

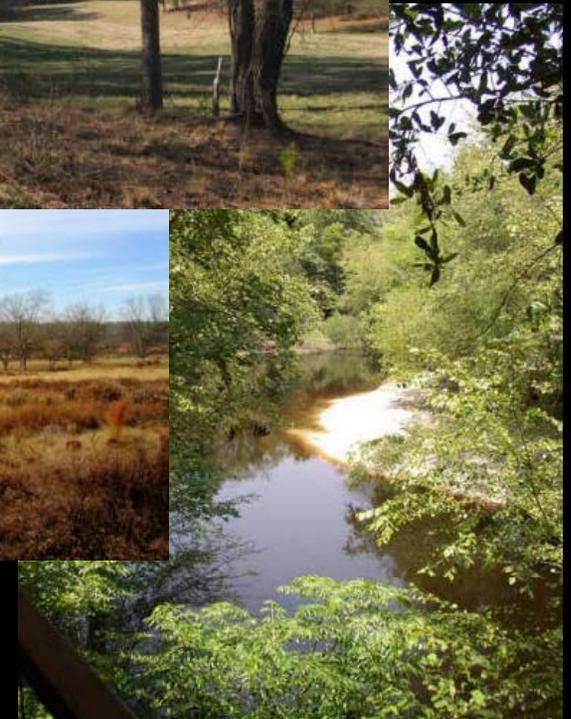
# Ft. Stewart/Hunter Army Airfield's Army Compatible Use Buffer Program

A Cooperative Conservation Success Story

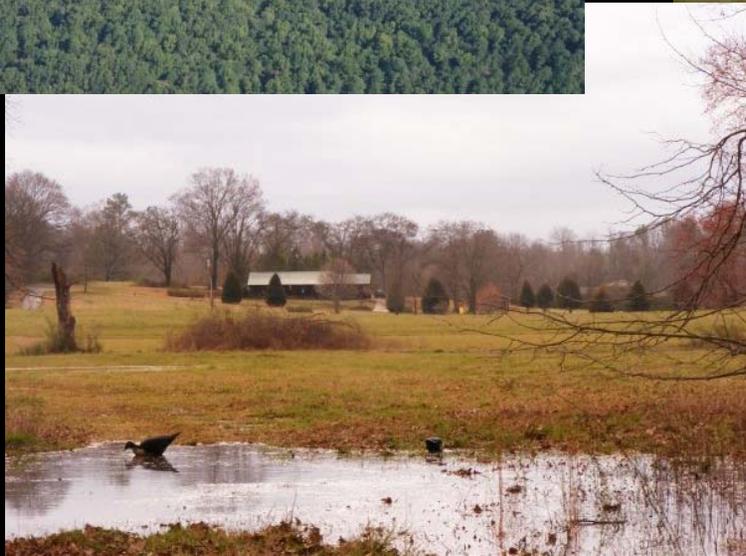


# Georgia Land Trust and Partners

- Protected in excess of 115,000 acres with conservation easements
- 340 Easements
- Since 2000



# Philosophy: Landowner's Land Trust



# Infrastructure



- **12 Staff**
- **Funding**
- **Endowment**
- **Accreditation**
  
- **Board of Directors**
  - **Steve Stutts**
  - **Ken Nichols**
  - **Jack Sawyer**
  - **Chop Evans**
  - **John Turner**
  - **Jim Floyd**
  - **Tom Hamby**
  - **Laura Richards**
  - **Sally Morgens**
  - **Ralph Jordan**
  - **Tom Reed**

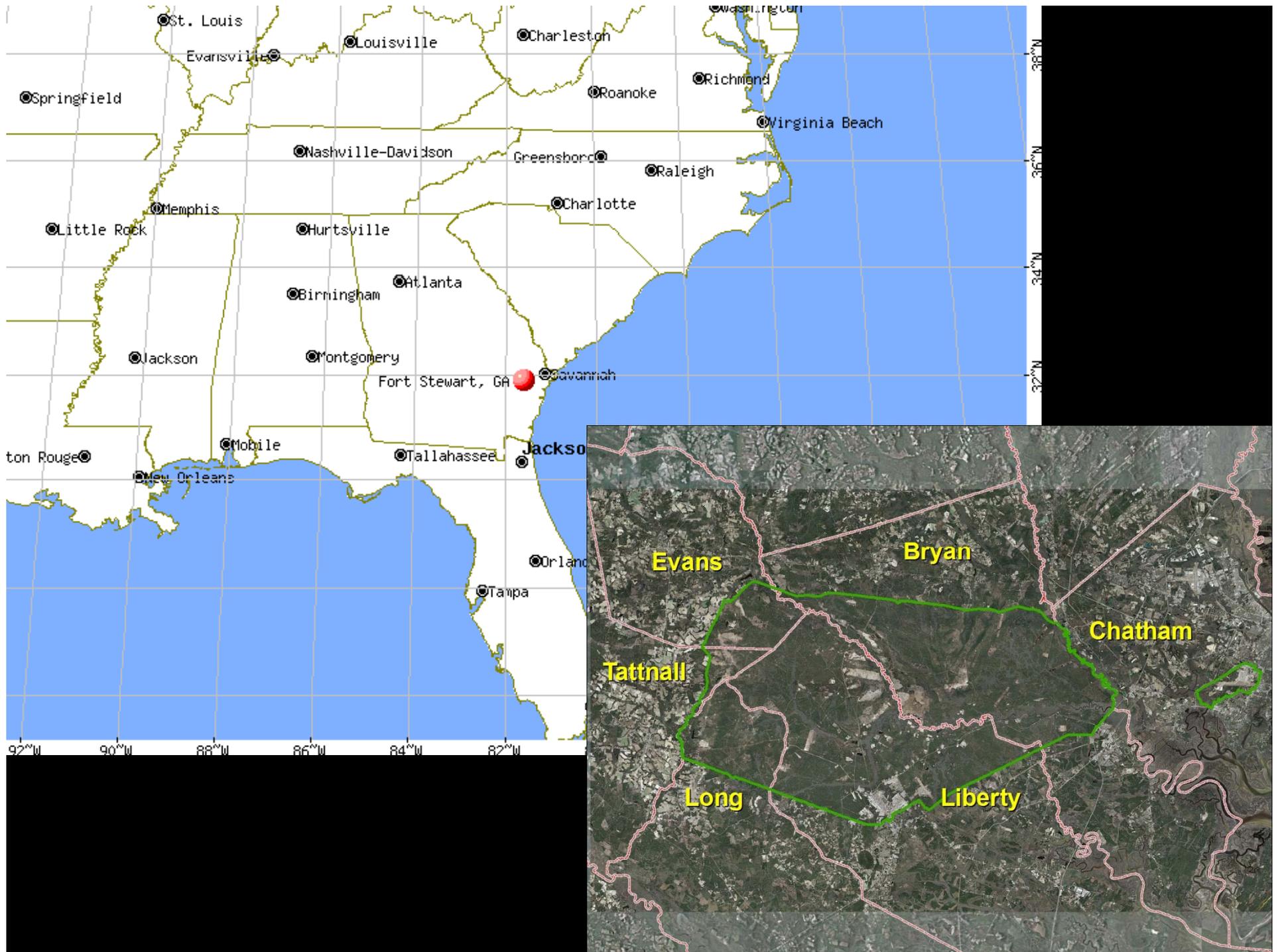
# Outline

- Ft. Stewart Overview
- JLUS
- ACUB
- Accomplishments
- Future



# Ft. Stewart/Hunter Army Airfield

- 280,000 acres - southeastern Georgia
- Occupies portions of six counties: Bryan, Chatham, Evans, Liberty, Long, Tattnall
- Army's Premier Power Projection Platform on the Atlantic Coast
- Home to 3<sup>rd</sup> Infantry Division and 1<sup>st</sup> Ranger Battalion
- Largest armor training base east of the Mississippi



# Ft. Stewart/Hunter Army Airfield

- Located in the heart of longleaf pine's historic range
- Important habitats: longleaf pine/wiregrass, bottomland hardwood forests, isolated depressional wetlands, Canoochee and Ogeechee river corridors
- Home to federally and state protected plant and animal species: red-cockaded woodpecker, eastern indigo snake, flatwoods salamander, gopher tortoises

# Encroachment

- Coastal Georgia's population expected to double within the next 25 years
- Incompatible development: structures, noise, excess light, electromagnetic interference, etc.
- Reduced habitat for endangered species
- Result in impaired military mission

# Joint Land Use Study (JLUS): Overview

- Cooperative land use planning initiative between U.S. Army and surrounding communities
- Goal is to maintain the long-term viability of Ft. Stewart/Hunter Army Airfield through regional cooperation and coordinated planning
- Initiated nationally in 1985
- Ft. Stewart's study completed in September 2005
- JLUS boundary extends roughly 5 miles around the installation

# JLUS Boundary



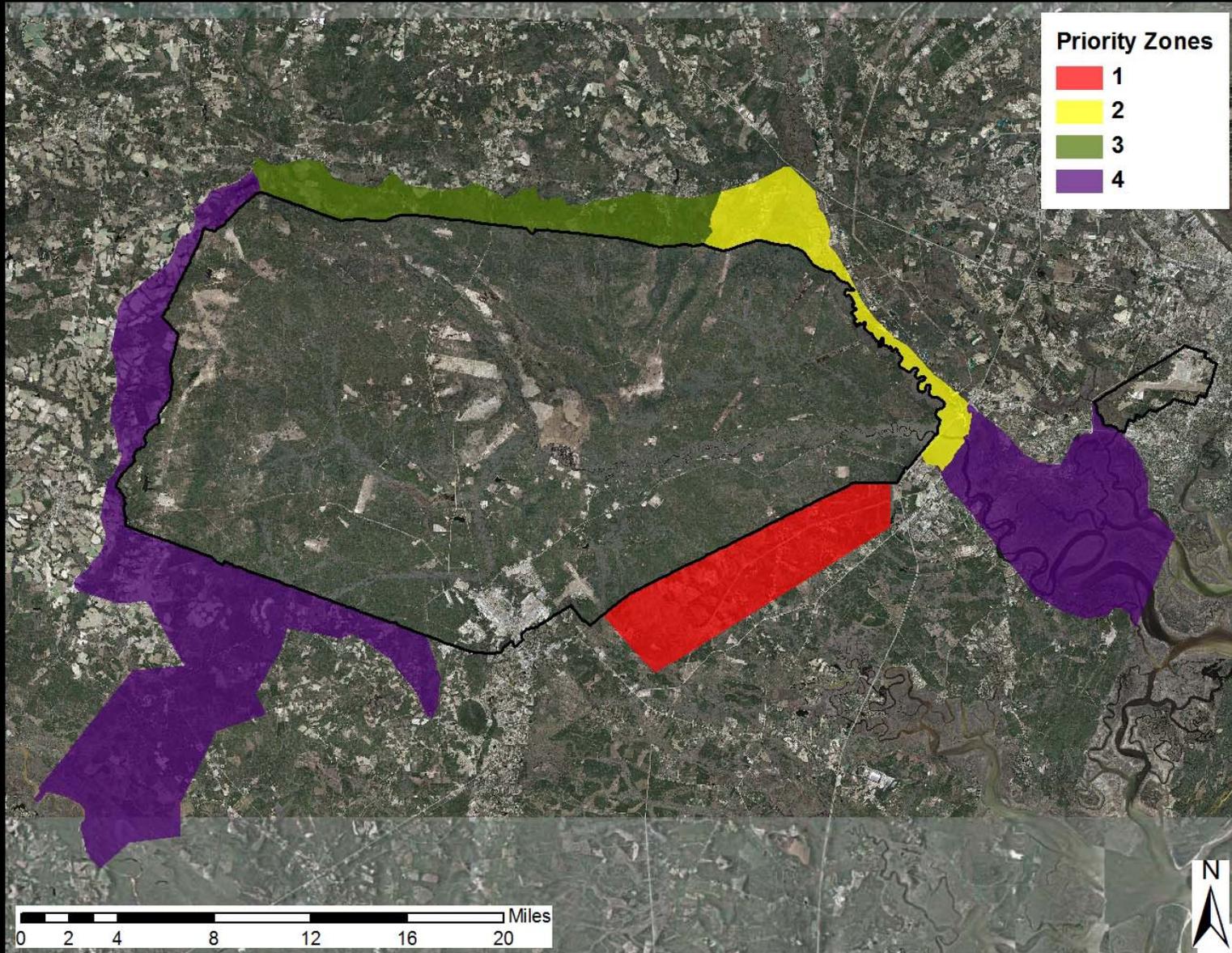
# Joint Land Use Study (JLUS): Achievements

- Chatham County-Savannah zoning ordinances and building codes modified per JLUS recommendations
- MOUs signed with Bryan, Liberty, and Tattnall Counties and several cities for information sharing and cooperative planning
- Army Compatible Use Buffer program is a part of the JLUS toolbox

# Army Compatible Use Buffer (ACUB) Program

- Objective
  - protect existing and potential habitats that are capable of supporting the rare species
  - Buffer from incompatible uses
- Protection of these lands facilitates protection of rare species, thus avoiding training restrictions that may otherwise develop
- Protection efforts focused on four Priority Zones; 120,000 ac
- GLT involved since 2005, becoming primary partner in August 2008

# ACUB Priority Zones



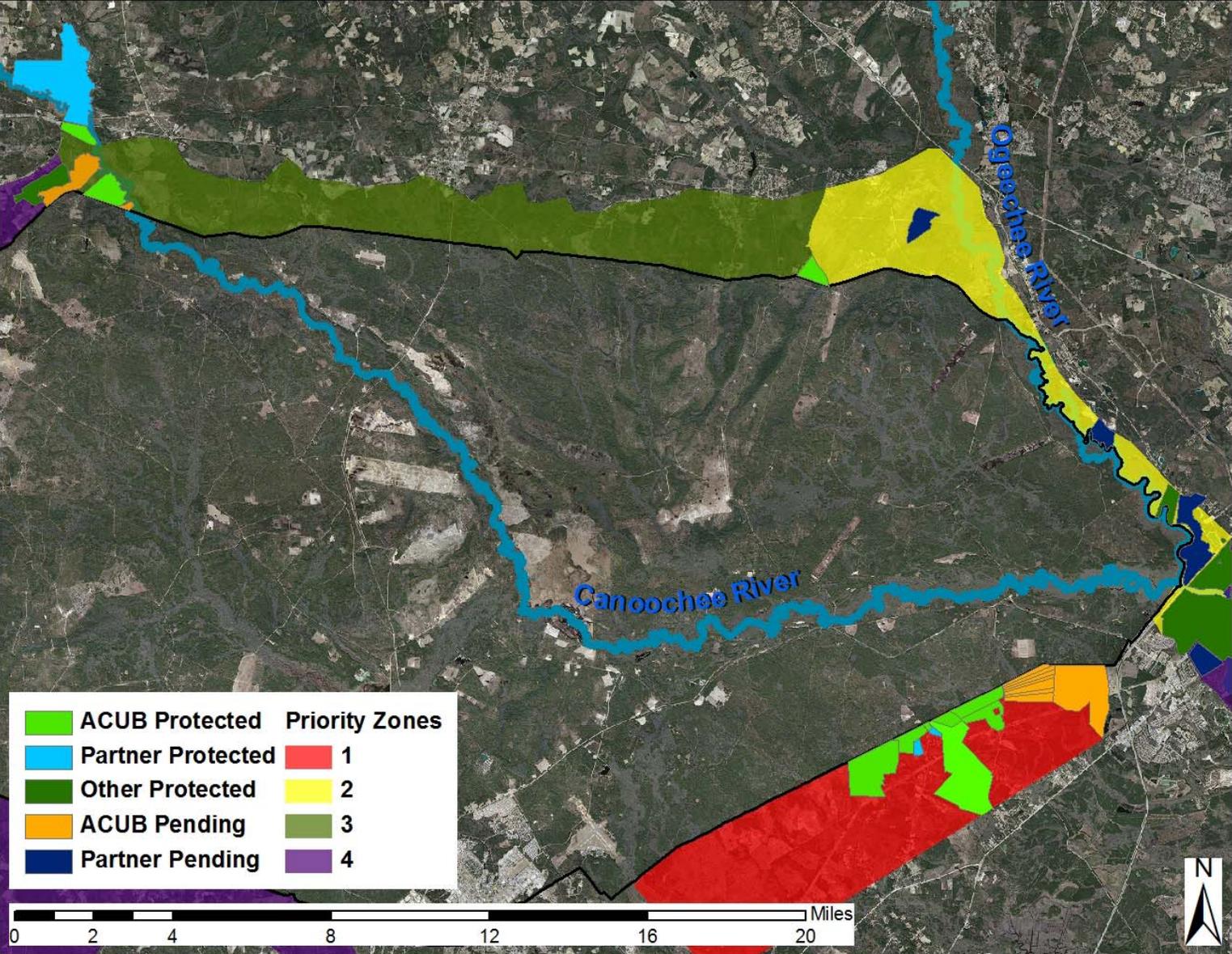
# Conservation Easement

- Conservation easements are ACUB's primary tool
- Voluntary restrictions on the use of land
- Terms up to landowner and conservation organization
- Typical objectives are protection of farm land, timber land, rivers, riparian corridors and other conservation values
- Permanent
- Permit continuation of use

# Achievements

- Partnered with Trust for Public Land, The Nature Conservancy, St. Simon's Land Trust, Georgia Department of Natural Resources, Georgia Forestry Commission, Chatham County
- ACUB Protected: 3620 ac (6.2 miles buffered; 7 easements, 2 fee simple purchases)
- ACUB Pending: 2152 ac (3.8 mi; 9 tracts)
- Partner Protected: 1722 ac (3 tracts)
- Partner Pending: 1416 ac (3.3 mi; 3 tracts)

# ACUB Priority Zones



# Costs & Matches

- Roughly \$13,000,000 spent
- Average purchase price: \$3,400/ac (\$800 - \$4,200/ac)
- Nearly \$2,600,000 partner match