

**Shaw Air Force Base Sumter County
Joint Compatible Land Use Study**

**Adopted 1993
Amended July 1994**

Summary of Adopted Implementation Measures

George K. McGregor, AICP, Planning Director

June 16, 2015

Overview

The 1993 Joint Compatible Land Use Study for Shaw Air Force base in Sumter, South Carolina set forth policies, goals, and recommendations designed to encourage compatible land use policies for the installation and the community.

In the intervening years, both the City and County of Sumter have adopted significant comprehensive planning and zoning techniques to implement the recommendations contained in the 1993 document.

The 2002 JCLUS for the Poinsett Electronic Combat Range introduced many of the same concepts and recommendations of the 1993 Shaw Study and added public notice noise signs along County roads within the noise districts as a new development requirement.

The single most important implementation initiative was the adoption of a 2020 Comprehensive Plan and the adoption of the 1999 City and County Zoning & Development Standards Ordinances. The following is a summary of implementation measures adopted to date.

**I. 2020 Comprehensive Plan (adopted 1999)
2030 Comprehensive Plan (adopted 2009)**

- The 2020 Plan introduced a land use designation entitled Military Protection District for areas in close proximity to Shaw AFB and Poinsett Range. This policy area paved the way for the adoption of Zoning Standards in the 1999 Zoning Ordinance re-write designed to protect Shaw and Poinsett from incompatible land uses.
- The 2030 Comprehensive Plan built on this foundation by advancing 8 clear policy proclamations supporting only low density development; preventing new

public water and sewer infrastructure extensions; the pursuit of a new JLUS process and; a commitment to land conservation around the base and range.

II. 1999 City and County Zoning & Development Standards Ordinance

The 1999 re-write created new zoning measures and overlay districts:

1. Airfield Compatibility District. This district contains the following overlays:

APZ I
APZ II
DNL I
DNL II
DNL III
Clear Zones
Noise Attenuation District

2. Revise/introduced new use restrictions in these areas:
 - Section Q, Table Exhibit 7
Permitted Uses
Noise Reduction Measures to buildings
Limited concentration of people at a site
3. Range Compatibility District. This district was adopted in the Zoning Ordinance pursuant to the 2002 Poinsett Range Joint Land Use Study and established similar land use controls as defined in the Airfield Compatibility District
4. Noise Attenuation District. This district was revised in the 1999 Zoning Ordinance based on recommendations of the 1994 JCLUS.
5. The 1999 Zoning Ordinance comprehensively changed Rural Development District to Agricultural Conservation District, effectively restricting uses and instituting lower residential development densities.
6. The 1999 Zoning Ordinance discouraged Mobile Homes by no longer allowing new mobile homes in the DNL zones
7. Implemented height restrictions in all districts including for Shaw, Poinsett and Sumter Airport.

III. Improved Public Awareness

Since the 1994 JCLUS, the following items have been adopted based on recommendations contained in the JCLUS relative to public awareness and participation:

- All permits and plats are stamped notifying noise area
- Installation of signs at subdivision entrances
- Posted noise signs along noise overlay boundaries
- Maps posted on City & County websites

IV. Land Purchase and Protection via Easement

Since 2008 or so, the City and County, along with partners, have pursued a land conservation agenda using a tool kit of options:

- In 2008, The Community approved a fee simple land purchase of 350 acres with high residential development potential adjacent to the base as part of a local option penny sales tax initiative.
- In 2013, The City and County, along with its not-for-profit partner the Conservation Fund, put together a creative purchase plan to secure 700 acres of potential residential land just north of the base for base protection.
- In 2007, the City and County helped initiate a regional partnership among the five military installations and their local governments. The Midlands Area Joint Installation Consortium (MAJIC) works to prevent increasing encroachment and incompatible development in the midlands region. This effort has helped secure development easements (using DOD's Conservation Buffer Program) on property adjacent to the installations to the tune of over 3,000 acres, including several hundred acres in Sumter County.

V. Joint Land Use Study Updates

- Shaw AFB, the City of Sumter, and Sumter County expect to initiate a new and updated JLUS for Shaw and Poinsett in 2015-2016. The Grant application with OEA is pending approval at this time. The project would update and re-write the existing 20 year old JLUS for Shaw.