is allowed. Shelby Powell asked Working Group members to arrive at the public workshop at 6:00 to discuss a game plan for presenting information to the public.

- **Property Owner Notification Letters** – The Working Groups suggested changing the font size and reducing some of the detailed information on the property owner notification letters. Shelby Powell agreed to work with Kathryn Spann and Kathleen Snyder on re-wording the letter to be more appealing to the general public. Shelby will email the final packet to the County Planning Directors, who will send the letters out this week.

- **Set Meeting Schedule** – Shelby Powell will review upcoming activities in the JLUS and will email the group with a proposed meeting schedule in the next few weeks.
- **Presentation of Data – future meetings** – Shelby Powell encouraged the group to contact her if anyone has specific issues to discuss at these meetings so the items could be placed on the agenda.

Next Steps – Shelby Powell advised that the next steps in the process would be to hold the public workshop, continue collecting data regarding existing and planning conditions, and to begin working on land use alternatives after the public workshop. The next working group meeting will be scheduled for late July or early August.

Adjourn – There being no further business, the meeting was adjourned at 11:20 a.m.