



Charles County Planning Commission

NSF Dahlgren JLUS

Final Report

Presenters

Amy Blessinger, Planner III

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Slide 1



JLUS Team

Project Manager

Jack Green, AICP

Director,

Department of

Community Development

King George County

540-775-7111

jgreen@co.kinggeorge.state.va.us

Matrix Design Group

Mike Hrapla

Project Manager

Celeste Werner, AICP

Deputy Project Manager

Patrick Small, AICP

Planning Lead



Welcome / Introductions

Partners

King George County, VA

Westmoreland County, VA

Town of Colonial Beach, VA

St. Mary's County, MD

Charles County, MD

NSF Dahlgren

Committees

Policy Committee

Technical Advisory Group

Consultant Team

Matrix Design Group



JLUS Overview

What is a JLUS?

A **federally funded program** to promote cooperation administered by DOD/OEA

A **proactive approach** to achieve a balance to **sustaining missions** at NSF Dahlgren and the **economic development** viability of communities

A **preventative measure** to encourage compatible development

Initiated in 1985 by the Office of Economic Adjustment, (DOD).

Over 130 JLUSs have been completed nationally.



JLUS Overview

A JLUS is:

- a collaborative process
- Set of recommendations to mitigate or prevent incompatible development associated with the military mission

A JLUS is NOT:

- a regulatory document
- an enforceable action

A JLUS is a body of information for decision makers of all levels to assist in making informed decisions

A JLUS requires follow-on support by all stakeholders, including the public, to implement the recommendations



JLUS Overview

JLUS Objectives

Community

- Protect the health, safety, and welfare of residents / maintain quality of life
- Manage development in the vicinity of military installations that would interfere with the continued operations of these facilities
- Protect opportunities for new growth in an economically, environmentally, and socially sustainable manner
- Maintain the economic vitality of the community / region

Military

- Protect the health, safety, and welfare of the military and civilian personnel living and working at or near the military installation
- Ensure the ability of the installation to achieve its mission, maintain military readiness, and support national defense objectives



JLUS Overview

JLUS Approach

Goal is to link to geographic areas to the issues

- Identify areas by specific compatibility issues and concerns
- Narrow focus to areas where the issues exist
- Minimize areas that require controls or policies
- Link solution types and tools to specific areas

Develop an implementation strategy for preventing and mitigating encroachment:

- Recommendations will involve local jurisdictions, state and federal agencies, private organizations, and / or military
- Tie recommendations to specific military areas of concern



JLUS Process

- Engaged Stakeholders in collaborative planning process
- Refined compatibility areas of concern
- Identified strategies and tools to assist decision-makers with informed decisions
- Conducted Public Review and Comment Period
- Policy Committee Accepted Final Report
- Communities and Agencies start Adoption Processes
- Public involvement throughout process using tools including:

www.dahlgrenjlus.com



JLUS Compatibility Assessment

How Issues are identified

- Data research and assessment
- Lessons learned from other JLUS projects
- Interviews with local stakeholders
 - Jurisdictions
 - Military
 - Agencies
 - Organizations
- Advisory Committee and Policy Committee inputs
- Public inputs



JLUS Compatibility Assessment

35 issues across 24 compatibility factors:

- Communication / Coordination (4 issues)
- Frequency Spectrum (4 issues)
- Land / Air Space competition (3 issues)
- Land Use (3 issues)
- Legislative Initiatives (3 issues)
- Noise (5 issues)
- Safety Zones (3 issues)
- **Other Issues (10):** Biological Resources, Energy Development, Housing Availability, Infrastructure Extensions, Light and Glare, Roadway Capacity, Vibration



JLUS Recommendations

How the recommendations affect Charles County communities:

- Greater protection of public health, safety, welfare
- Improved communication between NSF Dahlgren, local jurisdictions and the public – shared awareness of economic / physical relationships and mutual impacts
- Greater transparency in planning processes to address compatibility now and into the future
- Consistency in approaches to addressing compatibility



JLUS Recommendations

Key Strategies for Charles County

Communication / Coordination

- Participate in a JLUS Implementation Coordination Committee to provide oversight and monitoring of the JLUS implementation
- Incorporate NSF Dahlgren as review agency on development apps
- Formalize communication through MOUs
- Consider an Intergovernmental Coordination Element in Comp Plan
- Assist with public outreach efforts
- Improved signage



JLUS Recommendations

Energy Development

- Consider enhancing Alternative Energy Ordinance
- Coordinate with the DOD Siting Clearinghouse
- Identify and map locations suitable for wind energy development

Housing Availability

- Incorporate transient housing needs in Comprehensive Plan
- Investigate feasibility of rental housing development partnership with Navy / private developers



JLUS Recommendations

Land Use

- Update Comprehensive Plan with military compatibility policies
- Create a **Military Compatibility Overlay District (MCAOD)**:
 - **Safety** Military Compatibility Area (MCA) – Bird/Wildlife Aircraft Strike Hazard (BASH) Relevancy Area
 - **Noise** Military MCA
- Update Zoning Code and Maps to be consistent with Comprehensive Plan updates
- Incorporate imaginary surfaces into zoning code



JLUS Recommendations

Legislative Initiatives

- Develop an enhanced real estate disclosure statement
- Request the State of MD to update real estate disclosure requirements to include firing ranges and associated impacts

Light and Glare

- Consider adopting a Dark Sky Ordinance

Roadway Capacity

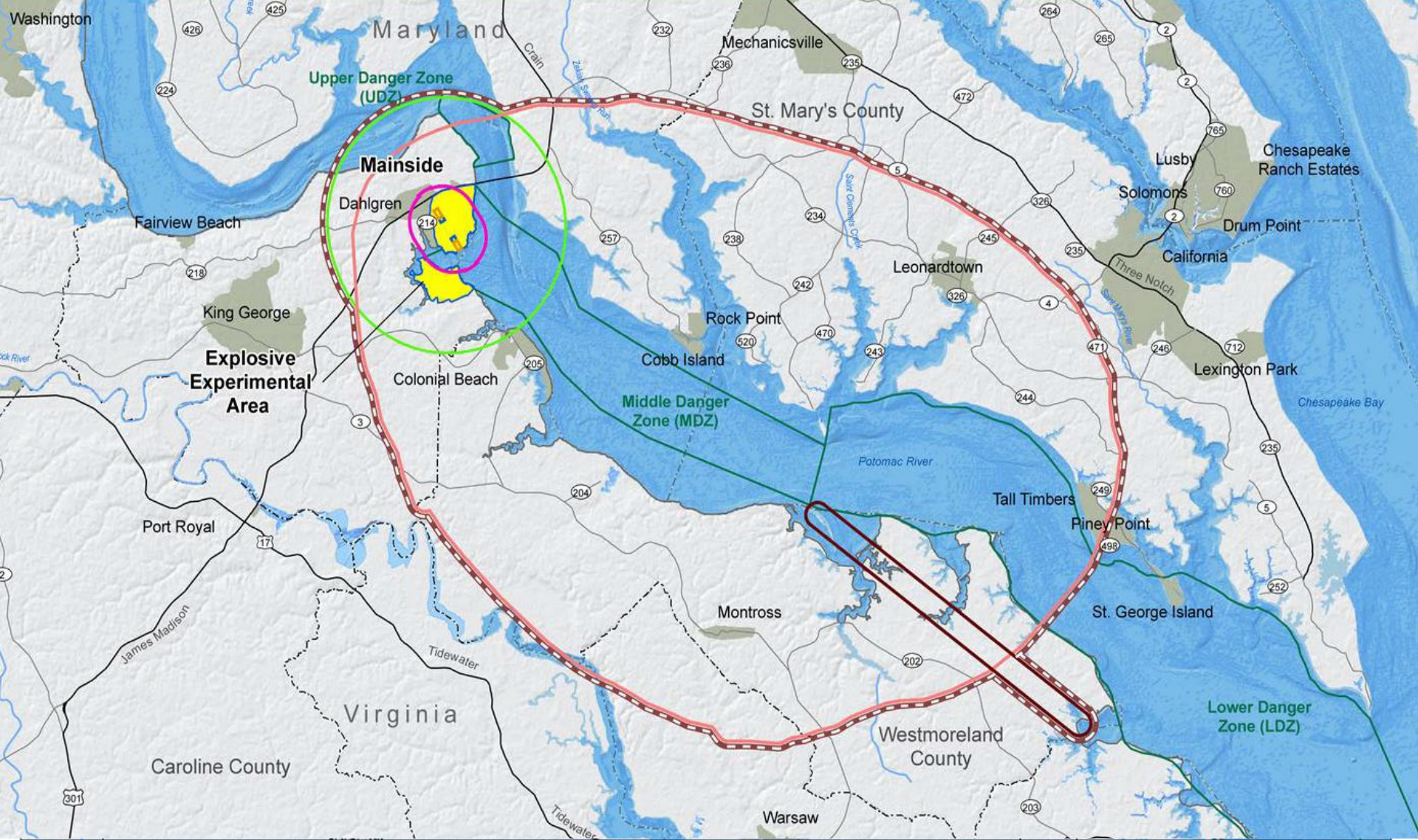
- Monitor capital improvements for roadway capacity



JLUS Recommendations

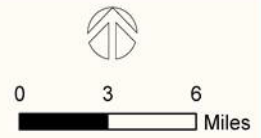
Noise

- Identify noise compatibility policies for inclusion in planning documents
- Identify noise contours on zoning maps and planning documents
- Educate local builders on sound attenuation
- Consider a voluntary sound attenuation retrofit program



Legend

- | | | | | | |
|------------------------|----------------------------|-------------------------|---------------------|-----------------|------------|
| MCAOD | 5-Mile BASH Relevancy Area | Noise MCA | Potomac River Range | County Boundary | Major Road |
| Safety Subzones | | | | | |
| Clear Zone Type I | Vertical Obstruction MCA | Installation | Potomac River Range | County Boundary | Major Road |
| Clear Zone Type III | Energy Development MCA | State/District Boundary | Potomac River Range | Town/Community | Water Body |
| | | | | Highway | River |





JLUS Recommendations: MCAOD



Legend

- | | | | | | |
|------------------------|----------------------------|------------------------|-------------------------|-----------------|------------|
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| Clear Zone Type III | | | | | |



JLUS Implementation

Actions to implement recommendations:

- Charles County Commissioners consider acceptance of JLUS
- Acceptance by other participating jurisdictions

Next Steps (after study report acceptance by Commissioners)

- Establish JLUS Coordination Committee
- Identify strategies by timeframe for execution
- Consider applying to OEA for additional funding to implement strategies that require studies or additional analysis



Action Item

Staff requests Planning Commission's recommendation to County Commissioners to adopt resolution accepting the NSF Dahlgren JLUS report



Upcoming: Indian Head JLUS

- Charles County also conducting a JLUS for NSF Indian Head
- Participants:
 - NSF Indian Head
 - Town of Indian Head
 - Charles County
- Report being drafted; anticipate to come before Planning Commission in summer 2015
- More information at <http://indianheadjlus.com/>



Presented by:

**Charles County Government
Department of Planning and
Growth Management**

P. O. Box 2150, La Plata, MD 20646

(301) 645-0540

PGM/Planning Charles County

BlessingA@CharlesCountyMD.gov

www.CharlesCountyMD.gov



Mission Statement

The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning, and have an appropriate managerial organization tempered by fiscal responsibility.

We support and encourage efforts to grow a diverse workplace.

Vision Statement

Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount, where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.