



Ft. Stewart/Hunter Army Airfield Workshop Debrief

Joint Services Environmental
Management Conference
Columbus, OH

May 21, 2007

A stylized, teal-colored silhouette of a mountain range is located in the bottom right corner of the slide, extending from the right edge towards the center.

Ft. Stewart/Hunter Army Airfield Workshop Debrief

- ◆ **What –**
 - ◆ Ft. Stewart/HAAF Collaborative Land Use Planning Workshop
 - ◆ **When –**
 - ◆ December 11, 2007 – December 12, 2007
 - ◆ **Where –**
 - ◆ Ft. Stewart Officers Club
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Ft. Stewart/Hunter Army Airfield Workshop Debrief

- ◆ Who
 - ◆ National Association of Counties and The Conservation Fund
- ◆ Supporting Agencies
 - ◆ Office of the Secretary of Defense and Department of the Army
- ◆ Others
 - ◆ BAH, Versar, Stateside, ACCG

Ft. Stewart/Hunter Army Airfield Workshop Debrief

◆ Purpose

- Identify Obstacles and Opportunities for Implementing JLUS Recommendations;
- Develop a communication network and institutionalize an effective on-going communication process for Ft. Stewart/Hunter Army Airfield and its surrounding communities.

Ft. Stewart/Hunter Army Airfield Workshop Debrief

◆ Goal

- Initiate the process to develop and sign an MOU for implementing JLUS recommendations.
- All participants will have a greater understanding of each other's issues, future needs, and current planning processes.

Leading Up to Workshop

- ◆ Development of Curriculum and Agenda (Eight Months)
 - Conduct periodic conference calls
 - Developed content, materials, and lesson plans for all modules, including the identification and selection of speakers
 - Developing marketing materials actively promoting and sending out invitations.
 - Submit final curriculum product to OSD

Leading Up to Workshop

- ◆ Meet with Ft. Stewart (March 13, 2006)
 - Review and refine workshop goals
 - Provide an overview of the curriculum design process
 - Identify planning team members
 - Ascertain a global understanding of the issues and concerns of Ft. Stewart and its surrounding community

Leading Up to Workshop

- ◆ Community Assessment (Four Months)
- ◆ 25 Surveys in Region (April – May, 2006)
 - Sent to Mayors, County Administrators, City Managers, County/City Clerks, RDC Executive Directors (Points of Contact for Future Correspondence)
 - Counties of Chatham, Liberty, Evans, Tattnall, Wayne, Bryan, Long and Effingham
 - Cities of Hinesville, Savannah, Pembroke, Richmond Hill, Glennville, Gum Branch, Allenhurst, Flemington, Walthourville, Jesup, Ludowici

Community Assessment

- ◆ Direct Interviews (May 15 – May 16, 2007)
 - Wayne County
 - ◆ Nancy Jones – County Administrator
 - ◆ Franklin Smith – Commissioner
 - ◆ James Boykin – Commissioner
 - City of Glennville
 - ◆ Jean Bridges - Mayor
 - ◆ Amy Murray - City Manager
 - ◆ City Engineer
 - Bryan County
 - ◆ Waverly (Phil) Jones - County Administrator
 - ◆ Dale Dudley – Civil Engineer

Community Assessment

- ◆ Telephone Interviews (May – June, 2006)
 - City of Jesup (Mike Deal – City Manager)
 - Chatham County-Savannah MPC (Tom Thomson – Executive Director)
 - Frank Murphy (Chair – Board of County Commissioners)
 - City of Richmond Hill (Mike Melton – City Manager)
 - Evans County (Caughey Hearn – County Administrator)
 - City of Hinesville (Billy Edward, City Manager)
 - Liberty County (Joey Brown – County Administrator)
 - Long County (Mike McGowan – Vice Chair Board of Commissioners)
 - Effingham County (LaMeisha R. Hunter, Planner)
- ◆ JLUS briefing (July 25, 2006)
 - Mayors, City Council members, Tattnall and Long County Commissioners, Development Authority Members, Local Press, County and City Staff

Result from Community Assessment

- ◆ Good relationship between the installation and the communities
- ◆ Local communities facing growth pressure due to installation but view as a negative thing, future impact to more rural communities
- ◆ Few noise complaints, many view it as the “Sounds of Freedom” especially since 9/11
- ◆ Communication – Good but could be better, better in the past
- ◆ JLUS - Not aware of the JLUS, too early to assess JLUS from a planning standpoint, recommendations restricting development near fence line could be problem for some counties.

Day of Workshop

◆ Attendees


- 51 Participants
- 27 local government participants (representing 7 counties)
- 12 military representatives (10 Ft. Stewart/HAAF)

Day of Workshop

◆ Participating Localities

- Liberty, Chatham, Bryan, Effingham, Evans, Tattnall, and Wayne Counties
- Cities of Hagan, Hinesville, Flemington, Glennville, and Jesup
- County Commissioners and City Mayors, City and County Managers, City and County clerks, Planners, Chief of Police, local Chamber of Commerce reps, Liberty County/municipal (consolidated) planning commission, Chatham County/Savannah MPC reps.

Workshop Agenda

- ◆ Welcome, Purpose
 - ◆ The Lay of the Land
 - ◆ Overview of JLUS Process and Recommendations
 - ◆ Case Study Panel of Collaborative Land Use Approaches – Partnerships, Planning, Legislation, and Funding
 - ◆ Communication and On-Going Engagement Techniques
 - ◆ Installation Tour
 - ◆ Breakouts.
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Break-Out Group Barriers

- ◆ Different economic impacts on counties
- ◆ Different levels of participation in JLUS
- ◆ Different levels of planning capacity, planning, and zoning
- ◆ Large geographic area
- ◆ Both fear of and complacency about BRAC
- ◆ Engaging “right” folks with Counties, Towns, and Base
- ◆ General resistance to zoning
- ◆ Lack of education and knowledge
- ◆ Private property rights
- ◆ History of base original land takings

Break-out Groups

Barriers

ARMY-SPECIFIC

- ◆ JLUS is a community document, but not perceived that way
- ◆ Communication gap between JLUS completion and now
- ◆ ACUB '08 finding may require local match
- ◆ Disconnect between ACUB program expertise (conservation) & required expertise for implementation (land use & planning)

Break-Out Groups

Potential Action Items

- ◆ Identify a single point of contact at Ft. Stewart/HAAF; ensure surrounding communities understand Ft. Stewart communication process
- ◆ Brief impacted landowners and elected officials on ACUB program and other conservation/financing options for creating buffer lands around Ft. Stewart/HAAF
- ◆ Utilize linkages more effectively, i.e. link GA Coastal Plan to Ft. Stewart and JLUS; link better to RDCs in the area; link to DCA training programs, e.g., provide a JLUS module in DCA Training

Break-Out Groups

Potential Action Items

- ◆ Provide support for those counties who ask for it
 - technical assistance, training, mentoring in planning
- ◆ Develop more focused, small area “plans” for JLUS areas of concern with Army assistance
- ◆ Help interested counties w/o zoning to institute land use guidelines
- ◆ Incorporate recommendations into local regulations where possible
- ◆ Periodic updates of JLUS (which requires funding)
- ◆ Maneuver licenses to allow military to use private property
- ◆ Pursue easements, multiple funding sources

Break-Out Groups

Potential Action Items

- ◆ Fort Stewart should evaluate alternative “entrances” or “gateways” to the base that would adjust the economic development potential in other counties that currently do not reap many benefits
- ◆ Ft. Stewart and the surrounding communities should share GIS data.
- ◆ Develop program with real estate agents to fully educate possible homebuyers about potential conflicts with FS/HAAF. Work with FS/HAAF to get supporting materials to distribute.
- ◆ Need Cost of Community Services assessment to show true cost of new development to locality / county.

Break-Out Groups

Proposed Future Forums for Dialog

- ◆ Base cross-functional standing team
 - Made of across functions; reports to Commanders, takes up issues, reviews community plans; coordinates installation response
- ◆ Base Community Liaison
 - Works with all communities; reports to base leadership; (*Model: Marine Community Liaison*)
- ◆ Jointly Created Organization
 - small staff; ear of communities and base leadership and functions (*Model: Ft. Benning or Sandhills*)
- ◆ Cross-County Advisory Body
 - Made up of elected officials & staff from the RDs, counties and municipalities; Informs, educates, shares with Base leadership; Might undertake via consultant actions like the JLUS
- ◆ Subgroup of local planners and military master planners

Evaluations of Workshop

- ◆ Positive Responses
 - Educational
 - Good forum, discussion with others
 - Need to continue dialogue

Evaluations of Workshop

- ◆ Most Valuable
 - Tour
 - Breakout sessions
- ◆ Least Valuable
 - All Valuable
 - JLUS and Break-out
 - Communication

Evaluation of Workshop

- ◆ Should this workshop be offered in the future?
 - All said yes (hosted by who, and how often?)
 - Issues
 - ◆ Same topics, topics with regional impact, move JLUS forward with roles formalized, available tools

Evaluations

- ◆ Other comments or suggestions,
 - e.g., length of workshop? (One day, Two-Day maximum)
 - Review and state purpose in breakouts
 - More Army Representation
 - Explore specific ways to sustain program regardless of turn over of both military and civil leaders
 - Would be helpful if military (DOD) would help decide or make suggestions on what they want county/city to do; easier format to take back to council/commissioners

Next Steps for Region

- ◆ Provide a briefing of workshop recommendations to the Garrison Commander.
- ◆ Ft. Stewart/HAAF should prepare a recommended action plan indicating the specific actions the installation intends to implement over the next 6 – 12 month period. Hold a briefing with workshop participants to review the action plan and revise accordingly based upon comments received.
- ◆ Make sure Garrison Commanders understand that no action after the workshop will worsen installation relations with the surrounding communities


Next Steps for Region

- ◆ The Army, consistently educate jurisdictions on the value of the JLUS (i.e. go to their County commission meetings, etc.)
- ◆ A regional entity (e.g. Regional Development Commission or other organization) should be funded to provide support after the OEA JLUS funding is spent
- ◆ Need more communication to interest-based groups and associations to maintain continuity and information flow, especially in more rural counties.
- ◆ Propose a mechanism for outreach that goes beyond Army staff (perhaps similar to the Fort Benning Futures Partnership or a "Fort Stewart-Hunter AAF Friends Group)
- ◆ Integrate Ft. Stewart/Hunter AAF into Planning Process (next slide)

Integrate Installation into Planning Processes

- ◆ 'Low hanging fruit' to accomplish this goal:
 - A JLUS module should be incorporated into DCA's training program
 - Ft. Stewart should be represented on the Regional Coastal Georgia Comprehensive Planning committee Ft. Stewart should also have their master plan considered as part of this comprehensive planning effort.
 - Townsend Bombing Range should also be included in the Regional Coastal Georgia Comprehensive Plan.
 - Ft. Stewart should provide an annual briefing during the ACCG/GMA meeting.
 - Ft. Stewart should work with the RDC to participate in periodic regional impact meetings
 - Expand grants program and partner with local governments – funding could be used for coordination. RDC was particularly interested in the expanded grants program.

Next Steps For Future Workshop

- ◆ To the extent possible, have either the Garrison Commander or Deputy Garrison Commander present throughout the duration of the workshop
 - ◆ Invite military master planners to participate in the workshop
 - ◆ Increase the overall number of military personnel present at the workshop and make number clear to the installation
 - ◆ During the kick-off meeting at an installation, assess the scale the installation wishes to operate, i.e., regional or county by county.
 - ◆ Maintain the tour as it was an excellent representation of military expertise and training requirements;
 - ◆ Maintain 2-day length of workshop.
 - ◆ Conclude workshop with overview of recommended action items.
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Contact Information

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