

Camp Butner Joint Land Use Study



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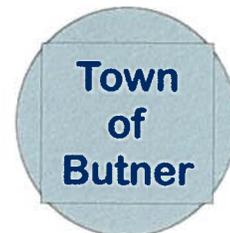
THE NATIONAL GUARD



NC STATE UNIVERSITY

College of Agriculture and Life Sciences

NC Agricultural Research Service



This study was prepared under contract with the Kerr-Tar Regional Council of Governments, on behalf of Granville County, Durham County, the Town of Butner and the Town of Stem, with financial support from the United States Office of Economic Adjustment, Department of Defense. The content reflects the views of the Kerr-Tar Regional Council of Governments, on behalf of Granville County and Durham County, and does not necessarily reflect the views of the Office of Economic Adjustment.

Kerr-Tar
Regional Council
Of Governments

Camp Butner Joint Land Use Study

May 21, 2009

Dear Reader,

The Camp Butner Joint Land Use Study was an effort that began in 2007 when local leaders from Durham and Granville Counties, the North Carolina National Guard, the NC State University Beef Cattle Research Lab, and the Towns of Stem and Butner joined together in a planning effort to protect the military mission at Camp Butner Training Site (CBTS). CBTS is a vital part of the history and economy of the area, contributing nearly \$800,000 annually to local businesses through purchases, contracts, and general business from visitors and employees. The military mission at CBTS is an important one; there, troops are trained on a variety of firearms and ground operations prior to being deployed to combat conditions overseas.

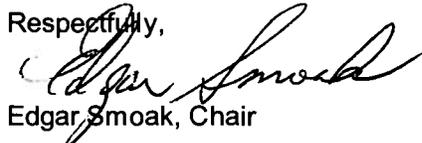
With rapid development occurring north of the Research Triangle area of North Carolina, we thought it would be appropriate to embark on this study to explore local development patterns, natural resources, and the military's plans for CBTS, and develop a list of recommendations that our local governments and the NC National Guard could consider implementing in order to protect the continuation of the mission at CBTS while preserving the rural quality of life enjoyed by current residents.

This report outlines 23 specific recommendations to the Towns of Stem and Butner, the Counties of Durham and Granville, and to the CBTS and NC National Guard that will help increase local awareness of the military mission at CBTS and enhance communication between each of these organizations. This should result in better-coordinated planning efforts and, in the long run, a safer, cleaner environment to be used by the military and current and future residents of the area.

It is our intention to monitor the implementation of the recommendations in this report through the creation of an Implementation Committee. This Committee will be responsible for monitoring local implementation of the recommendations and providing an outlet for continued planning coordination between all entities involved. The Committee will also update this report as necessary in the coming years as conditions change and as land uses evolve.

Thank you for your interest in the Camp Butner Joint Land Use Study.

Respectfully,


Edgar Smoak, Chair

Camp Butner JLUS Policy Committee

CAMP BUTNER JOINT LAND USE STUDY

Executive Summary

The Camp Butner Joint Land Use Study (JLUS) is a joint effort between Durham County, Granville County, the Town of Stem, the Town of Butner, the North Carolina National Guard and the Kerr-Tar Council of Governments. The Joint Land Use Study was undertaken in an effort to guide planning and development in local governments surrounding the Camp Butner Training Site (CBTS). CBTS is the primary North Carolina National Guard training site for National Guard troops, and is used as supplemental training space for Fort Bragg troops. The firing ranges located on CBTS are also utilized by law enforcement agencies from across the state. These activities are vital to continuing the military mission in North Carolina, and the land used for the activities must be protected. Landowners with property near CBTS, and residents and business owners on property surrounding CBTS must also be protected from adverse impacts that could occur due to training activities within the Camp boundary. Joint planning efforts on the part of the local governments and the NC National Guard will establish guidelines for policies that will equally protect all interested parties.

The Joint Land Use Study for Camp Butner has resulted in a list of 23 recommendations in the areas of policy, planning and zoning, coordination and communication, and outreach. One of the recommendations is for the formation of an Implementation Team that will be responsible for overseeing the progress on implementation in the months and years after the JLUS is complete. The recommendations, outlined in more detail in Chapter 5 of this report, are:

- A. Coordinate Firing Times Between Ranges
- B. Establish Monthly News Articles in Local Newspapers Regarding CBTS Activities
- C. Notify CBTS of Major Developments within the Study Area
- D. Notify Local Governments of Construction, Major Operations, or Possible Danger Areas
- E. Targeted Marketing of Conservation Easements
- F. Create a CBTS Noise Hotline for Citizens' Information
- G. Create/Maintain a CBTS Website for Public Information
- H. Encourage Citizen Land Conservation Efforts
- I. Host Military Appreciation or Holiday Events
- J. Consider Passive Recreation Opportunities in the Study Area
- K. Create and Maintain Buffers around CBTS
- L. Encourage Continuation of Water Quality Efforts within the Study Area
- M. Establish Ongoing Implementation Team to Monitor Implementation Efforts and Enhance Communication
- N. Monitor Noise Zones/Ensure Noises are Mostly Confined to Noise Zones
- O. Create a Noise Buffer in CBTS Noise Zones
- P. Planning and Zoning Department Notification Stamp on Permits
- Q. Purchase Land or Easements in Critical Watershed Areas

- R. Retain Existing Zoning Densities within ½-mile of CBTS Boundary
- S. Update Comprehensive Land Use Plans to Address Retention of Existing Zoning Densities
- T. Updated Future Land Use Plans to Show Study Area Boundary
- U. Continue to Encourage Army Corps of Engineers to Remove Unexploded Ordnance
- V. Create Real Estate Disclosure Statement in Study Area
- W. Limit Nighttime Rounds Fired

These recommendations address the need for increased coordination and communication between the CBTS staff, local governments, and the public. They also seek to address environmental protection in the study area, and protection of quality of life in the primarily rural areas surrounding CBTS. The collaborative spirit of the Joint Land Use Study should be an effective starting point for a continued collaborative planning and communication effort between all involved parties.

Policy Committee

The Camp Butner Joint Land Use Study was guided by a Policy Committee. The Policy Committee met typically quarterly, with several additional meetings as needed through the duration of the study period. The Policy Committee was comprised of the following individuals:

- Hubert Gooch, Granville County Commissioner
- Ellen Reckhow, Durham County Commissioner
- Edgar Smoak, Council Member, Town of Butner
- Jack Day, Mayor, Town of Stem
- John Shaw, NC National Guard*
- Dean Askew, NC State University Beef Cattle Research Lab*

**denotes non-voting Policy Committee Members*

Working Group Committees

The Policy Committee relied on technical support provided by Working Groups that focused on GIS, Land Use, and Environmental Issues. Working Groups met periodically through the duration of the study to provide input, advice, and guidance to the Staff and the Policy Committee. Members serving on one or more of the Working Groups included:

- Amy Edge, Tar River Land Conservancy
- Barry Baker, Granville County Planning
- Del Foster, NC National Guard
- Derek Halberg, Tar River Land Conservancy
- Drew LeQuick, NC National Guard
- Geraldine Dumas, Kerr-Tar COG
- Helen Youngblood, Durham City/County Planning
- John Morck, NC DCA
- John Shaw, NC National Guard
- Jonathan Cooper, Kerr-Tar COG
- Kathleen Snyder, Durham City/County Planning
- Kathryn Spann, Durham Soil & Water Board
- Keith Luck, Durham City/County Planning
- Leslie Smith, Granville County Planning
- Melissa Hodges, Town of Butner Planning
- Mike Glisson, NC National Guard
- Richard Veazey, Butner RAB
- Scottie Wilkins, Granville County Planning
- Shelby Powell, Kerr-Tar COG
- Toddy Preddy, NC National Guard
- Tom Lane, Town of Butner
- Tommy Marrow, Town of Butner
- Will Best, NC DCA

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Acronyms

ACUB	Army Compatible Use Buffer
CBTS	Camp Butner Training Site
CN.....	Commercial Neighborhood Zoning
COG	Council of Governments
dB.....	Decibels
FUDS	Formerly Used Defense Site
JLUS	Camp Butner Joint Land Use Study
MPO.....	Durham-Chapel Hill-Carrboro Metropolitan Planning Organization
NCNG.....	North Carolina National Guard
SGWASA	South Granville Water and Sewer Authority
UNRBA	Upper Neuse River Basin Association
UXO.....	Unexploded ordnance

Chapter 1: Background

1.1 Introduction

Camp Butner is located in southwestern Granville County and northeastern Durham County, two rapidly growing areas in the Research Triangle region of North Carolina. The site is approximately 35 miles northwest of Raleigh, 15 miles northeast of the city of Durham, and four miles northwest of the Town of Butner and Interstate I-85. The Durham-Granville county line bisects Camp Butner Training Site. The Butner Reservoir (Lake Butner) separates a small portion of the camp from the primary training lands but is not a part of the Camp Butner Training Site.

As development in the southern part of Granville County and northern Durham County continues to increase, homes and businesses are moving closer to the borders of the North Carolina National Guard's Camp Butner Training Site. Currently, residents living near the firing ranges can sometimes hear gunfire or related noises. Although most current residents have been in residence long enough to understand the mission and operations underway at Camp Butner, the influx of new residents bring greater potential for conflicts between residential areas and noise created at the training site. This is especially true if the North Carolina National Guard training activities continue to increase as expected. These activities will add to the traffic, noise, and environmental impacts being felt due to residential and business development in the area.

The Camp Butner Joint Land Use Study was conducted to help ensure future compatibility between land uses necessary to support the continuation of the military mission at Camp Butner and the increasing civilian development occurring near the installation.

1.2 Why Complete a Joint Land Use Study?

The land surrounding Camp Butner is in rapidly-developing Granville and Durham Counties, North Carolina. Much of the state-owned land that was previously part of Camp Butner was recently incorporated into the Town of Butner. The Towns of Butner and Stem, as well as rural Granville County and Durham County, serve as home to a burgeoning commuter population for employees of Research Triangle Park, as well as other employers in Durham and Raleigh. The area is also host to several state and federal institutions with large employee numbers. As development in the southern part of Granville County and northern Durham County continues to increase, homes and businesses are moving closer to the borders of Camp Butner. Currently, residents living near the ranges can sometimes hear gunfire or related noises. Although most current residents have been in place long enough to understand the mission and operations underway at Camp Butner, as more new residents choose Granville and Durham Counties for their homes, the conflicts between residential areas and noise created at the training site have the potential to dramatically increase. This is especially true if NC National Guard training activities continue to increase as expected. These activities will add to the traffic, noise, and environmental impacts being felt due to residential and business development in the area.

A Joint Land Use Study is necessary to ensure the future compatibility between land uses necessary to support the continuation of the military mission at Camp Butner and the increasing civilian

development occurring near the installation. Participants in this Joint Land Use Study include Granville County, Durham County, the Town of Stem, and the Town of Butner. These entities appointed one person each to serve as voting members of the JLUS Policy Committee. The Study also received support from the NC National Guard, NC State University, the NC Department of Agricultural and Consumer Sciences, and the NC Department of Environment and Natural Resources. Members from these bodies encompass the non-voting members of the Policy Committee. The Kerr-Tar Council of Governments administered the Joint Land Use Study, with support from the Granville County Planning Department and the Durham City/County Planning Department. The Kerr-Tar Council of Governments is the sponsor of the Joint Land Use Study, and will have the responsibility of completing all work items and deliverables unless otherwise noted.

The Camp Butner Joint Land Use Study was funded through a grant from the United States Department of Defense's Office of Economic Adjustment, with additional support provided by the staffs of Durham City/County Planning and the Granville County Planning Department.

1.3 History of Camp Butner

During World War II, the Camp was used as a training facility for U.S. Army soldiers. Camp Butner also housed a military hospital, firing/ammunition ranges and prisoners of war. The Camp originally spread over more of northeastern Durham County, a much larger portion of southern Granville County including the current Town of Butner, and reached into the southern part of Person County. Map 2.1 shows the original Camp Butner boundary.

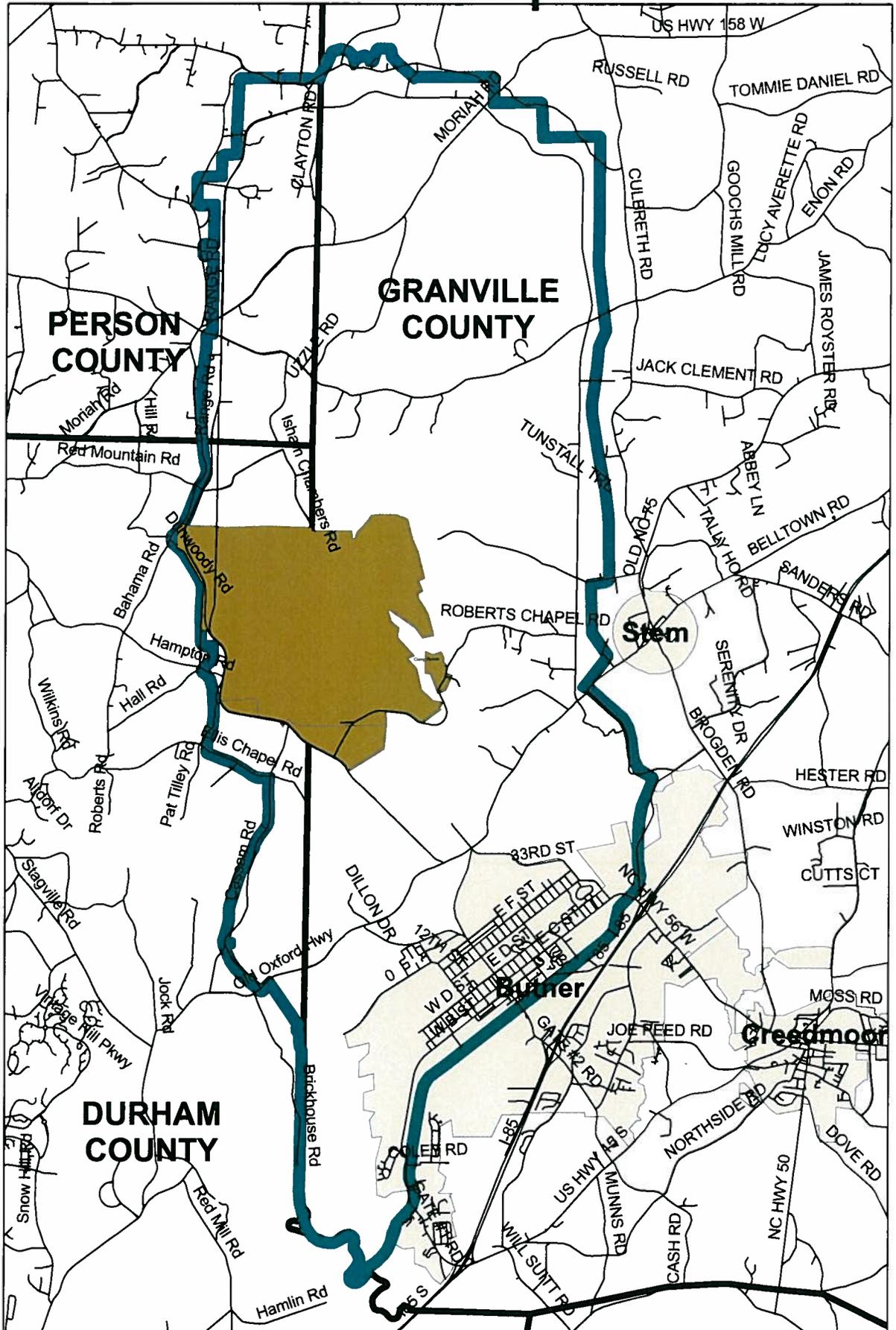
In 1947, the United States War Department closed the active military installation and transferred much of the property, including the large hospital, to the State of North Carolina. The remainder of what is now Camp Butner Training Site was transferred to the State in 1954. The North Carolina National Guard (NCNG) continues to use approximately 4,880 acres as a training facility for National Guard soldiers and airmen, Army Reservists and active duty Army personnel. State and local law enforcement agencies also train at Camp Butner Training Site, comprising about one-quarter of each year's total use.

Part of the training activities at Camp Butner have significantly increased since 2001, and continue to increase. There are 10 firing ranges operated at Camp Butner, including combat pistol, night firing, rifle qualification and a new multi-purpose machinegun range. The site also is used for pre-mobilization training for troops from both the North Carolina National Guard and Fort Bragg.

A new medical clinic opened in 2007 that allows regular annual and deployment physical and dental exams to occur at Camp Butner. This facility replaced the need to use similar facilities at Fort Bragg and the Salisbury Veterans Hospital. A multi-million-dollar construction project to build an 800-person cantonment area began in 2007.

In addition to military activities, the site conducts various community events, such as "Kids on Guard," and has served as a host site for several civilian and military-sponsored marksmanship competitions. These events, as well as normal military operations on the site, directly contribute well over \$800,000 to the local economy each year.

Historical Camp Butner



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Legend	
	Roads
	Camp Butner
	Historical Camp Butner
	Municipalities
	County Boundaries

This map was created by Kerr-Tar C.O.G. Planning/GIS Dept. The accuracy of the map has not been verified, and it should be used for informational purposes only.

Data Source: U.S. Army Corps of Engineers and Kerr-Tar C.O.G.

Updated: February 25, 2009



1.4 Stakeholder Objectives

To ensure satisfactory attainment of the established study goals, several specific objectives have been identified by each participating entity. Successful recommendations will help each participating stakeholder group achieve their individual objectives as well as provide maximum benefit to the local communities, residents, businesses, and military interests in the study area. Individual objectives identified by the stakeholders include:

Camp Butner Training Site

- To develop and apply recommendations that will balance the need for local development with the responsibility for preserving the military training mission, particularly concerning land use, planning and zoning, and subdivision ordinances for the area within one mile of Camp Butner's boundaries.
- To develop and apply recommendations that will preserve and protect the long-term natural resources of the region around Camp Butner, especially water quality and quantity.

Town of Stem

- To provide input into recommendations related to density controls or other land use policies that may protect current and future residents of Stem.
- To develop and apply recommendations related to land use or environmental protection that will ensure compatible development between the Town and Camp Butner, and minimize adverse impacts resulting from Camp Butner activities.
- To develop and apply recommendations related to infrastructure or policies necessary for development in the Town to ensure the Town's development does not adversely affect the environment or the operation of Camp Butner Training Site.

Town of Butner

- To develop and apply recommendations related to land use or environmental protection that will ensure compatible development between the Town and Camp Butner, and minimize adverse impacts resulting from Camp Butner activities.
- To develop and apply recommendations related to growth management that will minimize adverse impacts from Camp Butner activities on current and future development, particularly from a noise standpoint.
- To develop and apply recommendations related to public outreach techniques that may be utilized by the Town to enhance the public's understanding of Camp Butner's history, mission, and positive impact on the local economy

Granville County

- To develop and apply recommendations related to public outreach techniques that may be utilized by the County to enhance the public's understanding of Camp Butner's history, mission, and positive impact on the local economy.

- To develop and apply recommendations related to land use that will minimize the County's adverse impacts on the environment through development, and will ensure compatible development between the County and Camp Butner.
- To develop and apply recommendations related to land use controls that will minimize adverse impacts from Camp Butner on the surrounding County residents and businesses, and will minimize adverse impacts from County development on the mission and activities of Camp Butner.

Durham County

- To develop and apply recommendations related to public outreach techniques that may be utilized by the County to enhance the public's understanding of Camp Butner's history, mission, and positive impact on the local economy.
- To develop and apply recommendations related to land use that will minimize the County's adverse impacts on the environment through development, and will ensure compatible development between the County and Camp Butner.
- To develop and apply recommendations related to land use controls that will minimize adverse impacts from Camp Butner on the surrounding County residents and businesses, and will minimize adverse impacts from County development on the mission and activities of Camp Butner.

NC State University

- To receive recommendations related to protecting the ongoing mission of NCSU's beef cattle research lab work while ensuring good neighbor relations with Camp Butner Training Site.

NC Department of Health and Human Services

- To receive recommendations related to land use on state-controlled property that will ensure good neighbor relations between that property and Camp Butner.

1.5 Study Goals

In the initial meeting of government leaders, military officials, and planning staff, each party described their thoughts on Camp Butner and goals they wished to achieve from the outcome of this study. From this discussion, five main goals were developed to guide the work of the Policy Committee, Working Groups and staff over the life of the project.



Figure 1.1: JLUS Policy Committee Meeting

GOAL #1: Ensure compatibility of land uses between Camp Butner and the surrounding communities in the short- and long-term

GOAL #2: Education/outreach to surrounding communities regarding Camp Butner activities and mission

GOAL #3: Ensure environmental protection, including air quality and water quality, on Camp Butner lands and in the surrounding communities

GOAL #4: Ensure public involvement in the JLUS planning process and implementation phase

GOAL #5: Protect the health, safety, and welfare of the employees of Camp Butner and the residents in surrounding communities

Chapter 2: Study Methodology

2.1 Study Methodology

In order to perform an effective study, a Policy Committee and several working groups were formed. The Policy Committee consists of voting members from local governments with land use jurisdiction within or adjacent to the study area. Representatives from the Town of Stem, Town of Butner, and both Durham and Granville Counties all hold votes; non-voting representation comes from the North Carolina State Beef Cattle Research Facility and NC National Guard. To provide technical assistance that guides the Policy Committee in their decision making, three specific working groups were created: Environmental Issues Working Group, Land Use Issues Working Group, and GIS Data Working Group. These technical groups are comprised of staff from local municipalities, state and local agencies, non-profit organizations and boards, and the North Carolina National Guard. Each group studied and analyzed existing and future planned conditions in the study area, as well as potential developmental impacts of future land use plans and policies. The Environmental Issues Working Group and Land Use Working Group typically held joint meetings, while the GIS Data Working Group provided updated maps and data as needed. A large amount of information was gathered by the military officials from Camp Butner Training Site. All of this data was analyzed and discussed by staff members and the Working Groups, and resulted in a set of recommendations that would be mutually beneficial to the continuation of the mission of the military, the economic development and environmental concerns of local governments, and the quality of life for residents and businesses within the study area.

Public participation has and will continue to play a critical role in the success of the JLUS. From the start, the public has been highly encouraged to participate in this process by attending meetings, informing officials and staff of concerns, and providing feedback and input. Through two public outreach workshops and a community outreach survey, the Policy Committee was able to assess the community awareness and perspective of Camp Butner Training Site and its impacts on the local community. A regularly updated website was developed, and regular media attendance at meetings helped to spread the word in the community about the project. Also, direct mailings to property owners within the study area were done at periodic intervals throughout the study to inform those directly affected by any recommendations.

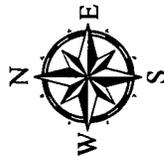
The entire project is staffed by the planning department of the Kerr Tar Regional Council of Governments, which was responsible for the collection, analysis and organization of information and data at the direction of the Working Groups and Policy Committee. The outcome is a set of recommendations that will enhance communication and coordination between Camp Butner Training Site and local governments, and minimize adverse impacts of each on the other.

2.2 Study Area

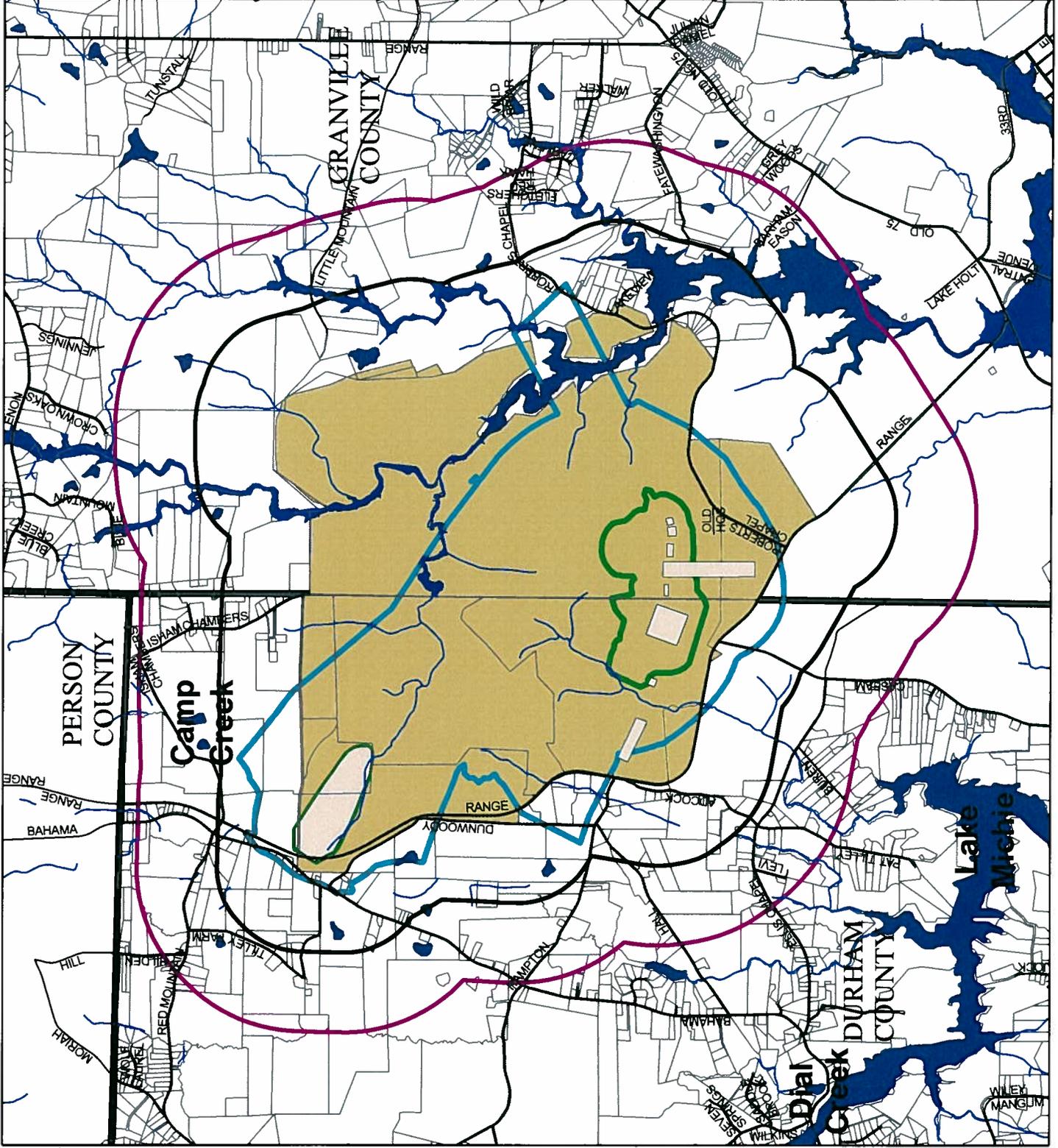
The study area encompasses Camp Butner in Granville County and Durham County in north-central North Carolina, and extends one mile outside the installation's boundary. The study area includes portions of Granville and Durham Counties and land currently administered by North Carolina State University Beef Cattle Research Lab and the North Carolina Department of Health and Human Services. Map 1.1 outlines the boundaries of Camp Butner, along with a 0.5 mile and 1 mile buffer surrounding the Camp. The noise zones surrounding the firing ranges are designated as Zone 1 (below 65 dB) and Zone 2 (65-75 dB), as shown on the following map.

CAMP BUTNER

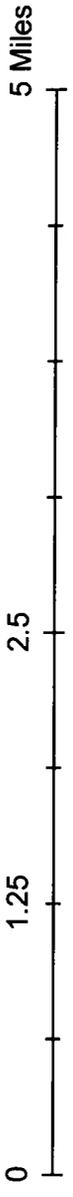
Camp Butner Study Area



Legend	
	Roads
	0.5 Mile Buffer
	1 Mile Buffer
	Water
	Parcels
	Ranges
	Camp Butner
	County Boundary
Noise Zone	
Name	
Zone II	
Zone III	



This map was created by Kerr-Tar C.O.G. Planning/GIS Dept. The accuracy of the map has not been verified, and it should be used for informational purposes only. Updated: February 25, 2019



2.3 Public Involvement

The Public has been a key factor in the collection and analysis of data, as well as during the formulation of the recommendations in this report. In order to gauge public awareness of Camp Butner and the training activities underway there, the Policy Committee conducted a Public Survey. Full survey results are available in Appendix A of this report. The survey was mailed directly to property owners within the Study Area, and was made available online through a link on the JLUS website. The link was also advertised in area newspapers. The survey received 85 responses, and of those, 61% responded with a favorable opinion of Camp Butner. The majority of respondents have lived in the Study Area for 10 or more years, and own tracts of land larger than 5 acres. Responding to questions about noise coming from Camp Butner, about 67% responded that they do hear noise at their home or business during the day, but only 12% always find the noise objectionable (36% indicated they sometimes find the noise objectionable).



Figure 2.1: Participants at the June 23, 2008 Public Workshop

In addition to the Public Survey, the Policy Committee and Working Groups held a Public Workshop to familiarize the public with the Joint Land Use Study Process. The Workshop was attended by some 55 citizens. On display at the Workshop were various maps, including zoning maps, land use maps, environmental maps, and a map allowing attendees to put a pin in showing where they live. According to this pin map, most attendees came from the area along the northern border of Camp Butner Training Site. There were presentations given by long-time Butner residents, Camp Butner and North Carolina National Guard staff, and a member of the Butner Restoration Advisory Board. Materials were available to take home,

including an informational brochure, a handout regarding the economic impact of Camp Butner on the local economy, and comment sheets. The event was covered by local news media.

After the draft report was completed and reviewed by the Working Groups and Policy Committee, a follow-up Public Workshop was held. This Workshop was attended by nearly 40 citizens. A presentation by Policy Committee Chairman Edgar Smoak reviewed the recommendations. Wall-sized maps were on display, and the Tar River Land Conservancy and the National Guard had display materials on hand. The public was given copies of the draft plan, along with comment sheets to relay their comments. Local news media attended this event as well.

The public will have the opportunity to review the final report during public workshops to be held in conjunction with the presentation of the report to the local governments involved. These workshops will be smaller in scale, but will give the public an opportunity to see the final plan, and receive digital and/or paper copies of the plan. This will also offer the public the opportunity to discuss the recommendations directly with their local elected officials and staff.

Chapter 3: Existing and Future Conditions

3.1 Demographics

The North Carolina Demographers Office listed the Granville County 2000 Census population as 48,498. According to the same agency, the county's population was estimated to have grown to 55,667 in 2007 (a 2.11% increase) and is projected to reach 57,993 by 2010, which is an overall 19% growth over a ten year period. Census estimations showed a projected population of 65,943 by 2020, or a 14.2% growth in population, and a population of 78,865 by 2030, which would mark 12% over the ten-year period between 2020 and 2030.

Projections for the county of Durham show even greater increases. The 2000 census listed the population to be around 223,740 and gave a predicted 14.1% increase by 2007, adding 31,426 people. At a growth rate around 14.2% over ten year periods, the population estimates would be close to 309,651 by 2020 and 353,630 in 2030. Figure 3.1, below, graphically depicts these trends.

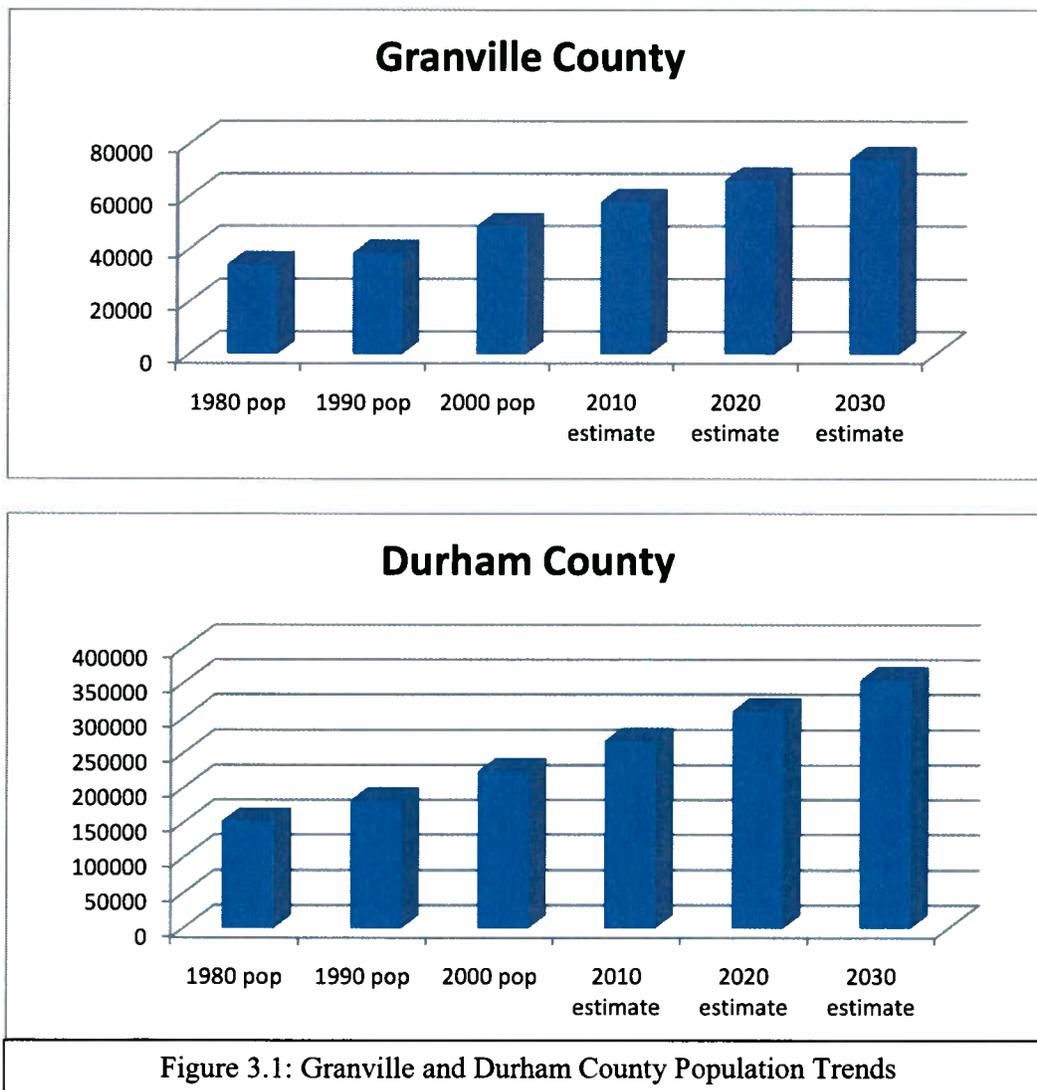


Figure 3.1: Granville and Durham County Population Trends

Figure 3.2, below, depicts this population growth as compared with the average statewide growth. North Carolina is a rapidly-growing state with population increases remaining above 10% every ten years. However, Granville and Durham Counties both are projected to outpace state growth over the next 20 years.

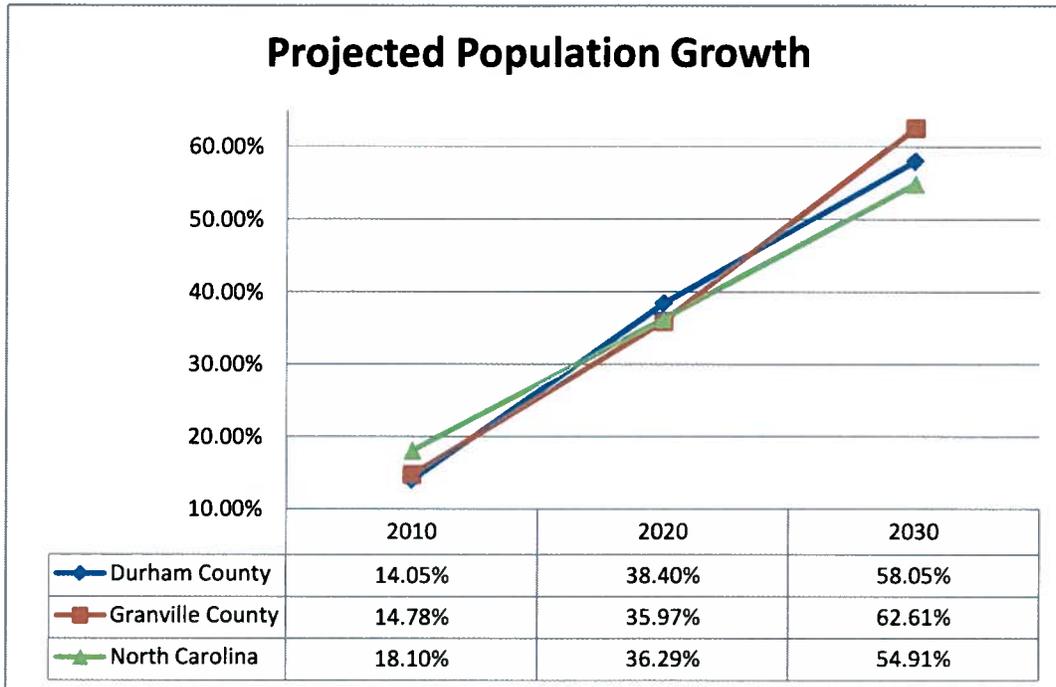


Figure 3.2: Projected Population Growth

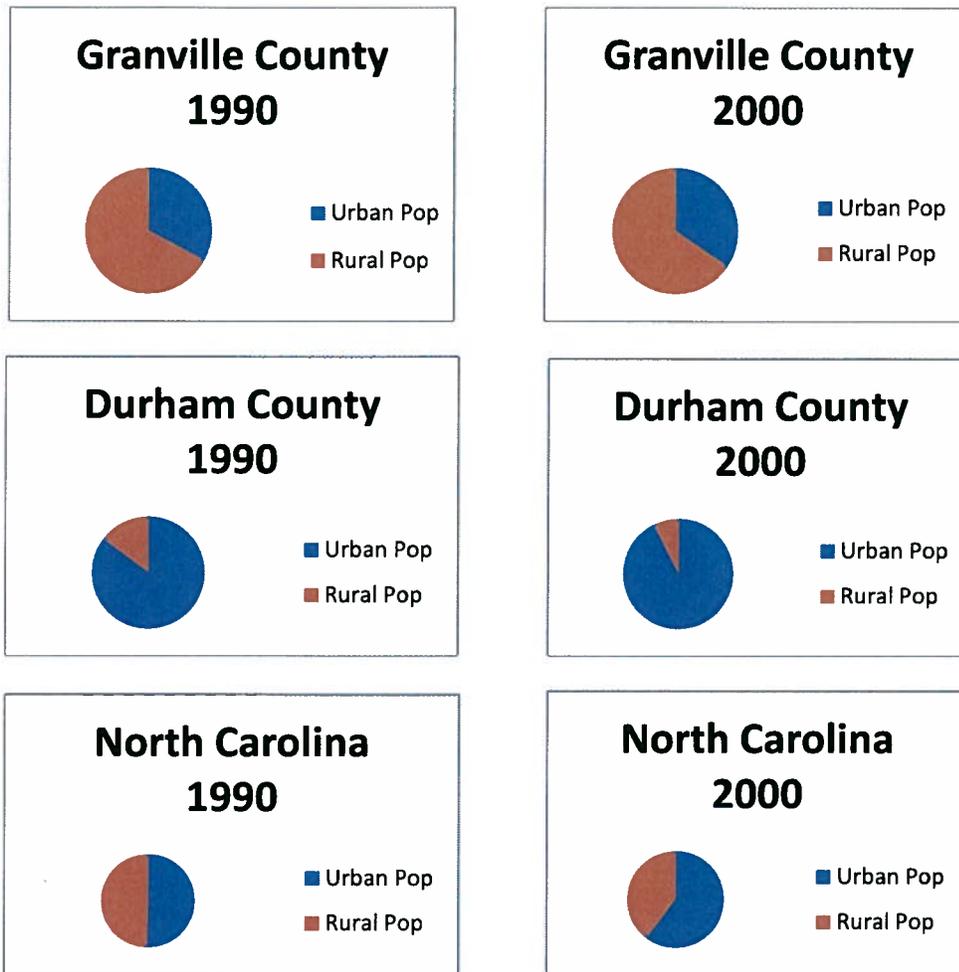


Figure 3.3: Urbanized vs. Rural Populations

Figure 3.3, above, demonstrates the increasing urbanization being experienced in North Carolina as a whole, and the demographic trends in Durham and Granville Counties mirror this statewide trend. In 1990, Granville County’s population was 67% rural; by 2000 it was down to 65% rural. In Durham County the trend is even more striking: the 1990 rural population was 15%; by 2000, the rural population was down to 7.5%. This type of urbanization has the potential to threaten the continuation of military training activities at Camp Butner, which is on the border of these two urbanizing counties.

3.2 Existing Land Use

Existing land use on the Durham and Granville County sides of the study area are similar. Both counties have low-density residential development with minimal non-residential uses. The study area is located in the Neuse River basin. The State of North Carolina requires 50-foot riparian buffers adjacent to all streams located within the basin. One significant stream (Knap of Reeds) traverses the study area from roughly north to south in Granville County. The North Carolina Sedimentation and

Erosion Control Act requires those disturbing more than one acre of land to submit an erosion control plan.

That portion of the study area that is located in Granville County is controlled by two zoning jurisdictions – Granville County and the Town of Butner. Both entities regulate watershed rules primarily through zoning ordinances that place limits on lot sizes or impervious surfaces, or requirements pertaining to storm water controls. Also, both local governments regulate floodplains that have been delineated through the National Flood Insurance Program.

Land conservation efforts in Granville County are primarily conducted by the Tar River Land Conservancy. Land adjacent to Lake Butner (located inside and outside of the study area) has recently been protected with conservation easements. Land Conservation efforts in Durham County are primarily conducted by the Triangle Land Conservancy and the Durham County Open Space and Real Estate Division. Durham County has secured numerous conservation and farmland preservation easements in northern Durham County. In addition, use of the Conservation Subdivision section of the Unified Development Ordinance could be vital to preserving private land in these environmentally sensitive areas surrounding the base, and should be encouraged.

The study area also includes portions of the former Camp Butner Army Base that existed during WWII. The former military base (roughly 40,000 acres located in Granville, Durham and Person Counties) was used for infantry and artillery training. Much of the former military facility has the possibility of having unexploded ordnance (UXO) located on or beneath the land. Much work in the past 60 or more years has been undertaken to remove UXO, but the possibility still exists that ordnance materials can be found today.

The properties adjacent to the western boundary of Camp Butner are within Durham County Zoning jurisdiction. The northeast portion of Durham is primarily rural, with agricultural and very low-density residential development. Very little commercial services exist. The zoning in the area reflects the existing land use. The Rural Residential (RR) district predominates. The RR district is established in the Durham Unified Development Ordinance (UDO) to provide for agricultural activities and residential development on lots of one acre or greater, and in conservation subdivisions. Commercial and industrial development is generally prohibited. Durham County also enforces water supply watershed protection overlay districts around Lake Michie, one of several water supply sources for the City of Durham. The Lake Michie and Little River Reservoir Protected Area District (M/LR-B) covers most of the Durham County side of the Study Area. This overlay district prohibits industrial uses and requires that new residential lots be at least three acres in size. Impervious surfaces are limited to six percent of the parcel area. The Durham UDO does not allow development using a “high density option.”

The Durham Comprehensive Plan establishes development tiers for Durham’s planning area. The northeastern portion of the County is in the Rural Tier. The Rural Tier encompasses that area of Durham County that lies outside the Urban Growth Area and largely within watershed critical areas within which development should maintain a rural focus to encourage preservation of agriculture and protect important water resources. Development within this area should use large lots to minimize demands on infrastructure, with limited commercial areas. By ordinance and policy, the extension of public sewer and water outside of the Urban Growth Area is prohibited (with some limited exceptions). Given the poor soils in Durham County, the intensity of any new development would be limited due to its reliance on wells and septic tanks. The Future Land Use Map of the *Durham Comprehensive Plan*

establishes and communicates desirable patterns of land use in the Durham planning area. For northeastern Durham County, the Future Land Use Map designates the area for Rural Residential, Agricultural, Institutional and Recreation. Open Space land uses, with a small area of Commercial designation at the intersection of Hampton and Bahama Roads. The Institutional land use reflects the presence of Camp Butner and the Butner Federal Correction Institution. The Recreation/Open Space designation encompasses the Hill Forest, the land around Lake Michie, and the 100-year floodplain.

The eastern end of the study area is primarily in the zoning jurisdiction of Granville County. Most parcels within this jurisdiction fall primarily in the main zoning district of this county, which is “Agricultural Residential 40” or “AR-40”, with a small percentage in similar “Agricultural Residential 80” or “AR-80”. The AR-40 district is established to promote a compatible mixture of agricultural, forestry, conservation and very-low-density residential uses where few public services will be available. AR-80, also, promotes this compatible mixture of land uses. In addition, it is established to assist in the protection of the environment and preservation of prime farm land. The continuation of rural lifestyles is a primary goal both Durham and Granville Counties districts seek to attain on their respective portions of the study area.

3.3 Future Land Use

Both Granville and Durham Counties have established Future Land Use Plans as part of their comprehensive planning efforts. According to North Carolina General Statutes, zoning changes proposed must coincide with the goals and plans outlined in the area’s Comprehensive Plan. Current Zoning Maps for Granville County and Durham Counties follow as Map 3.1 and Map 3.2, respectively. The current Future Land Use Maps for Granville and Durham Counties follow as Map 3.3 and Map 3.4, respectively.

Granville County has three future land use classifications in the land surrounding Camp Butner. These uses include Agricultural / Residential, Conservation / Open Space, and Office / Institutional / Multi-Family.

The Agricultural/Residential classification is located in areas with the least development pressures. These areas are not considered suitable for development at high densities due to environmental and/or utility capacity limitations, and will serve as a holding area for agricultural uses and future development if conditions and demand permit.

Conservation/Open Space are areas in the 100-year floodplain (which means there is a 1% chance of the area being flooded in a given year) or the need for buffering. Buffering is used to separate areas that may have the potential to become conflicting land uses. Buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems.

The Office/Institutional/Multi-Family classification will steer land uses to be located primarily in areas that have already been developed or require buffering to prevent potential conflicting land uses. Office/Institutional/Multi-Family land uses have been located between commercial/ industrial and residential land uses throughout the county’s planning area. In addition, Office/Institutional/Multi-Family land uses have been utilized along transportation corridors to help preserve carrying capacity and to serve as a buffer from the roadway.

Most parcels within the adjacent Durham County fall within the County's "Rural Tier". The Rural Tier provides sufficient land appropriately zoned for agricultural, rural residential, small-scale commercial and industrial purposes. The Rural Tier includes land in the Durham Planning Area outside the Urban Growth Area, including the entire Durham County portion of the Study Area. This classification ensures that new development promotes agricultural uses and single-family residential development on large lots to minimize demands for public infrastructure. Commercial areas are small scale and neighborhood oriented. Land uses allowed in the Rural Tier include open space, agricultural, neighborhood-oriented commercial uses, single-family residential development, institutional, and limited industrial uses.

The Durham County Rural Tier designation ensures a maximum density of 0.33 dwelling units per acre in a watershed protection area, and 0.5 dwelling units per acre in non-watershed protection areas. Densities in Granville County are limited to 0.5 to 1 dwelling unit per acre

Both current and future land use plans for Durham and Granville counties are similar in make up in the areas surrounding Camp Butner. With the exceptions of a few small-scale commercial areas (local stores, business, etc.), these areas are set to remain low density residential & agriculture uses.

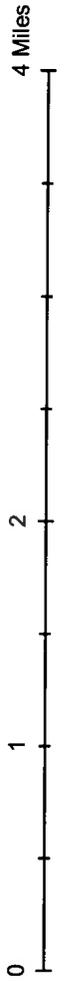
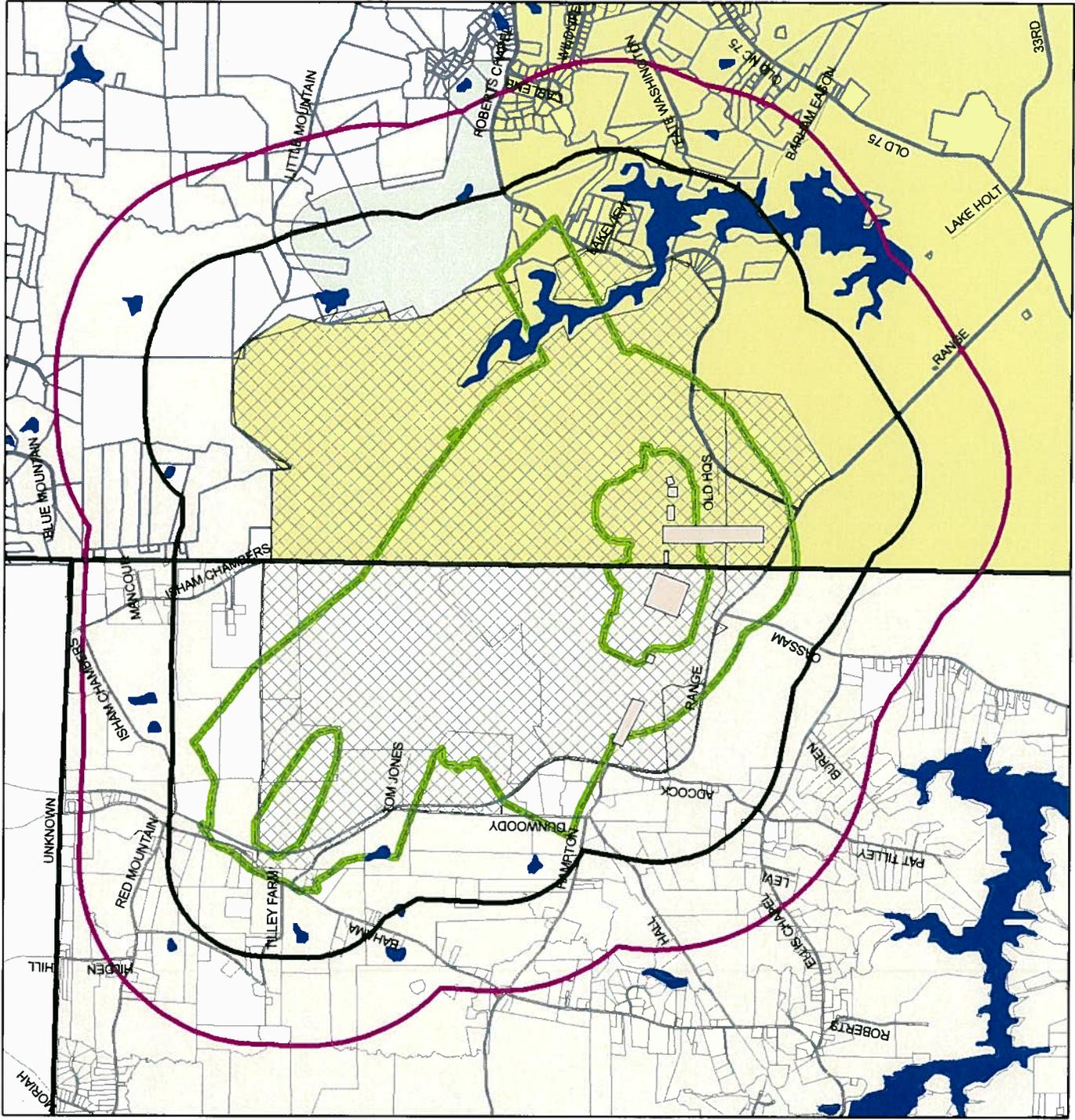
The southern portions of the Study Area are managed by the North Carolina State University Beef Cattle Field Lab and the Umstead Farm. These areas are under state control and are used for educational and research purposes. These areas are not expected to develop beyond existing conditions. A map of these managed areas follows as Map 3.5.

CAMP BUTNER JLUS

Current Zoning



- Legend**
- Camp Butner
 - Ranges
 - Noise Zone
 - 0.5 Mile Buffer
 - 1 Mile Buffer
 - Roads
 - Parcels
 - Water
 - Durham Zoning
 - CN Commercial- Neighborhood
 - RR Residential- Rural
 - Granville Zoning
 - AR-40
 - AR-80
 - Butner Town Planning/Zoning Area



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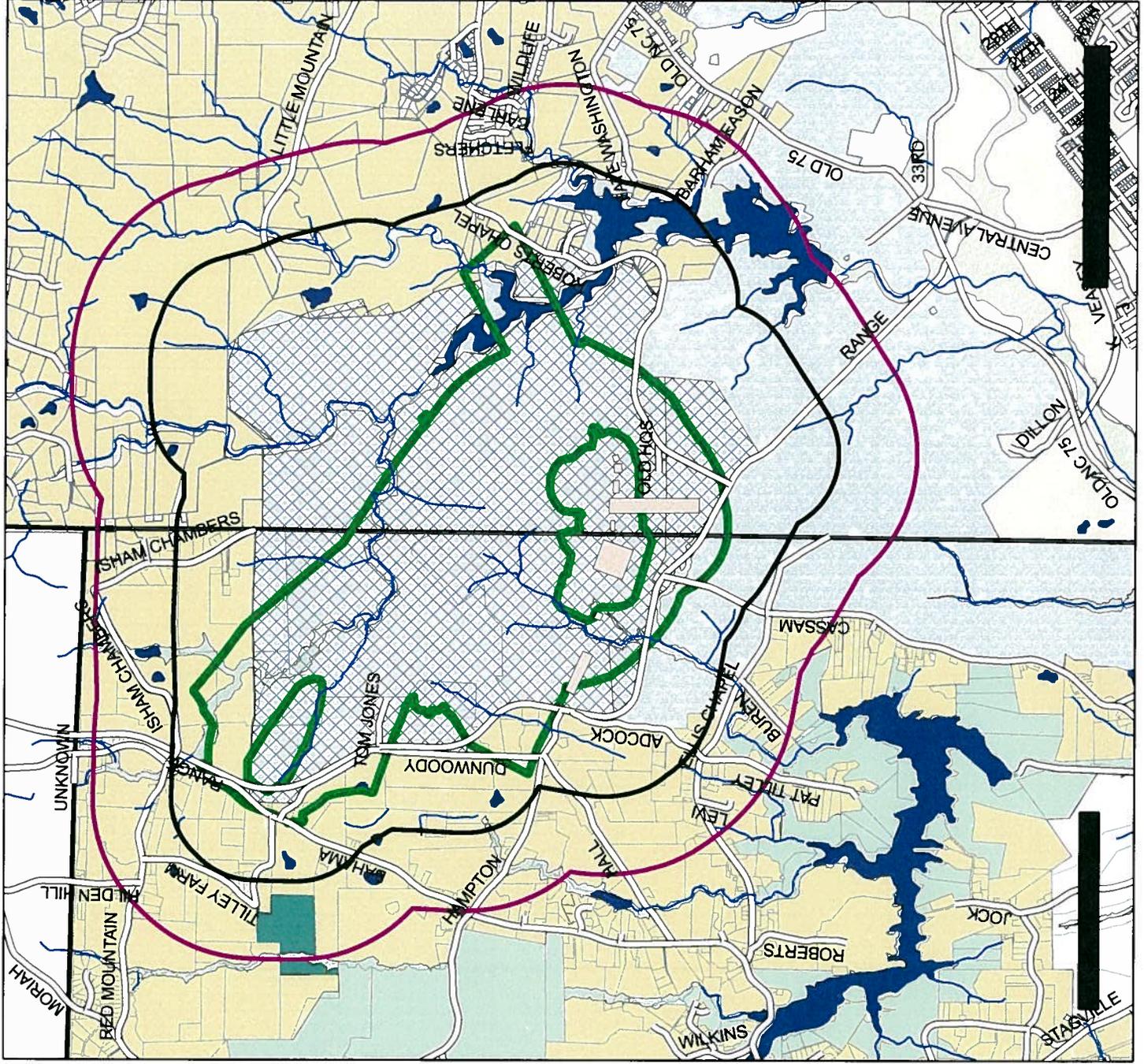
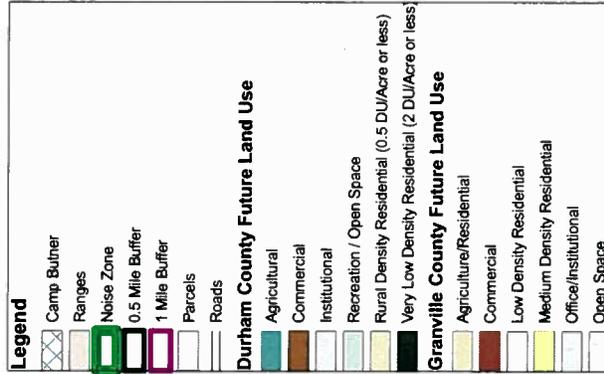
Zoning Definitions

Durham County Zoning Districts:

Residential Rural District (RR)

The RR District is

CAMP BUTNER JLUS Future Land Use Plans

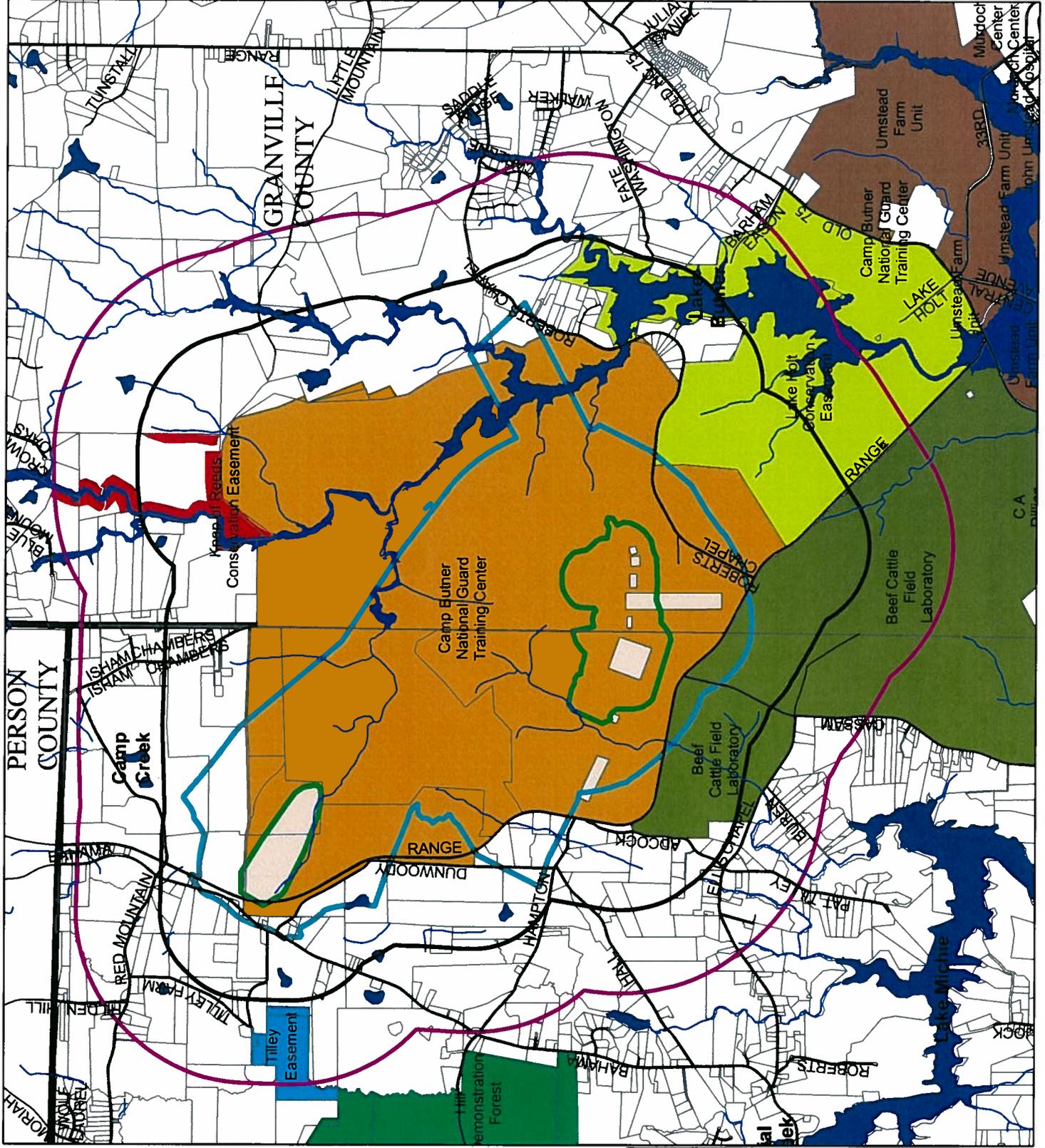


DURHAM COUNTY FUTURE LAND USE

Rural Tier. Provide sufficient land in the Rural Tier for appropriately zoned for agricultural, rural residential, small-scale commercial and industrial purposes. The Rural

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Created: May 28, 2008

CAMP BUTNER Managed Areas



5 Miles

2.5

1.25

0

Legend

- 0.5 Mile Buffer
- 1 Mile Buffer
- Roads
- Water
- Parcels
- County Boundary
- Ranges
- Noise Zone
- Name
- Zone II
- Zone III
- Managed Areas
- Sites
- Beef Cattle Field Laboratory
- Camp Butner National Guard Training Center
- Hill Demonstration Forest
- NC Clean Water Management Trust Fund Easement
- Umstead Farm Unit
- Camp Butner National Guard Training Center
- Knop of Reeds Conservation Easement
- Lake Holt Conservation Easement
- Tilley Easement

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Update: February 25, 2009

3.4 Infrastructure

The water and sewer provider in the Granville County portion of the Study Area is the South Granville Water and Sewer Authority (SGWASA). Sewer at the National Guard site is also provided by SGWASA. SGWASA has no plans at this time to extend water and sewer into the study area. Since the Durham County portion of the Study Area is located outside the County's Urban Growth Boundary, there are no plans to extend water and sewer into the Durham County area either.

On the Granville County side of the Study Area, two North Carolina Department of Transportation secondary roads (Roberts Chapel Road – SR 1123, and Range Road – SR 1121) are located in the Study Area and provide access to both the study area and the National Guard site in Granville County. Old 75 Highway (SR 1004) leads to the area from the southwest (from Durham County) and northeast (from Oxford). Interstate 85 is located approximately 3.6 miles southeast of the study area. The National Guard site has a number of drives located within its internal boundary. Granville County's recently-adopted Comprehensive Transportation Plan (CTP) has recommended that Roberts Chapel Road (SR 1123) be widened in the future to a two to three lane highway with center turn lanes where necessary, and that the western end of the road be realigned on new location to correct a severe curve in the current alignment. Roberts Chapel Road is also targeted for on-road bicycle improvements.

The Durham County side of the Study Area is served by the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (MPO). The MPO has no planned highway improvements in the Study Area, but several on-road bicycle improvements are recommended in the Study Area, including the addition of bicycle lanes on Adcock Road and widened paved shoulders on Bahama Road and Range Road. Resurfacing of Range Road occurred in 2008, and the resurfacing of Bahama Road is scheduled for 2009.

3.5 Environmental Issues

The Study Area is primarily located in the Lake Butner Water Supply Watershed, which is the drinking water source for southern Granville County. Lake Butner is classified as a WS-II Nutrient Sensitive Water, meaning the development in the ½ mile buffer from the lake (identified in Map 3.6) is restricted to stricter erosion and sediment control rules, and has development density limits identified in state regulations. The watershed area outside the ½ mile critical area is also subject to density restrictions, but they are not quite as stringent as the critical area restrictions. In Durham County, the Study area reaches into the critical area surrounding Lake Michie, which is classified as a WS-III Nutrient Sensitive Water. The development restrictions both inside and outside the ½ mile critical area for Lake Michie are less restrictive than the Lake Butner critical area. Since all of the Study Area is located within the Neuse River Basin, the state-enacted Neuse Rules apply. This enforces a minimum 50-foot riparian buffer on all streams in the basin. Agriculture and Forestry best management practices are mandated by the North Carolina Division of Water Quality in these areas, per the Neuse Rules. According to the Neuse Rules, any agricultural operation is required to either become part of a collective local strategy for implementing BMPs or to implement standard BMPs. Silvicultural activities are subject to the provisions of the Forest Practices Guidelines related to water quality. Areas within these protected watersheds are also identified as critical for the protection of water quality by the Upper Neuse Clean Water Initiative report.

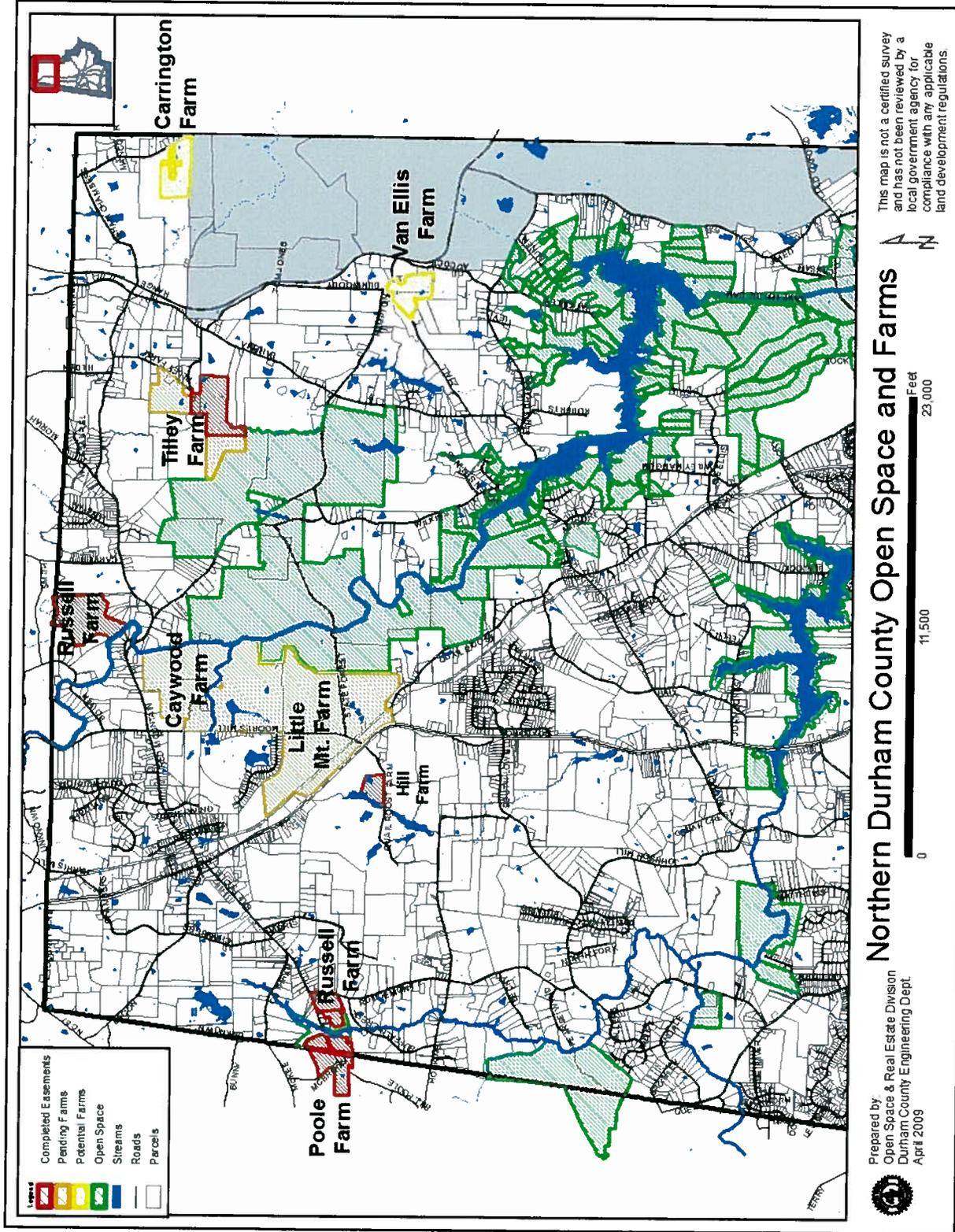
Large portions of the southern Study Area are contained in the Umstead Farm and the North Carolina State University Beef Cattle Research Lab. Map 3.5 shows the extent to which these entities cover the Study Area. This sort of managed land is at less risk of incompatible development as compared with other lands in the Study Area, and currently follows all state standards for applicable best management practices and other environmental protection efforts. Map 3.6 depicts the managed areas and the critical watershed areas together. This shows the extent to which lands around the Study Area are at risk for development, and which areas are protected by existing regulations.

The Tar River Land Conservancy has assisted property owners in Granville County to put some land into conservation easements. In the Study Area, a tract of land immediately adjacent to the Camp Butner boundary to the north has recently been placed into conservation easement. This will help protect that area from being impacted by Camp Butner activities, and will limit the impact the use of that land has on Camp Butner.

Durham County's Open Space and Real Estate Division has been very active in this portion of the county acquiring open space and/or conservation easements on a number of properties adjacent to and within the Camp Butner JLUS Study Area. In addition, Durham will be completing a farmland protection plan that may further identify protective measures in the surrounding area. Figure 3.4 below shows potential protected areas that may result from this effort. Durham County's Open Space and Real Estate Division in addition to Durham County Soil and Water Conservation District has been requesting and acquiring open space and/or conservation easements on a number of properties adjacent to and within the Study Area, and has worked to protect farms, Natural Heritage Inventory Sites and properties within the Critical Watershed areas, providing additional protection as open space through land purchase and the use of conservation easements. There are proposed easements in the works for the area between the Camp Butner and the North Carolina State University Hill Forest land. This area is within a quarter-mile from an existing farm with a conservation easement. There is a cluster of farms in the area that have already sold and/or donated their development rights through the Durham County Farmland Protection Program. Of these, the 239-acre Tilley Farm is within the JLUS Study Area.

Additional easements acquired in the area adjacent to Camp Butner could create a wildlife corridor extending from the 4800 acres of Camp Butner through these farms to the NCSU Hill Forest land. These farms are also located in the Flat River agricultural priority area designated by the Durham County Board of County Commissioners.

The National Guard has committed \$150,000 from the past two fiscal years toward easement acquisition, and is seeking further funding in future fiscal years. The Guard has indicated a strong desire to secure other easements to protect their adjacent artillery range (Range 10) from complaints which might restrict the Camp Butner training mission if residential development encroaches in the area. Other military bases have seen their activities restricted due to civilian complaints when residential development moved into the rural areas surrounding the bases, and the Commanding Officer at Camp Butner Training Site seeks to avoid such a loss to base function. Already in the works are possible stream restoration projects. The Durham Soil and Water District requested \$275,000 from the NC Clean Water Management Trust Fund as a part of a \$345,000 stream restoration project on a sediment-impaired tributary to Lake Michie. This tributary drains directly to Lake Michie, a water supply for the City of Durham.

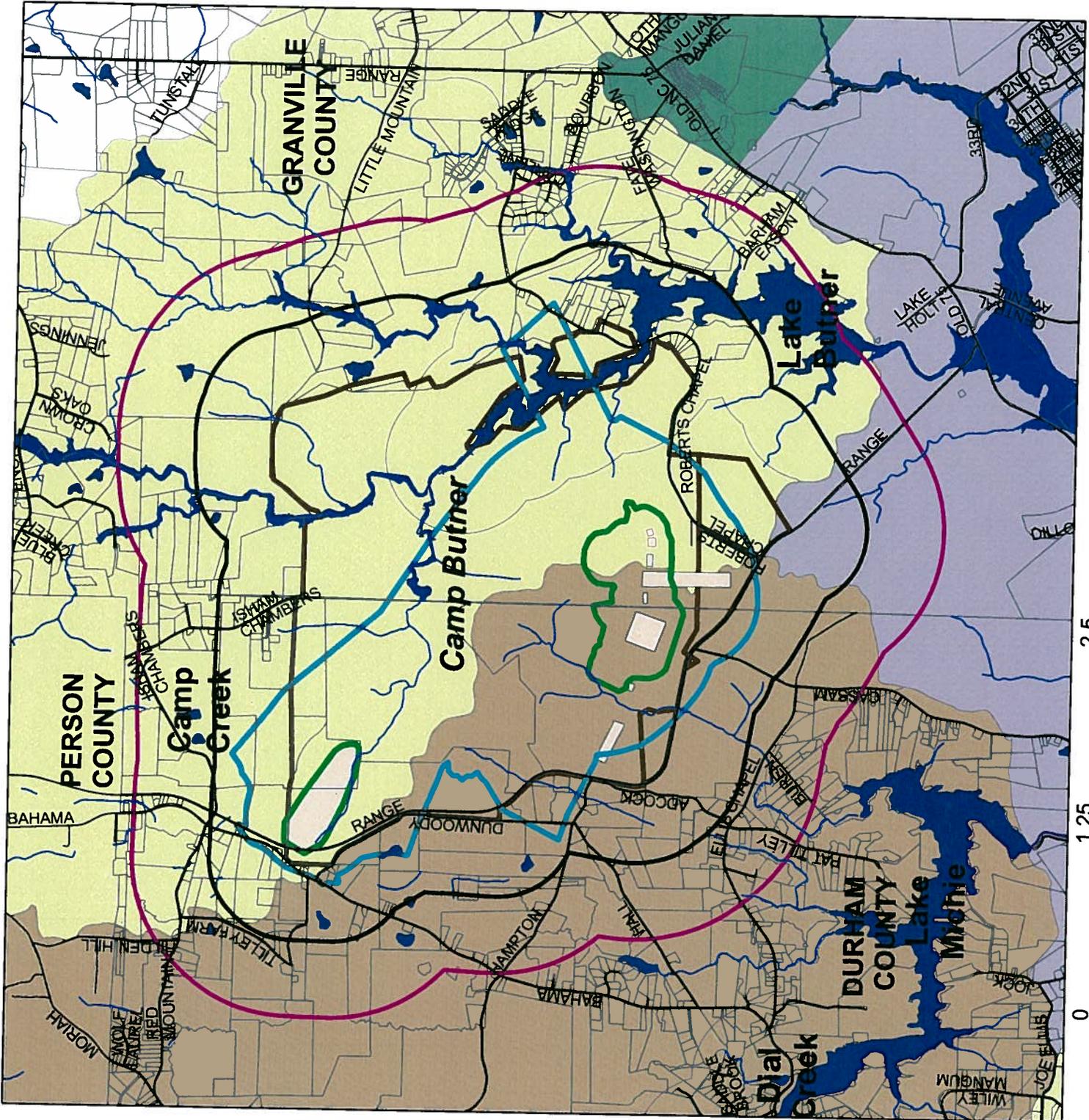


Northern Durham County Open Space and Farms

Figure 3.4: Durham County Open Space and Farms

CAMP BUTNER

Critical Watershed Areas



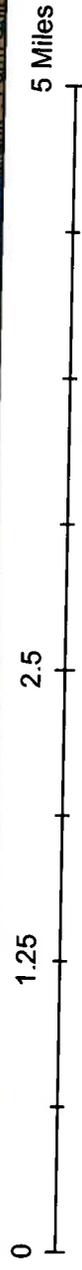
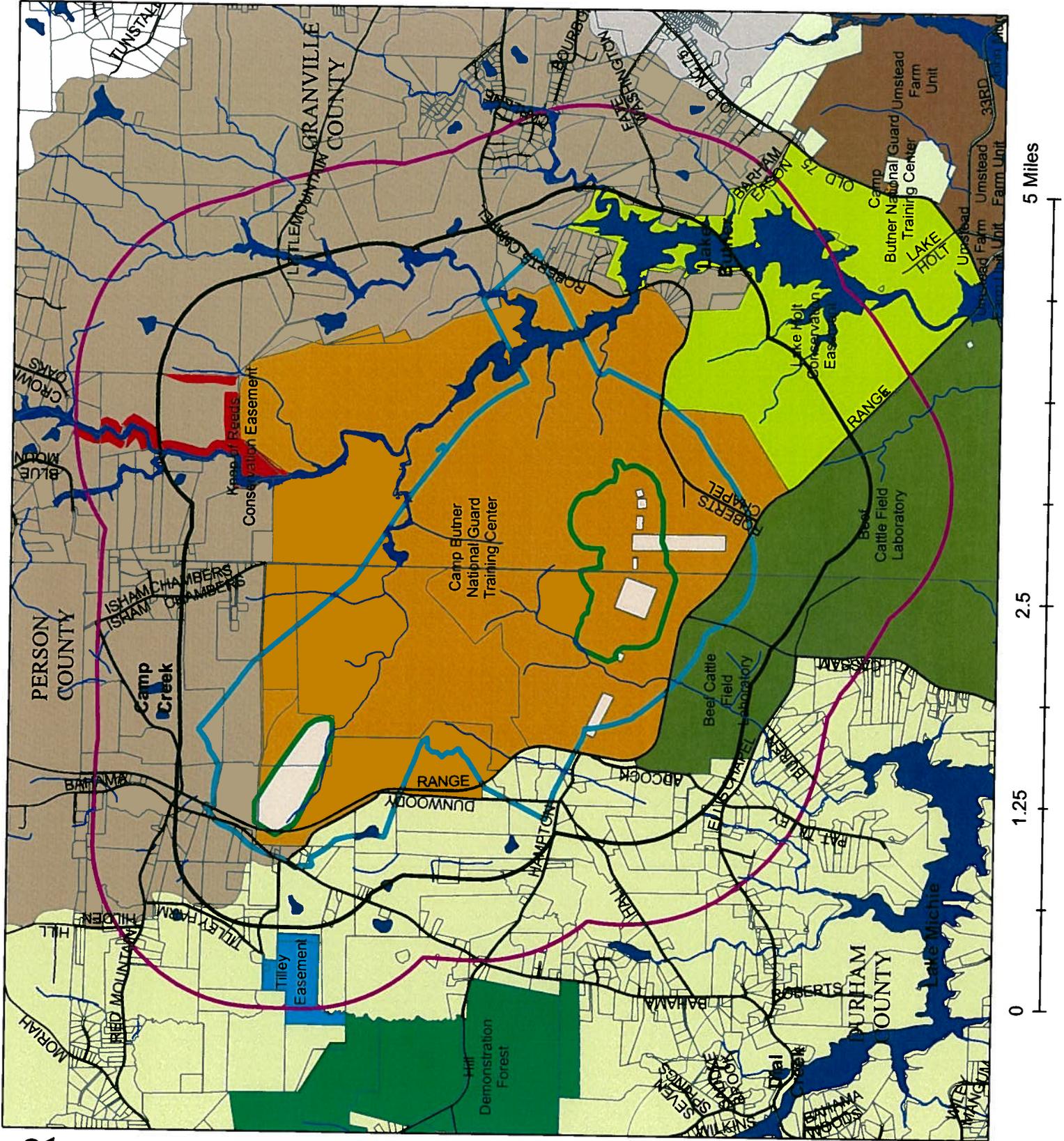
Legend

Roads		Watershed	
Symbol	Description	Class	Color
	Roads	Class	
	0.5 Mile Buffer	WS-I	
	1 Mile Buffer	WS-II	
	Water	WS-III	
	Parcels	WS-III NSW	
	Camp Butner	WS-III	
	County Boundary	WS-III NSW	
	Ranges	WS-IV	
	Noise Zone	WS-IV NSW	
	Name	Zone II	
		Zone III	

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CAMP BUTNER

Managed Areas and Watershed Areas



Legend

- Roads
- 0.5 Mile Buffer
- 1 Mile Buffer
- County Boundary
- Water
- Parcels
- Ranges
- Noise Zone
- Names
- Zone II
- Zone III
- Managed Areas**
- Beef Cattle Field Laboratory
- Camp Butner National Guard Training Center
- 148 Demonstration Forest
- NC Clean Water Management Trust Fund Easement
- Umstead Farm Unit
- Camp Butner National Guard Training Center
- Keop of Roads Conservation Easement
- Lake Holt Conservation Easement
- Tilley Easement
- Watershed**
- CLAS
- WB-I
- WB-II
- WB-III
- WB-IV
- WB-V
- WB-VI

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Update d: February 25, 2009

3.6 Camp Butner Ranges and Development Activities

Camp Butner is the North Carolina National Guard's (NCNG) primary field training site, and is critical to preparing units and individuals for deploying to overseas combat zones. Due in part to the increased training demands of the Global War on Terror, use has climbed from 13,000 man-days of training in 2003 to almost 51,000 man-days in 2008. Over half of Camp Butner's use each year is by NCNG soldiers and airmen; other Active and Reserve military units comprise about a quarter of the annual totals, and the balance is chiefly trainees from state and local law enforcement agencies.

Camp Butner's primary training assets are its small-arms firing ranges. Ranges currently operating are:

Range 1: Competitive Pistol Range – 50 firing lanes under a covered firing line, for targets at ranges of 25 and 50 yards

Range 2: Combat Pistol Range - 10 firing lanes; computer-controlled and -scored pop-up targets

Range 3: Multi-purpose Range - 25 firing lanes, used chiefly for zeroing M16 rifles and M4 carbines, and also used at night. With different targets, the same range area can be used for firing shotguns and the M203 grenade launcher (with non-explosive training ammunition.) In those cases the area is called Ranges 3C or 3D, depending on the target sets being used and the weapons being fired.

Range 4: 1000 Yard Known Distance Range - 50 firing lanes with yard lines at 100-yard intervals out to 1000 yards. Ranges with such distances are very scarce, particularly for law enforcement agencies' use, so Range 4 is heavily used and is the site of many local and regional shooting matches.

Range 7: M16 Zero range - 32 firing lanes.

Range 8: M16 Record Fire Range - 16 firing lanes; computer-controlled and -scored pop-up targets

Range 9: Practice Hand Grenade Range

Range 10: Multi-purpose machinegun & sniper range- 3 firing points, including one for vehicle-mounted weapons. Computer- controlled and -scored pop-up and moving targets. Maximum range is 1000 meters.

With the exception of Range 10, located in the northwest corner of Camp Butner, all other ranges are in the south-central part of Camp Butner. The noise zones established in conjunction with these ranges is primarily confined to the Camp Butner Training Site; however, several parcels directly adjacent to the Camp boundary and a few parcels not adjacent to the boundary are impacted by noise zones. A

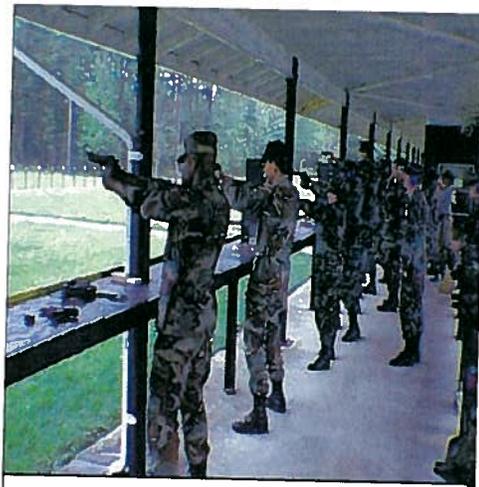


Figure 3.5: National Guard Troops Training on Range 1

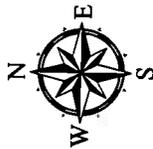
Noise Zone II area is considered to have significant noise exposure, and is generally considered unacceptable for noise-sensitive land uses. A Noise Zone II area is considered to have severe noise exposure, and has instances of noises greater than 75 dBA. Areas within the Noise Zone III are contained entirely within the Camp Butner Training Site boundary; several parcels adjacent to Camp boundary lie within a Noise Zone II area. See Map 3.8 for locations of firing ranges and noise zones on and around Camp Butner Training Site.

Other training activities include a small arms weapons training simulator, a land navigation course, an obstacle course, driver and convoy training, a tear gas chamber, a mock prisoner of war compound, field kitchen areas, and numerous tent and temporary barracks facilities. Occasionally the Camp Butner Training Site is used for helicopter training missions.

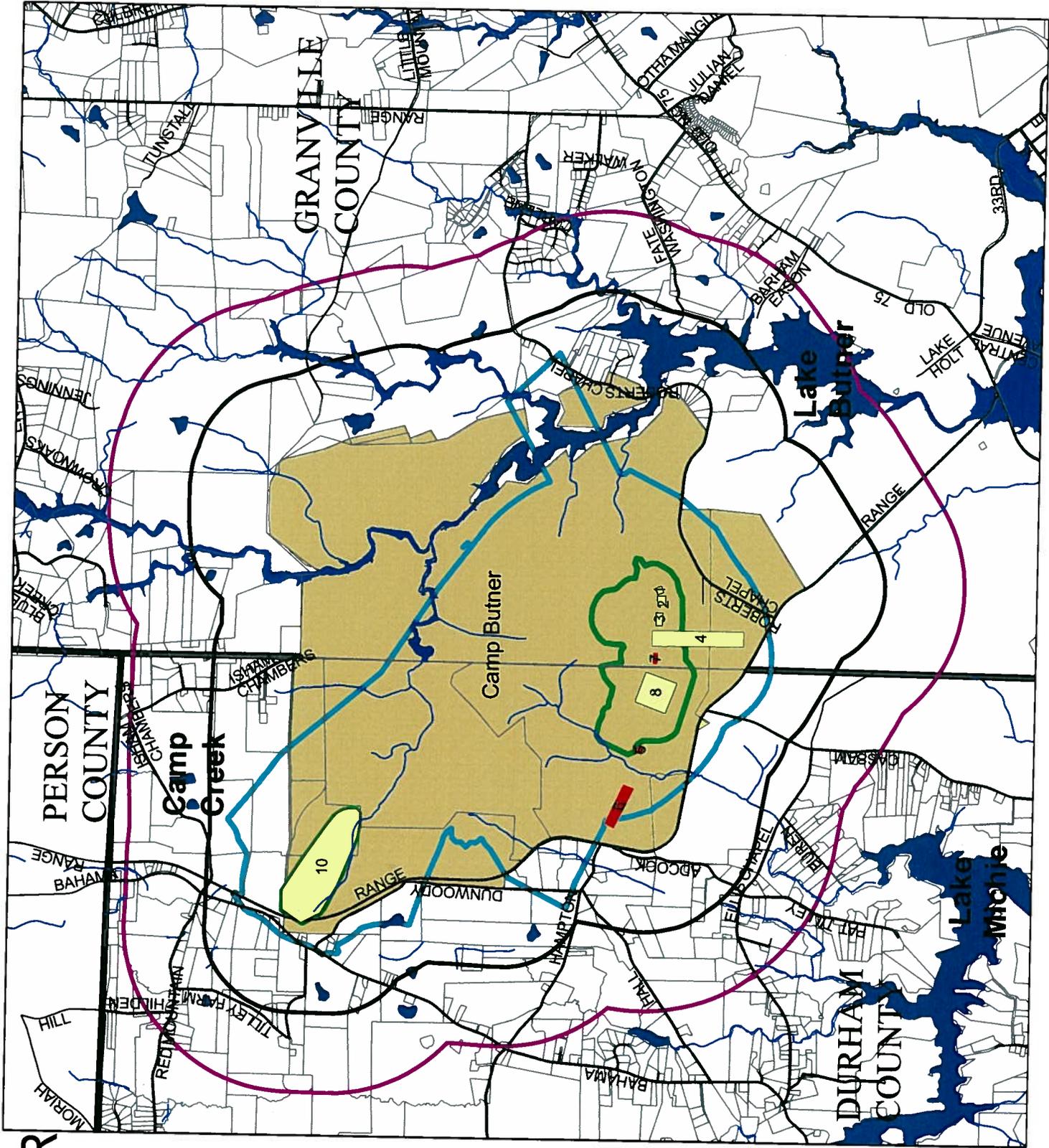
CAMP BUTNER

Ranges

Active - Inactive



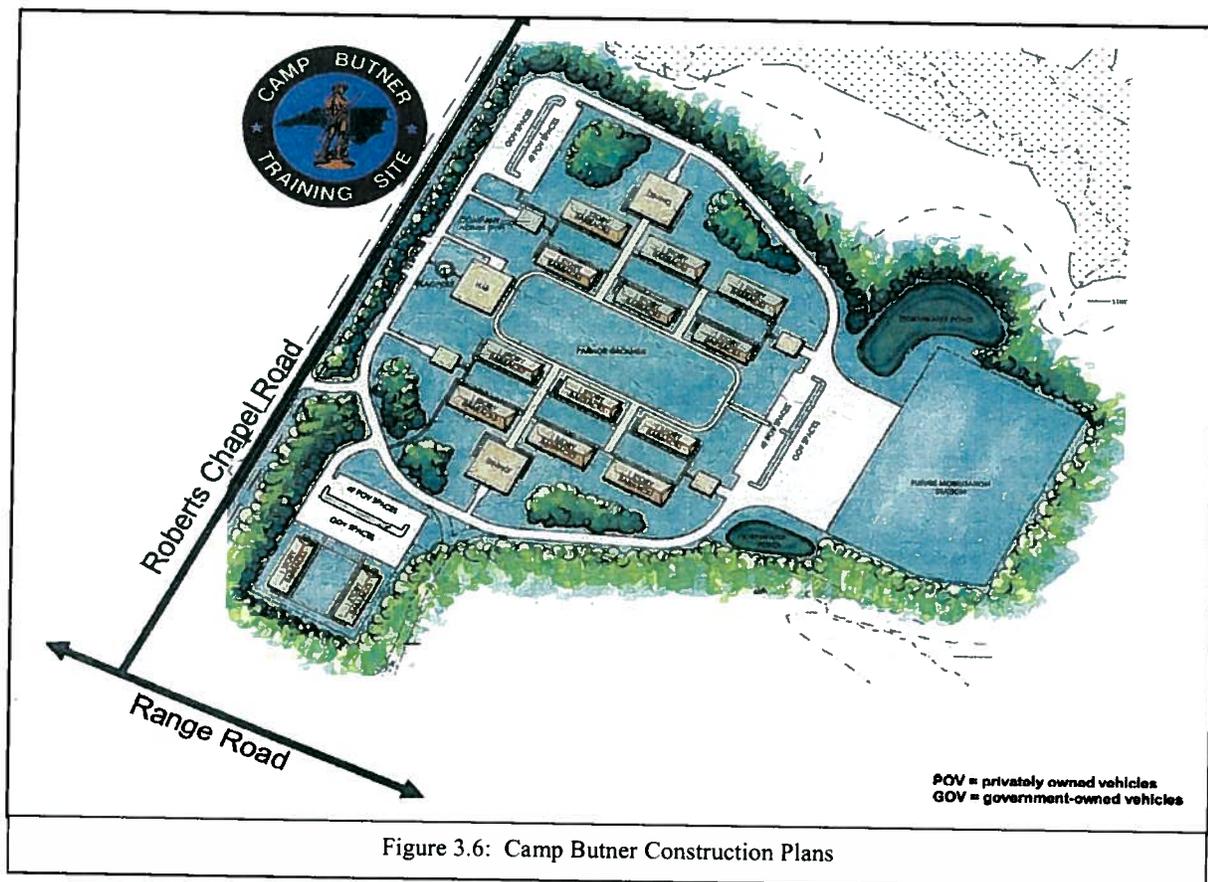
Legend	
	Roads
	0.5 Mile Buffer
	1 Mile Buffer
	Parcels
	Water
	Camp Butner
	County Boundary
Noise Zone	
	Zone II
	Zone III
Ranges	
	Active - Inactive
	Active
	Inactive



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3.7 Camp Butner Development Plans

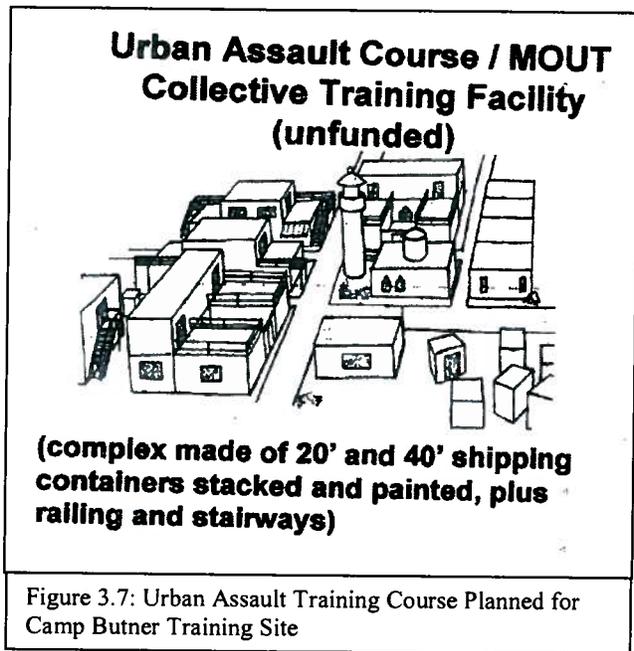
Camp Butner wants to continue to be a successful leader in military training in North Carolina. There are no plans to expand the current installation boundary; however, military leaders are finding ways to increase efficiency of existing property. One highly important project is the creation of a new Cantonment Area.



When complete, the Cantonment Area will include a new Battalion Headquarters building, two dining halls, four company orderly/supply rooms and 14 barracks that house 50 soldiers each. The project is scheduled to be completed in two phases; federal funding for architectural design and planning has been received. The North Carolina National Guard is awaiting federal funds to start the actual construction, probably in Fiscal Year 2010. The first 50-person barracks, paid for as a separate minor construction project, was completed in February 2009.

The major focus of Camp Butner's plans is continuing to improve and enhance Camp Butner's existing facilities. This includes better maintenance on the trails and roadways, clearing undergrowth as appropriate for the forest's health, and extending water and sewer lines along southern portion of Camp Butner to the kitchen areas, training areas, and ranges except Range 10, in the northwest corner of the Camp.

In order to better prepare troops for real-world experience Camp Butner will seek to create an urban assault course and mock village, to be built in the southwestern quadrant of Camp Butner. No federal



funds were available for this purpose in Fiscal Year 2009; Camp Butner will seek Federal Year 2010 funds, and if those funds are not available, staff will start building the project out of on-hand materials. This facility may increase noise slightly at the southern end of the Study Area.

Camp Butner officials plan to work with interested local landowners, local governments and agencies, and non-profit organizations to protect lands adjoining Camp Butner through conservation easements, subject to availability of funding and landowner willingness to participate. Over 130 acres was protected along the northern boundary in 2008 through the Clean Water Management Trust Fund easement and a Military Conservation easement; there is additional land known as the Knap of Reeds LLC Property that has been protected through a conservation easement north of the Camp Butner

boundary. The NC National Guard is currently in discussions concerning the protection of an additional 225 acres along the western boundary near Range 10.

There are no plans to expand Camp Butner beyond its current boundary, and no money to do so. Camp Butner is too small to fire any weapon larger than 7.62mm/30-06 caliber (including mortars, artillery, rockets, and missiles), and does not want to deal with potential duds such as those from grenade launchers. The North Carolina National Guard and Camp Butner Training Site staff are primarily interested in better utilizing the land they currently own to further their training mission as it currently exists.

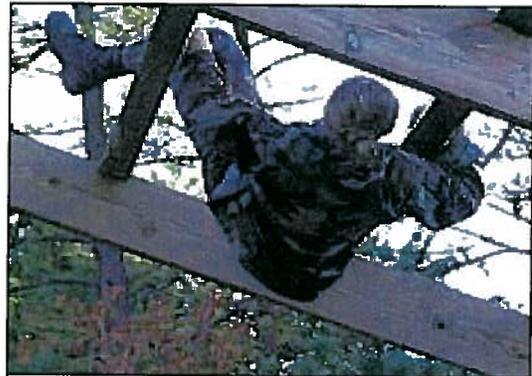


Figure 3.8: National Guard Training Activities Underway at Camp Butner Training Site

3.8 Camp Butner Community Outreach

Camp Butner is strictly maintained as a training site for military personnel. Designated training hours are shared with other entities such as the North Carolina Highway Patrol, local Police and Sheriff's departments and even some private security companies. Due to the constant scheduled training that occupies most of the entire training site, Camp Butner has been limited in the amount and type of outside events that can be held on-site. However, there are a few planned activities in which the base is used for more community-related events.

Trail Days

Horse riders and horse-drawn carriages are allowed to navigate throughout the camp's terrain on designated trails. This event is held every March and is opened to public riders.

Camp Butner Hunting

Five designated weeks are set aside, in compliance with North Carolina regulations, for hunting on the Camp Butner Training Site. 50 hunters per day are given "assigned areas" on a first come-first served basis. This not only provides hunters with ideal grounds but also helps environmentally by controlling the natural wildlife populations.

Scouting

Camp Butner Training Site has occasionally allowed use by local scout troops for camping, hiking, and other similar activities. This is not regularly-scheduled, however, and the busy training schedule at CBTS limits the availability of the land for this type of use.

Chapter 4: Land Use Compatibility

Compatible Use of Land

Analysis of current and future zoning regulations and review of Camp Butner's current activities led to the creation of a Compatible Use Map. These areas delineate parcels with the greatest potential of noise disturbance due to their proximity to Camp Butner, and also pose a relatively higher threat of future development affecting the continuation of the mission of the training site.

These compatible use areas address two major goals of the JLUS: protecting the health, safety, and welfare of the employees and trainees of Camp Butner and the residents in the surrounding communities; and it ensures some environmental protection, including air & water quality, on Camp Butner lands and in surrounding communities.

Currently, the zoning and land uses existing within the Study Area do not seem to adversely impact the activities at Camp Butner, and the general opinion in the community is a positive feeling towards Camp Butner. The current Comprehensive Plans in place in Durham and Granville Counties point towards low-density rural development being planned for the areas within the Study Area. There are certainly instances in North Carolina and nationally where rapid residential and commercial development are a more immediate threat to military installations. However, as population in the area continues to grow, it is best to be proactive in fending off the threats of urbanization.

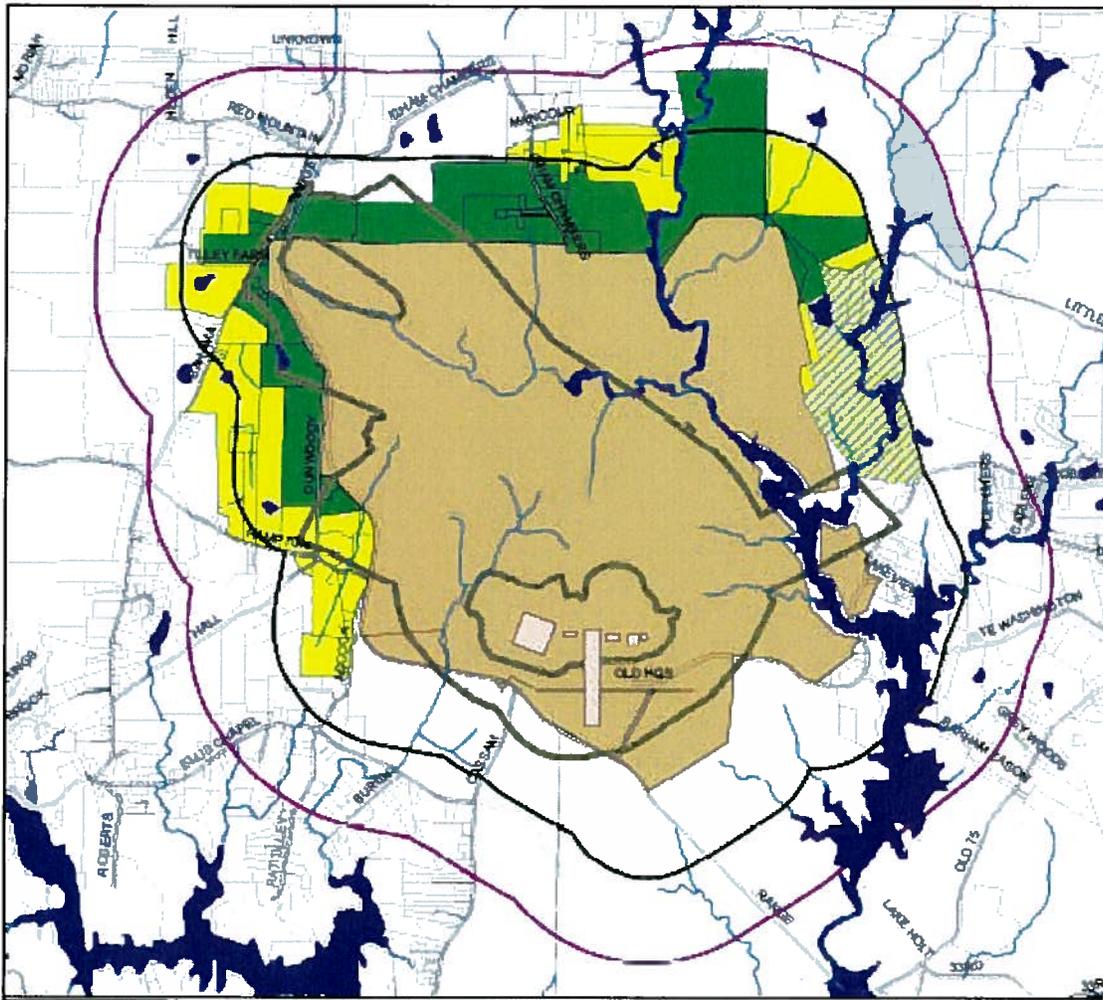
As previously discussed, the southern Study Area is located in Critical Watershed land, and is managed to a great extent by State agencies (see Map 3.7 in Chapter 3 of this report). The remaining land, mostly along the northern border of the Camp Butner boundary, appears to be more at risk. Some of that land has been targeted by local land conservancies and private individuals for conservation. For example, one large tract directly north of the Camp Butner boundary has been protected by the Clean Water Management Trust Fund and the Tar River Land Conservancy through conservation easements. Initiatives such as this one are ideal for the compatibility of lands surrounding the Camp Butner Training Site. This particular tract is located in what has been identified as a Primary Influence Area.

Primary Influence Areas are designated as such due to their proximity to the Camp Butner boundary, their susceptibility to development, and the need for the land to remain as rural as possible in order to protect the military's ability to continue their mission at Camp Butner and the quality of life for people living or working or farming the land. Primary Influence Areas are targeted for recommendations such as maintaining existing densities in local land use plans and ordinances, implementation of buffers, and requiring real estate disclosures to notify new or potential developers or residents of the existence of Camp Butner. More information on these recommendations can be found in Chapter 5 of this report.

Secondary Influence Areas are identified on lands that may also be facing development pressures, and may be adversely impacted by noise coming from the Camp Butner firing ranges, but these areas have less development pressure than areas identified as Primary Influence Areas. These lands are typically in areas just outside the Primary Influence Areas, but mainly still within one-half mile of the Camp Butner boundary. The land along the western border of the Camp Butner Training Site boundary is identified as Secondary Influence Area due to the importance of the land to the continuation of the Camp's mission, and due to the decreased development potential in the area because of the nature of the roads and limited utility availability. A voluntary real estate disclosure in the Secondary Influence

Areas is recommended to ensure that public awareness is continued as development occurs. This could be suggested to property owners by the local government through a notification that is directly mailed to property owners annually. This would be less strict than having a required real estate disclosure during property transfer, as is recommended for Primary Influence Areas.

The Conservation Area east of the Camp Butner Training Site boundary is identified as environmentally sensitive due to its location along the Lake Butner water supply. As noted earlier, some lands within the one-half mile area around the Camp Butner Training Site are not included in the Primary or Secondary Influence Areas due to their limited development potential. Map 4.1 details the Primary and Secondary Influence Areas. Map 4.2 shows an overlay of the Influence Areas in conjunction with critical watershed areas and managed lands in the Study Area, giving a full picture of how land in the Study Area can be fully protected through recommendations contained in this report and existing regulations.



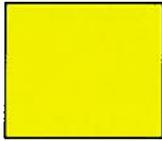
<p>Primary Influence Area</p>		<ul style="list-style-type: none"> -Strictly maintain existing density -Require real estate disclosure -Encourage compatible uses -Provide highest level of buffering (Camp Butner and new development)
<p>Secondary Influence Area</p>		<ul style="list-style-type: none"> -Maintain existing zoning -Encourage agricultural uses -Suggest real estate disclosure -promote conservation/noise easements
<p>Conservation</p>		<ul style="list-style-type: none"> -Continue to pursue conservation easements -Study further options for easements- SGWASA, Camp Butner, etc. -Consider passive recreation

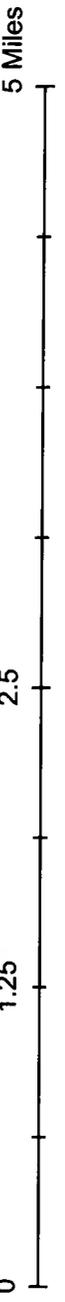
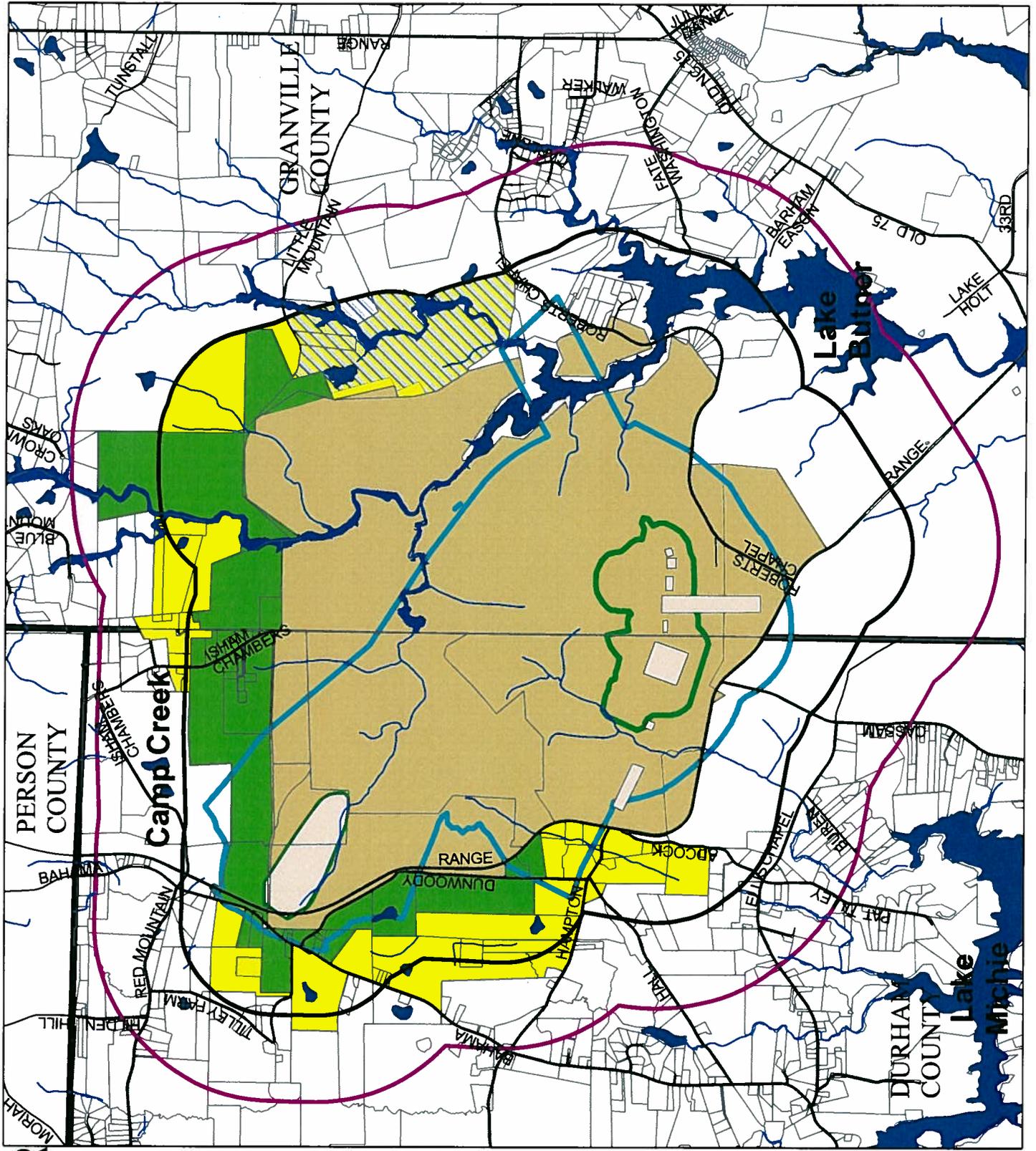
Figure 4.1: Primary and Secondary Influence Areas

CAMP BUTNER

Compatibility Map



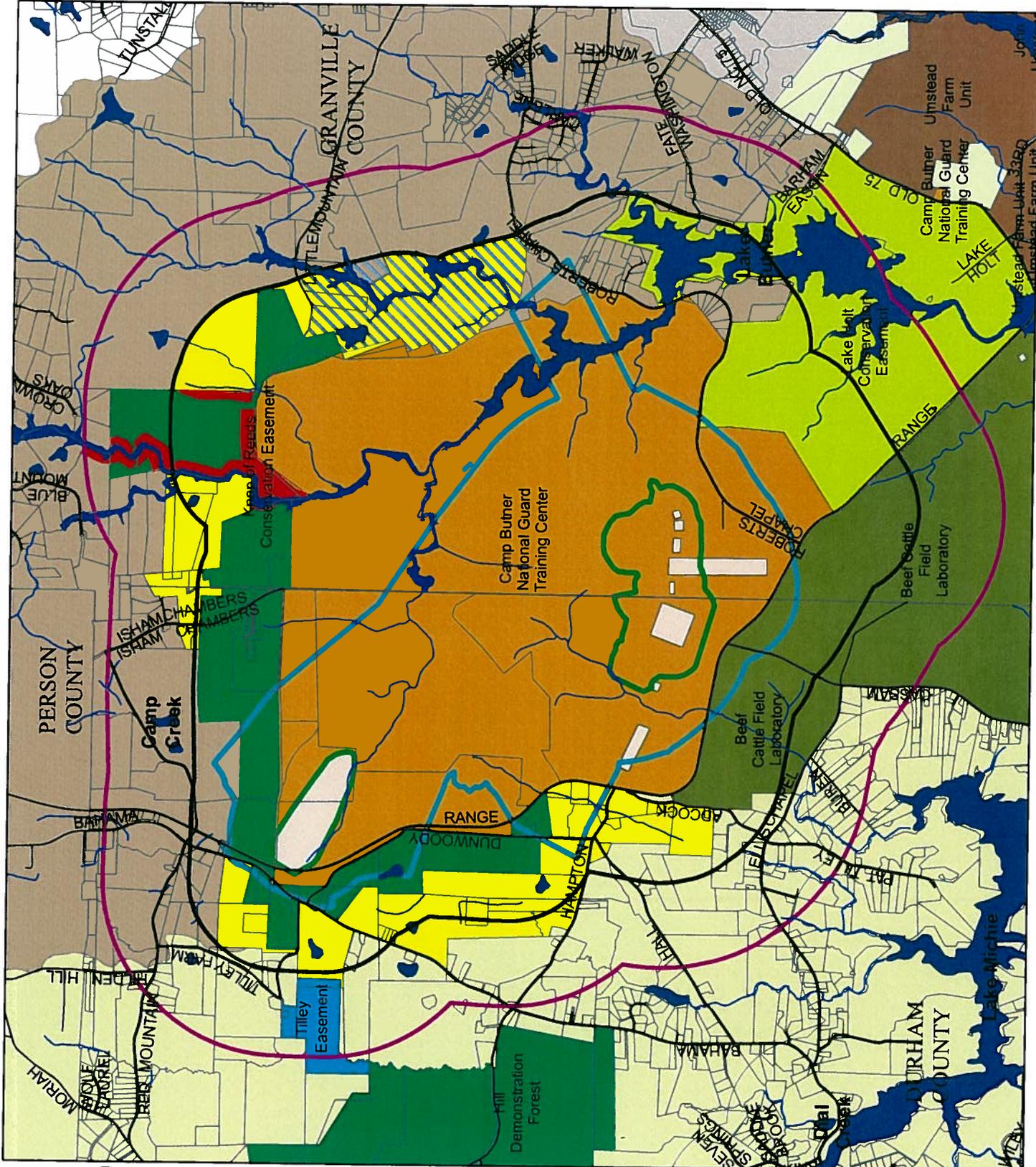
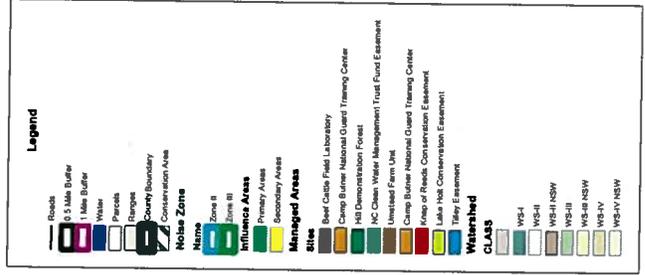
Legend	
	Roads
	0.5 Mile Buffer
	1 Mile Buffer
	Water
	Parcels
	Ranges
	Conservation Area
	Camp Butner
	County Boundary
Noise Zone	
	Zone II
	Zone III
Influence Areas	
	Primary Areas
	Secondary Areas



This map was created by Kerr-Tar C.O.G. Planning/GIS Dept. The accuracy of the map has not been verified, and it should be used for informational purposes only.
February 25, 2009

CAMP BUTNER

Compatibility Map with
Managed Areas
and
Watershed Areas



This map was created by Kerr-Tar, C.O.G. Planning/GIS Dept. The accuracy of the map has not been verified, and it should be used for informational purposes only.
Update of: February 25, 2019

Chapter 5: Recommendations

The recommendations contained in the Joint Land Use Study report evolved through meetings of the Working Groups, Policy Committee, staff, and the public. These recommendations can be considered in four overarching categories: Coordination/Communication, Outreach, Planning/Zoning, and Policy. Several recommendations may include action items in multiple categories.

1. **Coordination/Communication** – These recommendations address the existing lack of communication between the local governments, the Camp Butner Training Site staff, and the public.
2. **Outreach** – These recommendations suggest strategies for Camp Butner Training Site, in conjunction with local governments, to provide specific information to the public.
3. **Planning/Zoning** – These recommendations address specific environmental and land use issues both on and off Camp Butner Training Site and in the jurisdiction of the surrounding local governments that may threaten the viability of the NC National Guard’s mission on Camp Butner Training Site.
4. **Policy** – These recommendations suggest policy changes for the local governments in the study area to consider preserving or enhancing the mission of Camp Butner Training Site, and for Camp Butner Training Site to consider in order preserving the quality of life for citizens and businesses in the surrounding community.

A general timeline and designation of responsibility for each recommendation is identified in Figures 5.1 and 5.2 in this section.

A. Coordinate Firing Times between Ranges

A common complaint from residents on properties surrounding the CBTS is the various times and a level of noise associated with the Site’s firing ranges. The disruption to neighboring properties could be minimized by CBTS making an effort to restrict gunfire to daytime hours, and by coordinating schedules of the ranges so that firing occurs at specified times. Due to the schedules of those using the ranges and the types of training occurring on the Site, this may not always be possible.

Action Items:

- CBTS to review firing range schedules to recommend desirable firing times to range users

B. Establish Monthly News Article

Information gathered at a public workshop and through a public opinion survey indicates that the public is interested in additional information regarding CBTS activities. Although security concerns would not allow specific information to be released, CBTS staff could alert local newspapers of upcoming intensification of activities, such as when heavy training schedules will occur, or when new or different activities or noises may be noticed by the public.

Action Items:

- CBTS to assign staff person responsible for developing a monthly news article to be submitted to the Durham Herald Sun Newspaper, the Butner-Creedmoor News, and other local newspapers as appropriate.

C. Notify Camp Butner Training Site of Major Developments in the Study Area

NC General Assembly Session Law 2004-75, "An Act to Require Counties and Cities Near Military Bases to Give Notice of the Land Use Planning Changes to the Military Bases," mandated that local governments with proposed zoning changes that would change a zoning map or permitted land uses within five miles of a military installation in North Carolina must notify the commander of the military base if the change occurs within five miles of the military base perimeter boundary. See Appendix G of this Report for Session Law 2004-75. The law was incorporated into NCGS 153A-323 and 160A-364 to cover both municipal and county governments. The law further mandates that the military be notified via certified mail with return receipt requested. This Joint Land Use Study recommends that, in addition to notifying the CBTS commanding officer of zoning changes within five miles of the base, counties and cities/towns notify the commanding officer of major subdivisions or commercial developments proposed within the study area. This will enable the CBTS staff to be aware of land use changes that could impact or be impacted by training activities on the site. Discussions at the Working Group meetings indicated that the Durham and Granville County Planning Departments currently notify the Raleigh NC National Guard office of zoning changes within a mile of the CBTS boundary. This Study recommends that the in-field CBTS Base Operations Supervisor be notified as well.

Action Items:

- Durham County, Granville County, the Town of Stem and the Town of Butner must amend their notification practices to comply with Session Law 2004-75 for all zoning changes within five miles of Camp Butner Training Site, ensuring that the local Base Operations Supervisor is on the mailing list instead of or in addition to the Raleigh National Guard office.
- Durham County, Granville County, and the Town of Butner should begin notifying the commanding officer at CBTS of any major subdivisions or commercial developments proposed within the one-mile Study Area.

D. Notify Local Governments of Construction, Major Operations, or Possible Danger Areas

Information gathered from the public at workshops and through the Public Opinion Survey indicates that the public desires to be more aware of activities at Camp Butner, especially when additional noise, traffic, or other impacts may occur in the community. If local governments were made aware of special circumstances that may precipitate additional traffic, noise, or other impacts, they could in turn alert residents through website updates, newsletters, or other methods. This would also alert area businesses in case they want to increase inventory to accommodate a temporary larger customer base.

Action Items:

- CBTS commanding officer notifies County Manager or County Planning Departments, County EDC offices, and local Chambers of Commerce when a special major operation occurs, when new construction will begin or end, and when new potential danger areas on or around Camp Butner Training Site will exist.

E. Targeted Marketing of Conservation Easements

Several areas in the Study Area were determined by the Working Groups to be important for protection in the interest of water quality and for protection of the ongoing mission of Camp Butner Training Site. These areas are designated as Primary Influence Areas. Other areas in the study area were determined to be important for protection for either water quality or protection of the military mission. These areas are designated as Secondary Influence Areas. To facilitate the protection of these areas, the Joint Land Use Study recommends that property owners in those Influence Areas be targeted for education about and marketing of voluntary conservation easements.

Action Items:

- Educational materials, including information regarding tax benefits and environmental benefits, about conservation easements should be sent to property owners of parcels within the Primary and Secondary Influence Areas. These materials could be created and/or sent by Durham and Granville County staff, Camp Butner staff, or some other third party, such as a land conservancy or the Council of Governments. The Implementation Team should monitor this effort.

F. Create a Camp Butner Training Site “Noise Hotline”

Public input during the Joint Land Use Study planning process indicated that residents near Camp Butner frequently notice noises from firing ranges or occasionally from helicopter training activities. Residents often wonder who to call to get information about what noises they are hearing, how long they can expect the noise to last, or other information. Some noises discussed by members of the public were determined to be caused by something other than Camp Butner Training Site events; if residents could be informed as to what to expect as far as noises, they could know when to be alarmed about other noises or be prepared to plan their activities accordingly.

Action Items:

- Camp Butner Training Site should develop a pre-recorded message regarding current activities at Camp Butner, including generic information such as times residents could expect to hear machine gun or rifle noise, helicopter noises, or other out-of-the-ordinary noises. The phone number should be advertised in the Camp Butner newspaper column, County or Town newsletters, and applicable websites.

G. Create/Maintain Camp Butner Training Site Website for Public Information

As noted in recommendation (F), above, the public desires more information regarding noises or other activities underway at Camp Butner. An effective outreach mechanism to share this information would be a website. The website should be maintained and updated frequently in order to be useful to the public. The website should contain information such as construction updates, periods of more intense training or noises, or upcoming events that the public can or should know about.

Action Items:

- Camp Butner Training Site should develop and maintain a website providing information to the public about activities underway, firing range noises expected, and other activities (e.g. special helicopter training time periods) as applicable. The website could be maintained either by CBTS staff or by a third party such as a County, Town, or the Council of Governments.

H. Encourage Private Citizen Land Conservation Efforts

This recommendation is an effort to encourage water quality efforts by private landowners and developers in the Study Area. Many areas in the Study Area have characteristics favorable for conservation. As noted in recommendation (E), above, areas of Primary and Secondary Influence are

especially important in order to protect water quality and the continuation of the military mission at Camp Butner. While these areas might face increasing development pressures in coming years, local staff can use those development pressures as an opportunity to educate landowners or developers about best practices to use to preserve water quality or to decrease impacts on property owners or the military from incompatible land uses. By encouraging land owners to practice environmentally-responsible development, or to encourage increased buffers along the CBTS perimeter or along water bodies, the local staff can help preserve the compatibility of the local public and the military.

Action Items:

- Durham and Granville County ordinances should allow and promote low-density development, best management practices, and limited impervious surface where appropriate throughout the study area. This could be achieved with recommendations on site plans prior to approval, or through direct communication with potential land owners or developers that approach the staff.

I. Host Military Appreciation or Holiday Events

The JLUS Public Survey showed that 86% of respondents would support or attend Holiday Events and 90% would support or attend Military Appreciation Events on and around CBTS. Another 74% said they would support or attend community athletic events on and around Camp Butner such as a 5K, 10K or bicycle race. One of the initial goals stated by both CBTS and the local governments participating in this study was to raise community awareness of the history, mission and activities at CBTS; activities such as these would certainly be a part of achieving that goal. These types of activities promote community cohesion and if sponsored by CBTS, show that Camp Butner is a part of the community and wants to be a good neighbor.

Action Items:

- CBTS Staff, in coordination with County, Town and/or Council of Government staff, should organize and promote Military Appreciation Events to increase the public's awareness of the military's history and role in the area. Associated activities could include:

- Public viewing of the firing ranges and grounds
- Public viewing of the new construction taking place
- Presentations/Workshops regarding environmental practices in place at CBTS
- Q and A sessions with NCNG troops and personnel

- CBTS Staff, in coordination with County, Town, and/or Council of Government staff, should organize and promote events surrounding certain holidays such as Veterans Day, Memorial Day, or the Fourth of July. Associated activities could include:

- Community Picnic
- Presentations by Veterans who served at Camp Butner during WWII
- Public viewing of the firing ranges and grounds
- Open House time for public to see new barracks and other buildings

- CBTS staff, in coordination with County, Town, Council of Government, local non-profits and/or or exercise clubs, should encourage or sponsor development of community fundraiser or fun events to enhance CBTS image in the surrounding community. Associated activities could include:

- 5K or 10K run or walk
- Bicycle race
- Locally sponsored drink/snack stops
- Community Picnic

J. Consider Passive Recreation Opportunities in the Study Area

With the fabric of sensitive environmental areas surrounding the CBTS in the Study Area and the need for additional public recreation opportunities in Granville and Durham Counties, the implementation of passive recreation facilities in the Study Area would be a good way to meet the goals of reducing incompatible land uses and protecting the environment. There is an active Greenway Planning Committee in Granville County that could be utilized to assist with some greenway planning in and around the Study Area. Durham's long range plans call for the consideration and possible interconnection of the Hill Forest Property to the west and the Flat River area to the southwest with trails, greenways, and wildlife corridors. There are bicycle improvements recommended by the Durham-Chapel Hill-Carrboro Metropolitan Planning Organizations on roads in the western part of the Study Area. These plans could be linked to form bicycle transportation in the area and recreation opportunities for the public.

Action Items:

- Granville County and Durham County staff should review existing bicycle and recreation plans in the area, and amend the plans to recommend additional recreation opportunities in the Study Area. Ideally, passive recreation will be focused in the Primary Influence Areas and in the Critical Watershed Areas.

K. Create and Maintain Buffers Around CBTS

If Camp Butner Training Site is to remain a viable military operation, encroachment from urbanization must be prohibited. This can be achieved by establishing a required 50-foot vegetated buffer on all parcels immediately adjacent to Camp Butner. The maintenance of vegetation will serve as both a visual and a noise buffer for residents, farms, and other land uses on the parcels adjacent to the military installation.

Increasing the required buffer along the border of CBTS will protect the interests of both the private property owners and CBTS by reducing noise impacts on these properties and the resulting complaints to CBTS. This recommendation could be implemented independently, or as part of the implementation of Recommendation O in this report.

Action Items:

- Town of Butner, Durham County and Granville County staff should review existing buffering requirements in their ordinances, and where appropriate, increase the required buffer on new development on properties bordering the Camp Butner Training Site to at least 50' vegetated or otherwise passively used buffers

- Camp Butner Training Site staff should ensure the maintenance of existing buffers between the firing ranges and the edge of the Camp boundary. The NCNG should continue to pursue multi-year state funding for the purchase of conservation easements around Camp Butner. It should also investigate the potential suitability of CBTS for participation in the US Army's Army Compatible Use Buffer (ACUB) program. If it determines CBTS might be eligible, it should pursue ACUB involvement and federal funding to help leverage other conservation easements efforts around CBTS.

L. Encourage Continuation of Water Quality Efforts within the Study Area

The Town of Butner, Durham County and Granville County are all active members of the Upper Neuse River Basin Association (UNRBA), and as such, maintain an ongoing interest in water quality in the area. Camp Butner Training Site is also very conscious of water quality issues, striving to

engage environmentally responsible development practices. These efforts should be continued by future leaders and staff in these local governments and in CBTS.

Action Items:

- Durham County, Granville County, Town of Butner and Town of Stem staff should continue working with UNRBA to address specific water quality concerns in Knap of Reeds Creek and other water bodies in the Study Area.
- CBTS staff should continue monitoring water quality within the CBTS boundary, and continue environmentally responsible development practices

M. Establish Ongoing Implementation Team to Monitor Implementation Efforts and Enhance Communication

After the completion of the JLUS, the Working Groups and Policy Group will need a mechanism to continue monitoring the implementation efforts and continue the communication channels that have been established during the Study. To this end, the Policy Committee has agreed that a formal Implementation Team should be established. This Team will meet two or three times each year to monitor progress on the recommendations contained in the Study. There may be funds available from the U.S. Department of Defense Office of Economic Adjustment to pay for such an effort. The Implementation Team can be staffed by staff from Durham County, Granville County, the Town of Butner, or the Council of Governments. Appendix H contains a proposed work plan for the Implementation Team.

Action Items:

- The Policy Committee should explore opportunities to fund an ongoing Implementation Team. Funding might be available from the U.S. Department of Defense Office of Economic Adjustment; if no funding is available from that source, other funding sources may be considered, including but not limited to local funding.
- The members of the Implementation Team should include the Planning Directors (or his/her designee) from Granville County and Durham City/County Planning, who will serve as co-chairs of the Team; Planners from the Town of Stem and Town of Butner; Staff from NC National Guard; and other members as deemed appropriate by the Implementation Team co-chairs.
- The Camp Butner Training Site Manager should appoint a staff member to serve as staff to the Implementation Team. Staff responsibilities will be to schedule meetings, determine meeting location, develop agendas in coordination with Team co-chairs, and prepare meeting documentation. Staff may also be charged with developing correspondence or other documentation on behalf of the Implementation Team.
- The Implementation Team members should sign a common data-sharing agreement to enable free sharing of GIS data in and around the Study Area. The Camp Butner Training Site Facility Manager should be the signatory for the CBTS GIS staff. Implementation Team members from local governments should determine the most appropriate signatories from their local areas. A sample data sharing agreement can be found in Appendix B of this report.

N. Monitor Noise Zones/Ensure Noises are Mostly Confined to Noise Zones

There was some discussion at the Public Workshop in June 2008 as to whether the noises at CBTS are confined to the established noise zones as shown by the Camp Butner Study. CBTS staff feels that most of the loudest noises from the firing ranges are confined to the noise zones. Other activities, such as helicopter training or other noise-producing activities, may occasionally create noise in other areas. Although 67% of survey respondents stated that they did hear noise from CBTS during the day at their home or business, only 12% found the noise to be at an objectionable level. CBTS staff should be careful to monitor the noise of new activities, and should make efforts to confine the noise-producing activities to the established noise zone areas. If extraneous noises are expected, CBTS can use communication channels established in other recommendations in this report to alert the public.

Action Items:

- CBTS staff should become familiar with the established noise zones, and take care to encourage noises to occur within those boundaries. Where applicable, CBTS staff should notify local governments and/or the local news media when additional noises might be expected.

O. Create a Noise Buffer in CBTS Noise Zones

If CBTS staff are careful to maintain noise levels within the established noise zones, local government staff can assist property owners' interests by requiring additional buffers on properties specifically located within the CBTS noise zones. Noise zones in Granville County are limited to properties near Lake Butner; noise zones in Durham County are a bit more expansive, covering properties along Dunwoody Road, Adcock Road, and Bahama Road. Map 3.7 in Chapter 3 of this report shows a detailed noise zone map. This recommendation would affect several parcels not immediately adjacent to Camp Butner Training Site due to the extent of the noise zone outline, and could be enacted independently or in concert with Recommendation K in this report.

Action Items:

- Durham and Granville County staff should evaluate existing buffer requirements on properties located within the established noise zone, and consider updating ordinances to require a 50' buffer to act as noise barrier between residential property and CBTS.

P. Planning and Zoning Department Notification Stamp on Permits

One of the complaints of new property owners in the area is that they were unaware of the existence of Camp Butner, or the extent to which their property may be impacted by noise from the site. One way to deal with this is to have building permits and zoning permits stamped at the time of issuance with a notification telling the applicant about the existence of CBTS and that their property is within one or one-half mile of the CBTS property.

Action Items:

- Zoning and/or Building Permits from Durham County, Granville County and the Town of Butner for properties within the one mile or one-half mile Study Area should be stamped at the time of issuance (see Appendix C for a sample stamp); information regarding CBTS and the JLUS could also be provided at this time.

Q. Purchase Land or Easements in Critical Watershed Areas

There is a consistent concern among local governments and CBTS that water quality be protected in the Study Area. Lands along streams in the Study Area were identified by the Upper Neuse Clean Water Initiative as "high importance" for protection. The state requires additional development restrictions on properties in the Water Supply Watershed Critical Areas (See Map 3.6 in Chapter 3 of

this report for a map of these areas). There is an opportunity for local governments, the South Granville Water and Sewer Authority, and CBTS to protect water quality by acquiring easements or purchasing land in these high-priority watershed areas. The Tar River Land Conservancy has recently worked to protect land along Lake Butner in the southern part of the Study Area and along Knap of Reeds Creek in the northern part of the Study Area. Partnership with the Tar River Land Conservancy or other similar organizations would help local governments and CBTS achieve this recommendation. Local funding can be used for acquisition of the property in the form of using tax revenue or bonds. Another funding option is the Clean Water Management Trust Fund. This fund's purpose is to protect and/or enhance water quality within North Carolina. The fund can be used to acquire property, create easements, and to coordinate with other public entities to further these goals. The application for Clean Water Management Trust Fund activities awards points for projects that are included in military installation land use plans such as this one.

Action Items:

- Staff from Durham County, Granville County and the Town of Butner should evaluate lands in the Water Supply Watershed Critical Areas, and areas identified in the Upper Neuse Clean Water Initiative report as high-priority, that are appropriate to conserve for water quality purposes.

-Local leaders in Durham County, Granville County and the Town of Butner, along with the South Granville Water and Sewer Authority and CBTS, should pursue property acquisition of lands in the Water Supply Watershed Critical Areas, and areas identified in the Upper Neuse Clean Water Initiative report as high-priority using a variety of available options including fee-simple purchase and easement acquisition.

R. Retain Existing Densities within One-Half Mile of the Camp Butner Training Site

Through study and analysis of the current zoning and the Future Land Use Plans in the Study Area, the JLUS Policy Committee and Working Groups have determined that if current plans remain in place and are implemented through current zoning, the residential impact on Camp Butner Training Site activities should be minimal. If increased buffers (see Recommendation K, above) are encouraged along with the low density larger-lot zoning, any residential development should be able to be adequately buffered from most of the noise at Camp Butner Training Site. In Durham County's portion of the Study Area, this may be easier to implement, as the Study Area falls outside of the County's Urban Growth Boundary and is not expected to have water or sewer capability expanded into the Study Area. The Granville County side will experience more difficulty implementing this measure as time goes on, as the Study Area borders areas such as the Town of Stem and the Town of Butner, which are rapidly developing.

Action Items:

- Durham County, Granville County and Town of Butner should develop text amendments to their Comprehensive Plans noting the Study Area boundary, and the reasons for maintaining a low-density rural zoning and development pattern. Rezoning requests should be considered in the context of maintaining the existing low-density rural development patterns.

S. Update Comprehensive Land Use Plan to Address Retention of Existing Zoning Densities

According to North Carolina law, any zoning change must be tied back to a comprehensive plan. Therefore, if Durham and Granville Counties keep existing plans for low-density rural development in the Study Area, particularly within one-half mile of the CBTS boundary, their zoning should follow

suit. This recommendation should precede Recommendation R, above, and should provide a basis for the recommended zoning ordinance text amendments.

Action Items:

- Durham County, Granville County, and Town of Butner should develop text amendments to their Comprehensive Land Use Plans stating the need and desire for low-density rural residential development in the Study Area.

T. Update Future Land Use Plans to Show Study Area Boundary

In addition to the text amendment recommended in Recommendation S, above, the planning staff in Durham County, Granville County and Town of Butner should consider the addition of the Study Area Boundary in their Future Land Use Plan. This will aid continuity between documents when Future Land Use Plans and Comprehensive Plans are updated. This will also provide a basis for deciding rezoning cases in these areas, showing the proximity to CBTS, without having to amend the Zoning Map.

Action Items:

- Durham County, Granville County and Town of Butner staff should obtain GIS layer of the Study Area from the Council of Governments and add it to the current Future Land Use Map through an amendment or add it to the next revision to the Future Land Use Map. This can be done in conjunction with Recommendation S, above, or as a stand-alone recommendation with reference to this report in the text.

U. Continue to Encourage Army Corps of Engineers to Remove Unexploded Ordnance

As noted earlier in this report, the Camp Butner site was historically much larger than it is now, and was used for more intensive training activities during the World War II era. As a result, there are several areas around the Study Area that may contain unexploded ordnance. The Army Corps of Engineers has been working with the Butner Restoration Advisory Board to identify and prioritize areas to clean and remove potentially dangerous materials through the Formerly Used Defense Sites (FUDS) program. Appendix D contains a brochure with additional information about the FUDS program.

Action Items:

- Local governments should continue support of and participation in Restoration Advisory Board activities, and help the Army Corps of Engineers as necessary to complete the cleanup of the historical Camp Butner area.

V. Create Real Estate Disclosure Statement Applicable in the Study Area

The public awareness and approval rating was shown to be higher by those who had resided in the area for longer periods of time. A real estate disclosure statement would increase awareness of the existing activity and hopefully minimize any disagreements by newer residents. This recommendation is favored by the local governments and CBTS staff as a method to increase awareness in the public about the mission and activities underway at CBTS, particularly to those residents who may be directly impacted by noise. Sample Real Estate Disclosure forms are available in Appendix E. Further, GS 47E details the state law as it pertains to real estate disclosure in North Carolina. The text of this General Statute is contained in Appendix F.

Action Items:

- The Implementation Team should develop a common real estate disclosure form for use in the Study Area
- The Implementation Team members should work with local real estate community to require real estate disclosure statement anytime land is divided, sold or leased within the Study Area
- The Implementation Team members should work with local real estate community to educate realtors about necessity and applicability of Real Estate Disclosure Form. This could be done by Implementation Team members, or through a contract with a partnering organization such as a COG.
- Durham and Granville Counties should consider requesting residents in the Primary and Secondary Influence Areas, through direct mail to property owners, to voluntarily disclose their geographic proximity to CBTS when property is being transferred.

W. Limit Nighttime Rounds Fired

At the June 2008 Public Workshop, several citizens in attendance complained about the noise level at Camp Butner Training Site during the evening hours. Other recommendations in this study are aimed at reducing the impact of noise from the training activities, such as larger buffers or additional notification of property owners or local governments during times when excessive noise may occur. Camp Butner Training Site may be able to do its part to reduce this problem by limiting the firing activities during evening hours. This may not always be practical, especially given the intense training schedule experienced by the North Carolina National Guard and the need for nighttime as well as daytime training, but a good-faith effort on behalf of the Camp Butner leadership would help good-neighbor relations.

Action Items:

- Camp Butner Training Site staff should review training schedules and evaluate opportunities to reschedule evening or late-night training hours to daytime hours.

These recommendations are meant to serve as a menu of options available to Camp Butner Training Site, Durham County, Granville County, and the Towns of Stem and Butner. The recommendations address the goals laid out at the beginning of the planning process, and if good-faith effort is made to implement the recommendations, a foundation for cohesive planning and development will have been built. This will protect both the vital mission and training activities underway at Camp Butner Training Site and the quality of life for current and future residents in the Study Area. The following schedule (Figure 5.1) identifies tentative timelines for each of the recommendations to begin. The categories of recommendations are identified as:

Coordination/Communication – c
 Outreach – o
 Planning/Zoning – p
 Policy – y

It is expected that most of the recommendations, if given proper priority by the responsible entities, could begin within a one- to three-year time frame. Some recommendations, such as targeted marketing of conservation easements, hosting large community events, and creating buffers around the Camp boundary, among others, may take longer to initiate.

Successful implementation of the Joint Land Use Study will require attention to the issue and communication to continue beyond the creation of this report. All stakeholders involved in the Study should remain active members of the Implementation Team, and should guide their local areas to implement recommendations and report back to the Implementation Team. Figure 5.2 provides details on what entity is responsible for the implementation of each recommendation. The communication/coordination recommendations are especially important to implement as development pressures continue to increase around the Camp Butner property, and as training activities intensify at Camp Butner.

Figure 5.1: General Recommendation Timeline

	Recommendation Type		1 - 3	3-5	5+ Years
			Years	Years	
Recommendations					
A	c	Coordinate Firing Times Between Ranges			
B	c	Establish Monthly News Article in Local Newspapers re: CBTS Activities			
C	c	Notify CBTS of Major Developments in Study Area			
D	c	Notify Local Governments of Construction, Major Operations, or Possible Danger Areas			
E	c	Targeted Marketing of Conservation Easements			
F	o	Create CBTS Noise Hotline for Citizens			
G	o	Create/Maintain CBTS Website for Public Information			
H	o	Encourage Citizen Land Conservation Efforts			
I	o	Host Military Appreciation or Holiday Events			
J	p	Consider Passive Recreation Opportunities in the Study Area			
K	p	Create and Maintain Buffers around CBTS			
L	p	Encourage Continuation of Water Quality Efforts within the Study Area			
M	p	Establish Ongoing Implementation Team to Monitor Implementation Efforts and Enhance Communication			
N	p	Monitor Noise Zones/Ensure Noises are Mostly Confined to Noise Zones			
O	p, y	Create Noise Buffer in CBTS Noise Zones			
P	p, y	Planning and Zoning Department Notification Stamp on Permits			
Q	p, y	Purchase Land or Easements in Critical Watershed Areas			
R	p, y	Retain Existing Zoning Densities w/in 1/2 mile of CBTS			
S	p, y	Update Comprehensive Land Use Plan to address retention of existing zoning densities			
T	p, y	Update Future Land Use Plans to Show Study Area Boundary			
U	y	Continue to Encourage Army Corps of Engineers to Remove Unexploded Ordnance			
V	y	Create Real Estate Disclosure Statement in Study Area			
W	y	Limit Nighttime Rounds Fired			

Figure 5.2: Recommendation Implementation Responsibility

	Recommendation Type	Durham County	Granville County	Town of Butner	Town of Stem	Camp Butner	COG	SGWASA
	Recommendations							
A	C Coordinate Firing Times Between Ranges					x		
B	C Establish Monthly News Article in Local Newspapers re: CBTS Activities					x		
C	C Notify CBTS of Major Developments in Study Area	x	x	x				
D	C Notify Local Governments of Construction, Major Operations, or Possible Danger Areas					x		
E	C Targeted Marketing of Conservation Easements	x	x			x		x
F	O Create CBTS Noise Hotline for Citizens					x		
G	O Create/Maintain CBTS Website for Public Information					x	?	
H	O Encourage Citizen Land Conservation Efforts	x	x	x				x
I	O Host Military Appreciation or Holiday Events					x		
J	P Consider Passive Recreation Opportunities in the Study Area	x	x	x				
K	P Create and Maintain Buffers around CBTS	x	x	x		x		
L	P Encourage Continuation of Water Quality Efforts within the Study Area	x	x	x		x		x
M	P Establish Ongoing Implementation Team to Monitor Implementation Efforts and Enhance Communication	x	x	x	x	x	x	
N	P Monitor Noise Zones/Ensure Noises are Mostly Confined to Noise Zones					x		
O	P, Y Create Noise Buffer in CBTS Noise Zones	x	x					
P	P, Y Planning and Zoning Department Notification Stamp on Permits	x	x	x				
Q	P, Y Purchase Land or Easements in Critical Watershed Areas	x	x	x	x	x		x

	<u>Recommendation Type</u>	<u>Durham County</u>	<u>Granville County</u>	<u>Town of Butner</u>	<u>Town of Stem</u>	<u>Camp Butner</u>	<u>COG</u>	<u>SGWASA</u>
R	P, Y Retain Existing Zoning Densities w/in 1/2 mile of CBTS	x	x					
S	Update Comprehensive Land Use Plan to address retention of existing zoning densities	x	x	x				
T	Update Future Land Use Plans to Show Study Area Boundary	x	x	x				
U	Continue to Encourage Army Corps of Engineers to Remove Unexploded Ordnance	x	x	x	x	x		
V	Create Real Estate Disclosure Statement in Study Area	x	x	x				
W	Limit Nighttime Rounds Fired					x		

Camp Butner Joint Land Use Study Public Opinion Survey

1. Have you heard of the Camp Butner Training Site?			Response Percent	Response Count
Yes		100.0%	84	
No		0.0%	0	
			answered question	84
			skipped question	1

2. What is your general opinion of Camp Butner?			Response Percent	Response Count
Favorable		62.2%	51	
Unfavorable		8.5%	7	
No Opinion		9.8%	8	
Not enough information to have an opinion		19.5%	16	
			answered question	82
			skipped question	3

3. Where do you get your information regarding Camp Butner? (Please check all that apply)			Response Percent	Response Count
Newspaper		81.5%	53	
Internet		24.6%	16	
Camp Butner Staff		30.8%	20	
Local Government Staff		18.5%	12	
			Other (please specify)	28
			answered question	65
			skipped question	20

4. Have you heard of or participated in any of these events at Camp Butner?					
	Aware of Event	Participated in Event	Would be interested in more information about this event	Am unaware and uninterested in this event	Response Count
Trail Days	33.8% (24)	8.5% (6)	45.1% (32)	12.7% (9)	71
Military Training	52.1% (38)	2.7% (2)	27.4% (20)	17.8% (13)	73
Hunting Season	44.6% (33)	12.2% (9)	27.0% (20)	16.2% (12)	74
Kids on Guard	12.1% (7)	1.7% (1)	44.8% (26)	41.4% (24)	58
Construction on Site (new barracks)	52.9% (37)	0.0% (0)	30.0% (21)	17.1% (12)	70
			answered question		81
			skipped question		4

5. If the following events took place at Camp Butner or were sponsored by Camp Butner, how interested would you be?					
	Would Attend	Would Not Attend	Would Support But Not Attend	Would Not Support or Attend	Response Count
Kids Day at Camp Butner	23.5% (16)	16.2% (11)	42.6% (29)	17.6% (12)	68
Boy/Girl Scout Weekend Camporee	7.5% (5)	14.9% (10)	62.7% (42)	14.9% (10)	67
Camp Butner Military Appreciation Festival	56.8% (42)	9.5% (7)	25.7% (19)	8.1% (6)	74
Youth Math & Science Program	16.4% (11)	10.4% (7)	58.2% (39)	14.9% (10)	67
At-Risk High School Assistance Program	9.4% (6)	12.5% (8)	51.6% (33)	26.6% (17)	64
Athletic Events/Fundraisers such as a 5K run, bicycle race, etc.	37.7% (26)	8.7% (6)	37.7% (26)	15.9% (11)	69
Holiday Events (Veterans Day, Memorial Day, etc.)	63.0% (46)	6.8% (5)	23.3% (17)	6.8% (5)	73
Military History Program or Events	66.2% (49)	4.1% (3)	24.3% (18)	5.4% (4)	74
Do you have other ideas for activities/events at Camp Butner? If so, describe here.					18
			answered question		79
			skipped question		6

6. Camp Butner does not currently produce a community newsletter. Do you think it should?

	Response Percent	Response Count
Yes 	53.1%	43
No 	8.6%	7
Not Sure 	38.3%	31
<i>answered question</i>		81
<i>skipped question</i>		4

7. Do you live or own property in the Camp Butner Joint Land Use Study Area? (see map above)

	Response Percent	Response Count
Yes 	75.3%	61
No 	16.0%	13
Not Sure 	8.6%	7
<i>answered question</i>		81
<i>skipped question</i>		4

8. If so, how large is your property?

	Response Percent	Response Count
Less than 1 acre	0.0%	0
1 - 5 acres 	21.5%	14
More than 5 acres 	78.5%	51
<i>answered question</i>		65
<i>skipped question</i>		20

9. How long have you lived on/owned your property?

	Response Percent	Response Count
0-2 years 	11.9%	8
3-5 years 	6.0%	4
5-10 years 	14.9%	10
10+ years 	67.2%	45
<i>answered question</i>		67
<i>skipped question</i>		18

10. Do you work from home or stay at home during the day?

	Response Percent	Response Count
Yes 	35.3%	24
No 	29.4%	20
Sometimes 	35.3%	24
<i>answered question</i>		68
<i>skipped question</i>		17

11. Do you hear noise from Camp Butner from your home or business?

	Response Percent	Response Count
Yes 	67.6%	46
No 	11.8%	8
Sometimes 	20.6%	14
<i>answered question</i>		68
<i>skipped question</i>		17

12. If you do hear noise from Camp Butner, do you find the noise level objectionable?

	Response Percent	Response Count
Yes 	12.1%	8
No 	51.5%	34
Sometimes 	36.4%	24
	answered question	66
	skipped question	19

13. Do you have other comments regarding Camp Butner Training Site or the Joint Land Use Study?

	Response Count
	29
	answered question
	29
	skipped question
	56

14. OPTIONAL: For further updates on the Camp Butner Joint Land Use Study, please enter your email address:

	Response Count
	25
	answered question
	25
	skipped question
	60

Kerr-Tar Regional Council Of Governments

January 4, 2007

Mr. Brian Alligood
Granville County Manager
P.O. Box 906
Oxford, NC 27565

Member Governments

COUNTIES

Franklin
Granville
Person
Vance
Warren

MUNICIPALITIES

Bunn
Creedmoor
Franklinton
Henderson
Kittrell
Louisburg
Macon
Middleburg
Norlina
Oxford
Roxboro
Stem
Stovall
Warrenton
Youngsville

Dear Mr. Alligood,

The Kerr-Tar Council of Governments in conjunction with Triangle J Council of Governments is updating all the key data sets in their spatial data warehouse. With 7 counties in the region plus 2 additional counties associated with the Upper Neuse River Basin Association, managing all the data is quite a task. The goal is to update everyone in the region this year and use it as a "freshness baseline" for all the data that is kept at Triangle J. Our ancillary goal is to come back to folks at regular intervals for some of the more dynamic data sets, such as parcels, centerlines, zoning, and city limits. Next summer they will ask for an update of all the major data sets, excluding a few that rarely change (see attached data request layer lists). Some of the data in the "annual" category may not need to be updated, but TJCOG felt that they should check for updates on an annual basis due to the nature of the data.

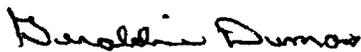
The hope is that we will end up making fewer data requests over the course of a year for specific, often overlapping projects. An ancillary benefit is that we will have more compatible data across all the jurisdictions in the area as well. If you have xml metadata, they will be generating a data catalog from the xml resident with the data. If you do not have xml metadata, TJCOG will convert or create metadata and send it back to you as time permits. Upon contract the Kerr-Tar COG is available to provide metadata for your data layers.

For those of you with internet distribution, Kerr-Tar COG and TJCOG will check your respective download sites first and follow up with any data that are not standard on your sites, so this request is informational but a follow up will be coming in the next few weeks afterwards. If there are old data on the download site, we may follow up with a request to update the download and for you to let us know when the updates are available.

For counties in the Kerr-Tar Rural Planning Organization, we are interested in obtaining limited redistribution rights so that we can share the data with NCDOT and other state and federal agencies involved in the NEPA "Merger 1" process used to help site new transportation facilities. This will hopefully help cut down on data requests from the state that tie up your staff and resources. Attached to this letter you will find a data sharing agreement that will give us these rights for redistribution of the data. For municipalities in CAMPO, we will encourage a similar arrangement, as the same NCDOT contacts can receive your data as well, again with the idea of streamlining the workload on your staff and DOT. This will also help TJCOG fulfill their duties as a State Data Center affiliate for the region.

Please feel free to contact me if you have any questions. My email is gdumas@kerrtarco.org and my voice line is 252-436-2110. Thanks for your time and help in making us a world class region.

Sincerely,


Geraldine Dumas
Planning Technician

Planning and Development for a Better Region K

PO Box 709 • 1724 Graham Avenue • Henderson, NC 27536 • Phone (252) 436-2040 • Toll Free (866) 506-6223 • Fax (252) 436-2055

MEMORANDUM OF AGREEMENT

**Between
Granville County**

**and the
Kerr-Tar Council of Governments**

For

**SHARING OF STRATEGIC GEOSPATIAL DATA RESOURCES AND ASSOCIATED
DOCUMENTATION BETWEEN THE AGENCIES AND AMONG THEIR DATA USERS**

WHEREAS, the Kerr-Tar Council of Governments is the Lead Planning Agency (LPA) for the Kerr-Tar Rural Transportation Planning Organization (RPO), a function of the North Carolina Department of Transportation; and

WHEREAS, geospatial base map and other strategic locational data about North Carolina are currently produced and maintained by numerous state, federal and local government organizations; and

WHEREAS, numerous business operations require the integration of geospatial data from disparate sources to support display and analysis using the Internet and Geographic Information Systems (GIS), examples include tax mapping, flood insurance rate mapping, census mapping, hazard mitigation, highway design, open space/farm preservation, and water quality protection, among others; and

WHEREAS, data sharing among primary data sources is recognized as the key to the success and efficiency of many business applications that require geospatial data; and

WHEREAS, primary government data sources of geospatial data in North Carolina are municipalities, counties, lead regional organizations, state and federal agencies; and

WHEREAS, user demand for access and regional integration of base map and thematic data is expected to increase and thus will further challenge government organizations to develop effective policies and technical methods to efficiently share geospatial data and associated documentation; and

WHEREAS, the North Carolina Geographic Information Coordinating Council (Council) has adopted a vision called *NC OneMap*, intending to organize "geographic data for a statewide community," and calling for the development of a statewide resource of strategic data that are produced, distributed, and maintained by local, regional, state, and federal agencies and other organizations; and

WHEREAS, the goals of *NC OneMap* are intended to serve the growing geospatial data user community, including NCDOT, with better maps and data;

NOW THEREFORE, the UNDERSIGNED,

AGREE that geospatial data sharing between Kerr-Tar Council of Governments as the contract agency for the Kerr-Tar RPO, and GRANVILLE COUNTY is an important business practice that furthers shared agency goals for effective use of public information; and **AGREE** to identify a primary point of contact for data sharing in **ATTACHMENT A**; and

AGREE to identify sharable data layers, associated documentation (metadata), transfer formats, transfer media, schedules for transfer, and disclaimers (if any) in **ATTACHMENT B**; and

AGREE to waive agency fees, if any, for data sharing between the agencies; and

AGREE that data shared under this agreement may be further redistributed with applicable metadata by

either agency WITHOUT FEES to other local, state, and federal government agencies or affiliated academic or non-profit organizations with the same limited redistribution rights granted to said agencies(to other government or non-profit agencies only), unless otherwise noted herein and/or unless otherwise subject to public laws of governing authorities; and

KERR-TAR COG further AGREES to keep the data sets reasonably current by updating the data from the county on a regular basis, see the attached data request layer list on ATTACHMENT C; and

This agreement is effective upon signature by the authorities, and is valid until rescinded. It may be amended by mutual agreement or rescinded by either agency at any time during the effective period with 60 days written notice.

SIGNED HERETOFORE,
For GRANVILLE COUNTY

Brian Alligood
Granville County Manager

Date

For KERR-TAR COUNCIL OF GOVERNMENTS

Timothy Baynes 1/4/07
Timothy Baynes, Date
Kerr-Tar Council of Governments Executive Director

SAMPLE

ATTACHMENT A
DATA SHARING AGREEMENT between GRANVILLE COUNTY and the KERR-TAR COUNCIL OF GOVERNMENTS

PRIMARY CONTACTS FOR DATA SHARING

For Granville County

Name Leslie Smith

Title GIS Technician/Mapping Coordinator

Address P.O. Box 219 Oxford, NC 27565

Phone 919.693.4181

Fax

Email maps@granvillecounty.org

Name Sandy Woody

Title Addressing Coordinator

Address P.O. Box 906 Oxford, NC 27565

Phone 919.692.1278

Fax 919.693.6794

Email addressing@granvillecounty.org

For Kerr-Tar Council of Governments

Name Geraldine Dumas

Title Planning Technician

Address PO Box 709, Henderson, NC 27536

Phone 252.436.2110

Fax 252.436.2055

Email gdumas@kerrtarco.org

SAMPLE

ATTACHMENT B
DATA SHARING AGREEMENT between GRANVILLE COUNTY and the KERR-TAR COUNCIL OF
GOVERNMENTS

DATA EXCLUDED FROM REDISTRIBUTION (IF ANY) FROM GRANVILLE COUNTY:

SAMPLE

GRANVILLE COUNTY DOCUMENTATION FORMAT: Compliant FGDC Metadata
GRANVILLE DATA EXCHANGE FORMATS: /
VECTOR: SHAPEFILE
VECTOR: GEODATABASE, E00
RASTER: SID
RASTER: GEOTIFF
GRANVILLE COUNTY TRANSFER/ACCESS METHODS: FTP, CD, DVD
GRANVILLE COUNTY DISCLAIMER
Applicable Disclaimers are recorded in the metadata for each data layer

ATTACHMENT C
DATA SHARING AGREEMENT between Granville County and the KERR-TAR
COUNCIL OF GOVERNMENTS

Kerr-Tar COG County and Municipal Data Request Layers

1 Monthly

1. Building permits issued (non-spatial ok)

2. Developments and subdivisions

3. Non-residential CO's issued (non-spatial ok)

4. Planning cases

5. Residential CO's issued (non-spatial ok)

SAMPLE

Kerr-Tar COG County and Municipal Data Request Layers

2 Quarterly

1. Centerlines

2. Easements

3. ETJ

4. Parcels

5. Municipal Boundaries

6. Zoning

SAMPLE

Kerr-Tar COG County and Municipal Data Request Layers

3 Semi-Annually

1. Openspace and parks

2. Sewerlines

3. Sewersystems

4. Trails and greenways

5. Waterlines

6. Water supply watersheds

SAMPLE

Kerr-Tar COG County and Municipal Data Request Layers

4 Annually

1. Electoral districts

2. Fire stations

3. Hospitals

4. Police stations

5. Libraries

6. Public safety districts

7. Schools

8. Zip Codes

9. Watersystems

10. Cell tower locations

11. Townships

12. Future Land use

13. Planning areas

14. Utility districts

SAMPLE

Kerr-Tar COG County and Municipal Data Request Layers

5 As Needed

1. County maintained single county boundary
2. Index grids-stp
3. Orthophoto
4. Railroads
5. Soils
6. Elevation Contours
7. Planimetric
8. Surface hydrology

SAMPLE

The following is a sample of a disclosure stamp used on zoning and building permits to identify specific parcels:

**This property is situated in
an area identified by the
Army Corps of Engineers
as having the potential for
Unexploded Ordnance.**

The language for the study area property would be something comparable to:

“This parcel is located within 1 mile of Camp Butner Training Site as identified by the Camp Butner Joint Land Use Study. Property owners may experience occasional noise due to the proximity to the ranges and training missions.”

and oversight authority, these shortfalls continue to slow down the progress of FUDS cleanup. Historically, funding levels have been about \$200 million a year. The cost to complete the FUDS Program is currently estimated at more than \$19 billion, which includes \$14 billion for addressing sites with unexploded ordnance. DoD and Army leadership recognize the funding problem and are working to increase funding to accelerate FUDS cleanup.

Getting Involved

FUDS properties are located in nearly every state and a number of U.S. territories. If there is a FUDS property near you that has a Restoration Advisory Board, you may want to attend meetings or consider becoming a community member. These boards offer opportunities for community members to communicate their concerns on the direction and progress of cleanup at FUDS properties. Community members also can participate in workshops, open houses, public meetings, and public availability sessions near FUDS properties.

If you believe an area near you may have once been used by a defense agency and could be eligible for the FUDS Program, please contact the nearest Corps of Engineers District Office. Provide the location and any other information about the area, such as prior operations, ownership, dates of use, and who to contact about the property now. Also, if you have information about past operations at an already identified FUDS property, please contact the nearest Corps office.

If you would like more information about the FUDS Program, contact the U.S. Army Corps of Engineers Public Affairs Office at

(202) 761-0010

or visit <http://hq.environmental.usace.army.mil/programs/fuds/fuds.html>

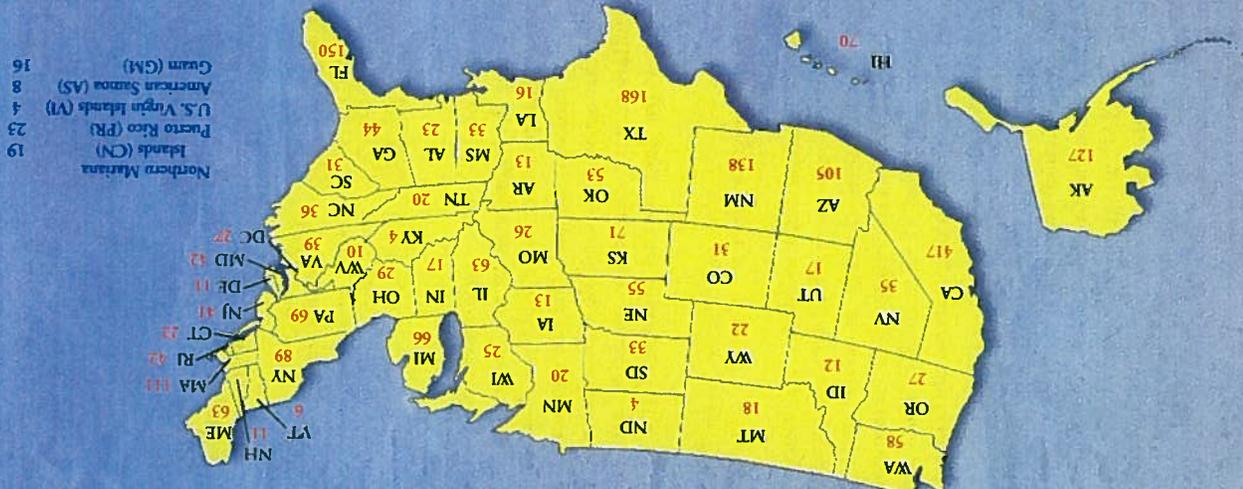
or <http://www.denix.osd.mil/denix/Public/Library/library.html#cleanup>



US Army Corps
of Engineers

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FUDS Properties Requiring Response Action



Introduction

The Department of Defense is committed to protecting human health and the environment and improving public safety by cleaning up environmental contamination at former military properties.

Established by Congress in the mid-1980s, the Formerly Used Defense Sites (FUDS) Program cleans up properties formerly owned, leased, possessed, or used by the military services (Army, Navy, Air Force, or other Defense agencies). The Army is the DoD Executive Agent for FUDS, and the U.S. Army Corps of Engineers is responsible for carrying out the program. Through the FUDS Program, the Army responds to DoD-generated pollution that occurred before the property transferred to private owners or to federal, state, tribal, or local government entities.

The scope and magnitude of the FUDS Program are significant, with more than 2,700 properties requiring cleanup and more than 2,200 projects in progress. Properties included in the program range from privately owned businesses to national parks, and can be located in industrial areas, residential developments, and public areas.

The type of cleanup required varies from property to property. Within the FUDS Program, cleanup projects fall into one or more of the following categories:

- identifying, investigating and cleaning up hazardous, toxic, and radioactive waste sites;
- correcting other environmental contamination such as that caused by ordnance and explosives; and,
- conducting building demolition and debris removal.

The FUDS Program uses a three-phased cleanup process consistent with the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended and the National Oil and Hazardous Substances Contingency Plan.

Determine if the property was formerly used by DoD and if contamination is present that resulted from DoD activity.



Conduct an investigation to determine the nature and extent of the contamination.



Clean up the property to reduce risk to human health and the environment and to improve public safety.



Work is accomplished on a prioritized basis — the sites posing the highest risk are emphasized for clean-up first. Most projects take several years to complete, and each project is unique. The one constant, however, is that active communication, coordination, and consultation with regulatory agencies and communities are keys to the success of the FUDS Program.

New Initiatives

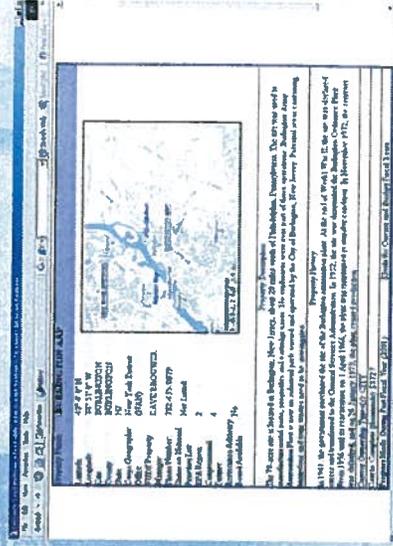
The Army is taking steps to address regulatory and community concerns more effectively and to conduct faster environmental cleanups at more properties. Helping to make this a reality is the FUDS Improvement Workgroup, comprised of representatives from DoD, states, and tribes, all working cooperatively to make the FUDS Program more effective.

One initiative has been developing statewide Management Action Plans (MAPs) in four states — Colorado, Ohio, South Dakota, and Kansas. Developing the MAP brings together the FUDS project managers, state and federal regulators, tribal governments, other interested property owners, and community members. The goal is to identify all FUDS cleanup activities within the state as well as the projected schedules and overall project funding requirements. The MAP includes detailed information for each active FUDS property in that state, as well as current status, future activities, prioritization,

and budget workplans. A statewide MAP ensures that regulatory agencies and interested parties are involved with the Corps in setting priorities for FUDS projects within that state. Building on the success of the first four pilot MAPs, additional ones are being developed for nine states in fiscal year 2002 and more are planned for fiscal year 2003.

The Army and the Corps also have been partnering with citizens by establishing new Restoration Advisory Boards and participating in the FUDS Forum, an initiative co-sponsored by the Army and the Center for Public Environmental Oversight. The two-day workshops offer citizens an opportunity to discuss ways to improve cleanups at FUDS properties with Army and Corps officials.

Another initiative has been the development of a new interactive FUDS Web page. The Web page, which can be found at <http://hq.environmental.usace.army.mil/programs/fuds/fuds.html>, enables the public to readily access information about FUDS properties in their state, county, or neighborhood. It includes property information, a map, and a method for obtaining more information.



Funding

The FUDS Program has faced funding challenges since its inception as requirements have continued to be defined. Compounded by the program's size and the complexity of issues involving property ownership



**US Army Corps
of Engineers**

Formerly Used Defense Sites Program

One Corps serving The Army and the Nation

The Department of Defense is authorized to clean up contamination, address military munitions and to remove building/debris safety hazards caused by DoD on properties that were under the jurisdiction of the Secretary of Defense and owned by, leased by, or otherwise possessed by the United States prior to Oct. 17, 1986.

During the past 200 years, some activities supporting military readiness have resulted in the need for environmental cleanup within the United States and its territories. DoD, the U.S. Army and the U.S. Army Corps of Engineers are committed to protecting human health and the environment and improving public safety by cleaning up these properties.

Formerly Used Defense Sites are properties used by the military prior to October 1986 to train and support Soldiers, airmen, sailors, and Marines, as well as to test new weapons and warfare capabilities. When no longer needed, many of these properties were cleaned up according to the best practices available at the time and then transferred to other owners such as private individuals or federal, state, tribal, or local government entities.

Congress created the FUDS program in the mid-1980's. The Army oversees the program for DoD using the Corps of Engineers to identify eligible properties, investigate their condition and manage required cleanup. Teams from Corps' districts consult with state environmental and health offices, the U.S. Environmental Protection Agency, landowners and the public in performing the work.

The Corps responds to DoD-generated contamination and munitions that remained on the property when it was transferred. The Corps is committed to addressing this contamination in as safe, timely, and responsive manner as possible.

The more than 9,900 potential FUDS properties can range from less than an acre to tens of thousands of acres, and can be found in industrial or residential areas as well as federal or state properties.

Cleanup projects are planned or ongoing at more than 3,000 of the properties evaluated for possible inclusion in the program. A single property may have more than one cleanup project. Currently, there are more than 4,600 projects with more added each year.

The type of cleanup required varies from property to property, and can include cleaning up hazardous, toxic and radioactive waste sites; removing munitions and explosives of concern and munitions constituents; and doing building demolition and debris removal.

The program employs a risk management approach in accomplishing the cleanup. Work also is prioritized to meet DoD goals: achieving remedy in place or remedy complete at 100 percent of the hazardous, toxic and radioactive waste sites by the end of fiscal year 2020; completing 100 percent of the preliminary assessments at military munitions response program sites by the end of fiscal year 2007; and achieving 100 percent completion of the military munitions response program site inspections by the end of fiscal year 2010. Most projects take several years to complete, and each is unique.

Active communication, coordination, consultation and collaboration with property owners, state and federal regulators, tribal and local governments, and local communities are critical in planning and carrying out cleanups. The Corps works hard to keep all interested parties informed and offers opportunities for dialogue throughout all cleanup phases.

FUDS program expenditures through fiscal year 2006 total \$3.9 billion. Program completion is projected at \$18.7 billion. Annual funding has been about \$250 million a year.

For more information about the FUDS program, contact:
Headquarters, U.S. Army Corps of Engineers Public Affairs Office, 202-528-4285
https://eko.usace.army.mil/usacecop/pub/ecop/what_we_do/fuds/

**REAL ESTATE TRANSFER DISCLOSURE FOR PROPERTIES LOCATED IN A LOCALITY
IN WHICH A MILITARY AIR INSTALLATION IS LOCATED**

**[If the real property is not located in a Noise Zone and/or Accident Potential Zone (APZ),
the use of this form is not required.]**

1. As of the date of this Disclosure, the undersigned property owner(s) represent that the real property described below is located in a Noise Zone and/or Accident Potential Zone (APZ), as shown or referenced on the Official Zoning Map designated by the locality in which the property is located.
2. The following are representations made by the property owner(s), as required by Section 55-519.1 of the Code of Virginia:

A. As of the date of this Disclosure the real property located at (Street Address, Locality and Zip Code) _____, _____, Virginia is located within the following Noise Zone and/or Accident Potential Zone (APZ), as shown or referenced on the Official Zoning Map of (Name of Locality) _____:

Noise Zone – (Initial One)

_____/_____ <65 dB DNL ____/_____ 65-70 dB DNL ____/_____ 70-75 dB DNL ____/_____ >75 dB DNL

Accident Potential Zone (APZ) – (Initial One)

_____/_____ Clear Zone ____/_____ APZ-1 ____/_____ APZ-2 ____/_____ None (outside APZs)

B. The abbreviation “DNL” refers to a day-night average sound level. The frequency of actual single noise events may vary over time depending on the operational needs of the military. **Single noise events may result in significantly higher noise levels than the average level(s) in any of the Noise Zones listed above.**

C. Noise Zones and Accident Potential Zones are subject to change. For this reason, it should not be assumed that the property will remain in the same Noise Zone and/or Accident Potential Zone.

Additional information may be obtained from the locality.

In the event the owner fails to provide the disclosure required by § 55-519.1, or the owner misrepresents, willfully or otherwise, the information required in such disclosure, except as result of information provided by an officer or employee of the locality in which the property is located, the purchaser may maintain an action to recover his actual damages suffered as the result of such violation. Notwithstanding the provisions of this disclosure, no purchaser of residential real property located in a noise zone designated on the official zoning map of the locality as having a day-night average sound level of less than 65 decibels shall have a right to maintain an action for damages pursuant to this section.

The owner(s) state that they reasonably believe the information contained herein is true and accurate and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Owner _____ Date _____

Owner _____ Date _____

Purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser _____ Date _____

Purchaser _____ Date _____

7/1/07

SAMPLE

Chapter 47E.

Residential Property Disclosure Act.

§ 47E-1. Applicability.

This Chapter applies to the following transfers of residential real property consisting of not less than one nor more than four dwelling units, whether or not the transaction is with the assistance of a licensed real estate broker or salesman:

- (1) Sale or exchange,
- (2) Installment land sales contract,
- (3) Option, or
- (4) Lease with option to purchase, except as provided in G.S. 47E-2(10). (1995, c. 476, s. 1; 1997-472, s. 5.)

§ 47E-2. Exemptions.

The following transfers are exempt from the provisions of this Chapter:

- (1) Transfers pursuant to court order, including transfers ordered by a court in administration of an estate, transfers pursuant to a writ of execution, transfers by foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specific performance.
- (2) Transfers to a beneficiary from the grantor or his successor in interest in a deed of trust, or to a mortgagee from the mortgagor or his successor in interest in a mortgage, if the indebtedness is in default; transfers by a trustee under a deed of trust or a mortgagee under a mortgage, if the indebtedness is in default; transfers by a trustee under a deed of trust or a mortgagee under a mortgage pursuant to a foreclosure sale, or transfers by a beneficiary under a deed of trust, who has acquired the real property at a sale conducted pursuant to a foreclosure sale under a deed of trust.
- (3) Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.
- (4) Transfers from one or more co-owners solely to one or more other co-owners.
- (5) Transfers made solely to a spouse or a person or persons in the lineal line of consanguinity of one or more transferors.
- (6) Transfers between spouses resulting from a decree of divorce or a distribution pursuant to Chapter 50 of the General Statutes or comparable provision of another state.
- (7) Transfers made by virtue of the record owner's failure to pay any federal, State, or local taxes.
- (8) Transfers to or from the State or any political subdivision of the State.
- (9) Transfers involving the first sale of a dwelling never inhabited.
- (10) Lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling.
- (11) Transfers between parties when both parties agree not to complete a residential property disclosure

statement. (1995, c. 476, s. 1.)

§ 47E-3. Definitions.

When used in this Chapter, unless the context requires otherwise, the term:

(1) "Owner" means each person having a recorded present or future interest in real estate that is identified in a real estate contract subject to this Chapter; but shall not mean or include the trustee in a deed of trust, or the owner or holder of a mortgage, deed of trust, mechanic's or materialman's lien, or other lien or security interest in the real property, or the owner of any easement or license encumbering the real property.

(2) "Purchaser" means each person or entity named as "buyer" or "purchaser" in a real estate contract subject to this Chapter.

(3) "Real estate contract" means a contract for the transfer of ownership of real property by the means described in G.S. 47E-1.

(4) "Real property" means the lot or parcel, and the dwelling unit(s) thereon, described in a real estate contract subject to this Chapter. (1995, c. 476, s. 1.)

§ 47E-4. Required disclosures.

(a) With regard to transfers described in G.S. 47E-1, the owner of the real property shall furnish to a purchaser a residential property disclosure statement. The disclosure statement shall:

(1) Disclose those items which are required to be disclosed relative to the characteristics and condition of the property and of which the owner has actual knowledge; or

(2) State that the owner makes no representations as to the characteristics and condition of the real property or any improvements to the real property except as otherwise provided in the real estate contract.

(b) The North Carolina Real Estate Commission shall develop and require the use of a standard disclosure statement to comply with the requirements of this section. The disclosure statement shall specify that certain transfers of residential property are excluded from this requirement by G.S. 47E-2, including transfers of residential property made pursuant to a lease with an option to purchase where the lessee occupies or intends to occupy the dwelling, and shall include at least the following characteristics and conditions of the property:

(1) The water supply and sanitary sewage disposal system;

(2) The roof, chimneys, floors, foundation, basement, and other structural components and any modifications of these structural components;

(3) The plumbing, electrical, heating, cooling, and other mechanical systems;

(4) Present infestation of wood-destroying insects or organisms or past infestation the damage for which has not been repaired;

(5) The zoning laws, restrictive covenants, building codes, and other land-use restrictions affecting the

real property, any encroachment of the real property from or to adjacent real property, and notice from any governmental agency affecting this real property; and

(6) Presence of lead-based paint, asbestos, radon gas, methane gas, underground storage tank, hazardous material or toxic material (whether buried or covered), and other environmental contamination.

The disclosure statement shall provide the owner with the option to indicate whether the owner has actual knowledge of the specified characteristics or conditions, or the owner is making no representations as to any characteristic or condition.

(c) The rights of the parties to a real estate contract as to conditions of the property of which the owner had no actual knowledge are not affected by this Article unless the residential disclosure statement states that the owner makes no representations as to those conditions. If the statement states that an owner makes no representations as to the conditions of the property, then the owner has no duty to disclose those conditions, whether or not the owner should have known of them. (1995, c. 476, s. 1.; 1997-472, s. 1.)

§ 47E-5. Time for disclosure; cancellation of contract.

(a) The owner of real property subject to this Chapter shall deliver to the purchaser the disclosure statement required by this Chapter no later than the time the purchaser makes an offer to purchase, exchange, or option the property, or exercises the option to purchase the property pursuant to a lease with an option to purchase. The residential property disclosure statement may be included in the real estate contract, in an addendum, or in a separate document.

(b) If the disclosure statement required by this Chapter is not delivered to the purchaser prior to or at the time the purchaser makes an offer, the purchaser may cancel any resulting real estate contract. The purchaser's right to cancel shall expire if not exercised prior to the following, whichever occurs first:

(1) The end of the third calendar day following the purchaser's receipt of the disclosure statement;

(2) The end of the third calendar day following the date the contract was made;

(3) Settlement or occupancy by the purchaser in the case of a sale or exchange; or

(4) Settlement in the case of a purchase pursuant to a lease with option to purchase.

Any right of the purchaser to cancel the contract provided by this subsection is waived conclusively if not exercised in the manner required by this subsection.

In order to cancel a real estate contract when permitted by this section, the purchaser shall, within the time required above, give written notice to the owner or the owner's agent either by hand delivery or by depositing into the United States mail, postage prepaid, and properly addressed to the owner or the owner's agent. If the purchaser cancels a real estate contract in compliance with this subsection, the cancellation shall be without penalty to the purchaser, and the purchaser shall be

entitled to a refund of any deposit the purchaser may have paid. Any rights of the purchaser to cancel or terminate the contract for reasons other than those set forth in this subsection are not affected by this subsection. (1995, c. 476, s. 1; 1997-472, s. 2.)

§ 47E-6. Owner liability for disclosure of information provided by others.

The owner may discharge the duty to disclose imposed by this Chapter by providing a written report attached to the residential property disclosure statement by a public agency or by an engineer, land surveyor, geologist, pest control operator, contractor, home inspector or other expert, dealing with matters within the scope of the public agency's functions or the expert's license or expertise. The owner shall not be liable for any error, inaccuracy, or omission of any information delivered pursuant to this section if the error, inaccuracy, or omission was made in reasonable reliance upon the information provided by the public agency or expert and the owner was not grossly negligent in obtaining the information or transmitting it. (1995, c. 476, s. 1; 1997-472, s. 3.)

§ 47E-7. Change in circumstances.

If, subsequent to the owner's delivery of a residential property disclosure statement to a purchaser, the owner discovers a material inaccuracy in the disclosure statement, or the disclosure statement is rendered inaccurate in a material way by the occurrence of some event or circumstance, the owner shall promptly correct the inaccuracy by delivering a corrected disclosure statement to the purchaser. Failure to deliver the corrected disclosure statement or to make the repairs made necessary by the event or circumstance shall result in such remedies for the buyer as are provided for by law in the event the sale agreement requires the property to be in substantially the same condition at closing as on the date of the offer to purchase, reasonable wear and tear excepted. (1995, c. 476, s. 1.)

§ 47E-8. Agent's duty.

A real estate broker or salesman acting as an agent in a residential real estate transaction has the duty to inform each of the clients of the real estate broker or salesman of the client's rights and obligations under this Chapter. Provided the owner's real estate broker or salesman has performed this duty, the broker or salesman shall not be responsible for the owner's willful refusal to provide a prospective purchaser with a residential property disclosure statement. Nothing in this Chapter shall be construed to conflict with, or alter, the broker or salesman's duties under Chapter 93A of the General Statutes. (1995, c. 476, s. 1; 1997-472, s. 4.)

§ 47E-9. Rights and duties under Chapter 42, landlord and tenant, not affected during lease.

This Chapter shall not affect the landlord-tenant relationship between the parties to a lease with option to purchase contract during the term of the lease, and the rights and duties of landlords and tenants under Chapter 42 of the General Statutes shall remain in effect until transfer of ownership of the property to the purchaser. (1995, c. 476, s. 1.)

§ 47E-10. Authorization to prepare forms; fees.

The North Carolina Real Estate Commission may prepare, or cause to be prepared, forms for use pursuant to this Chapter. The Commission may charge a fee not to exceed twenty-five cents (25¢) per form plus the costs of postage. (1995, c. 476, s. 1.)

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 2003

SESSION LAW 2004-75

SENATE BILL 1161

AN ACT to require counties and cities near military bases to give notice of land-use planning changes to the military bases.

The General Assembly of North Carolina enacts:

SECTION 1. G.S. 153A-323 reads as rewritten:

"§ 153A-323. Procedure for adopting or amending ordinances under this Article and Chapter 160A, Article 19.

(a) Before adopting or amending any ordinance authorized by this Article or Chapter 160A, Article 19, the board of commissioners shall hold a public hearing on the ordinance or amendment. The board shall cause notice of the hearing to be published once a week for two successive calendar weeks. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

(b) If the adoption or modification of the ordinance would result in changes to the zoning map or would change or affect the permitted uses of land located five miles or less from the perimeter boundary of a military base, the board of commissioners shall provide written notice of the proposed changes by certified mail, return receipt requested, to the commander of the military base not less than 10 days nor more than 25 days before the date fixed for the public hearing. If the military provides comments or analysis regarding the compatibility of the proposed ordinance or amendment with military operations at the base, the board of commissioners shall take the comments and analysis into consideration before making a final determination on the ordinance.

SECTION 2. G.S. 160A-364 reads as rewritten:

"§ 160A-364. Procedure for adopting or amending ordinances under Article.

(a) Before adopting or amending any ordinance authorized by this Article, the city council shall hold a public hearing on it. A notice of the public hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

(b) If the adoption or modification of the ordinance would result in changes to the zoning map or would change or affect the permitted uses of land located five miles or less from the perimeter boundary of a military base, the governing body of the local government shall provide written notice of the proposed changes by certified mail, return receipt requested, to the commander of the military base not less than 10 days nor more than 25 days before the date fixed for the public hearing. If the military provides comments or analysis regarding the compatibility of the proposed ordinance or amendment with military operations at the base, the governing body of the local government shall take the comments and analysis into consideration before making a final determination on the ordinance.

SECTION 3. This act becomes effective July 1, 2004.

In the General Assembly read three times and ratified this the 28th day of June, 2004.

s/ Beverly E. Perdue
President of the Senate

s/ Richard T. Morgan
Speaker of the House of Representatives

s/ Michael F. Easley
Governor

Approved 4:09 p.m. this 8th day of July, 2004

Implementation Team Membership

- Co Chairs:
 - o Durham City/County Planning Director (or designee)
 - o Granville County Planning Director (or designee)
- Members:
 - o Town of Butner Representative
 - o Town of Stem Representative
 - o NC National Guard
- Staff:
 - o Camp Butner Training Site Manager (or designee)

Work Tasks & Responsibilities For Discussion and Oversight at Team Meetings

The JLUS Report contains 23 total recommendations, with various parties responsible for each. The Implementation Team should be charged with documenting progress on all 23 recommendations, while working together to decide which recommendations should be focused on first. Meetings of the Implementation Team should be organized by the CBTS Site Manager designated staff person, in coordination with the Durham City/County Planning and Granville County Planning Department designees. Agendas should focus on specific issues being experienced locally, and should include general discussion and updates on local progress being made toward individual recommendation efforts. When communication is prepared by the Implementation Team, the communication channel should be through the County Planning Department Co-Chairs, not Camp Butner Training Site.

JLUS Recommendation C: Notify CBTS of Major Developments in the Study Area. Team members should implement this recommendation prior to the first Team meeting, and report any difficulty or success with the implementation.

JLUS Recommendation E: Targeted Marketing of Conservation Easements. Team members should discuss at initial meetings local efforts underway with this task. Outside stakeholders, such as the Tar River Land Conservancy or the Nature Conservancy should be invited to participate in meetings to assist with guiding or coordinating this effort.

JLUS Recommendation H: Encourage Citizen Land Conservation Efforts. Team members should discuss at initial meetings the local efforts underway with this task. Best practices or successful efforts should be shared and duplicated where appropriate.

JLUS Recommendation J: Consider Passive Recreation Opportunities in the Study Area. Team members should discuss at initial meetings the local efforts underway with this task. Best practices or successful efforts should be shared and duplicated where appropriate.

JLUS Recommendation K: Create and Maintain Buffers Around CBTS. Team members should discuss at initial meetings the local efforts underway with this task. Best practices or successful efforts should be shared and duplicated where appropriate.

JLUS Recommendation L: Encourage Continuation of Water Quality Efforts within the Study Area. Team members should discuss at initial meetings the local efforts underway with this task. Best practices or successful efforts should be shared and duplicated where appropriate. Local Government members should utilize, where appropriate, their relationship with the Upper Neuse River Basin Association to gather additional information and leverage resources to engage in additional water quality planning and implementation efforts.

JLUS Recommendation M: Establish Ongoing Implementation Team. The staff person designated by CBTS Site Manager as Implementation Team staff should coordinate with the designated co-chairs to schedule an initial meeting within six months after the adoption of the JLUS Report by the local government members. The initial meeting should result in a set Implementation Team meeting schedule and meeting location, and ideas for discussion at the next two to three meetings. Team members should also discuss concrete and realistic goals at their initial meetings, setting milestones for short-term tasks.

JLUS Recommendation O: Create a Noise Buffer in CBTS Noise Zones. Team members should discuss at initial meetings the local efforts underway with this task. Best practices or successful efforts should be shared and duplicated where appropriate.

JLUS Recommendation P: Planning and Zoning Department Notification Stamp on Permits. Team members should attempt to implement this recommendation prior to the first Team meeting, and report any difficulty or success with the implementation.

JLUS Recommendation Q: Purchase Land or Easements in Critical Watershed Areas. Team members should discuss opportunities for this, and explore funding opportunities.

JLUS Recommendation S: Update Comprehensive Land Use Plan to Address Retention of Existing Zoning Densities. Local government team members with jurisdiction within ½ mile of CBTS should explore updating their comprehensive land use plans to add text complying with this recommendation.

JLUS Recommendation T: Update Future Land Use Plans to Show Study Area Boundary. Team members should request shapefile layers from the Kerr-Tar COG GIS staff that identify the Camp Butner Training Site boundary, and the Study Area Boundary. These layers should be used to inform planning decisions made within the study area, particularly those within identified noise zones.

JLUS Recommendation U: Continue to Encourage Army Corps of Engineers to Remove Unexploded Ordnance in Study Area. Implementation Team members should discuss the appropriate way to encourage the continued removal of unexploded ordnance, including writing a letter of support to the Army Corps of Engineers or the Butner Restoration Advisory Board (RAB).

JLUS Recommendation V: Create Real Estate Disclosure Statement in Study Area. State legislation allows for the NC Standard Disclosure Statement to include provisions for including any notice from a governmental agency that affects the property to be included. Implementation of this Recommendation will need to occur in two phases. First, local governments should send a letter to each property owner in the Study Area along with some information regarding Camp Butner and the potential for noises associated with the military training underway there. The letter should specify that any sale of the property should include a disclosure that the property is located within one mile of Camp Butner Training Site. Second, the Real Estate community should be educated about this requirement, and should be sent materials describing the JLUS process and maps of the JLUS Study Area. Implementation Team members should discuss these efforts, and decide collectively how to implement this recommendation locally.

JLUS Report Update: Team members should evaluate completion of JLUS recommendations periodically. Team members should explore options for updating the planning report in FY 2012, including seeking funding and resources to prepare the plan update. Team Staff should organize meetings quarterly, with agendas focusing on short-term recommendations with multiple responsible parties. Meetings should also focus on updates being given to the group regarding recommendations with single-party responsibility.

Other recommendations contained in the JLUS report should be noted by the Implementation Team Co-Chairs and staff, and progress on those recommendations should be documented as well.

Glossary

A

- Adverse Impact** A negative consequence to the physical, social, or economic environment resulting from an action or project.
- Air Quality** A description of healthiness and safety of the atmosphere.

B

- Bicycle Lane** A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.
- Buffer** A portion of property designated to mitigate impacts between land uses or transportation routes, or to protect water features from pollutants.

C

- Census** The official decennial enumeration of the population conducted by the Federal government.
- Commercial** A land use classification that permits facilities for the buying and selling of commodities and services.
- Comprehensive Plan** The overall development plan for the community which has been officially adopted to provide long-range development policies including all specified individual elements thereof among which are the plans for land intensities,; land subdivision; circulation; and community facilities, utilities and services.
- Conservation** The management of natural resources to prevent waste, destruction, or neglect.
- Conservation Subdivision** A housing development in rural areas that is characterized by compact lots and common open space, where the natural features of the land are preserved to the greatest extent possible. Typically, environmentally sensitive areas, such as wetlands, floodplains and steep slopes, are set aside in conservation areas, while lots are reduced in size and arranged to fit in less sensitive areas.

D

- dB** The decibel (dB) is the unit used to measure the magnitude or intensity of sound. It uses a mathematical scale to cover the large range of sound pressures that can be heard by the human ear. A 10-dB increase will be perceived by most people to be a doubling of loudness.
- Density** The number of dwelling units per gross acre, except in the case of a conservation subdivision, where the net area shall be used.
- Density, Residential** The number of permanent residential dwelling units per acre of land. Densities may be expressed in units per gross acre or per net developable acre.
- Developer** (a) The person, firm, corporation, or legal entity that has financial, or operational control over land-disturbing activity; or (b) The person, firm, corporation, or legal entity in possession or control of the land when he directly or indirectly allowed the land-disturbing activity, has benefited from it, or has failed to comply with any provisions of the Unified Development Ordinance.

Development	Any human caused change to improved or unimproved real estate that requires a permit or approval from any agency of the City or County of Durham, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations and storage of materials.
Development Rights	The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning.
Division of Water Quality	A functional component of the North Carolina Department of Environment and Natural Resources.
DNL	The average annual sound level, in decibels, computed on the basis of a 24-hour period with a 10-dB penalty for sound occurring between 10 p.m. and 7 a.m. to account for the greater intrusiveness of noise during late night or early morning hours.
Dwelling Unit	Rooms used for human habitation containing independent cooking, sleeping and toilet facilities; excluded are boarding houses, hotels, and dormitories.

E

Easement	A grant by a property owner for use by the public, a corporation or persons of an area of land for specific purposes.
Easement, Conservation	A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)
Environment	The physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.”
Erosion	The wearing away of land surface by the action of wind, water, gravity or any combination thereof.

F

Family	One or more individuals residing in a dwelling unit, living as a single housekeeping unit, and complying with the following rules: (a) Any number of individuals related by blood, marriage, or adoption may occupy a dwelling unit. (b) Where some or all of the occupants are unrelated by blood, marriage, or adoption, the total number of occupants that are unrelated shall not exceed three. In applying this provision, children who are under the age of 23 and who are children of the owner or a person renting an entire dwelling unit from the owner, shall be counted as a single occupant. In addition, in all cases, the limitation set out in subsection (c) below shall apply. (c) The presence of household employees or children in foster care shall not disqualify any premises otherwise satisfying the above rules.
Flood, 100-Year	The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Floodplain The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the floodplain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Future Land Use Map A map of the community, adopted as part of the Comprehensive Plan, showing desirable patterns of future land use in color and used to guide the location and character of new development.

G

Goal A general, overall, and ultimate purpose, aim, or end toward which the City and County will direct effort.

Growth Management The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas.

H

Highway A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.

Historic Building or Site A historic building or site is one which is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

I

Impact The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Implementation Actions, procedures, programs, or techniques that carry out policies.

Infrastructure Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, public safety facilities, libraries, schools, and roads.

Issues Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, and policies.

J

K

L

Land Use The occupation or utilization of land or water area for any human activity or any purpose defined in a land use plan.

M

N

O

Objective	A specific statement of desired future condition toward which the local government will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific
Office Use	The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.
Open Space	Areas of a development that allow for light, air, wildlife habitat, and for scenic and recreational use. Also included are areas designed to enhance the privacy or general appearance of a development. Private open space is open space that is owned by a corporation, individual, or house owners association. Public open space is open spaced owned by a governmental jurisdiction.
Overlay	A zoning designation on a zoning map that modifies the basic underlying designation in some specific manner.

P

Parks	Open space lands whose primary purpose is recreation.
Policy	A specific statement of principle or of guiding actions which implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")
Program	An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives with new development to the users of the infrastructure on the basis of projected use.

Q

R

Recreation, Active	Leisure activities usually of an organized nature, often performed with others and often requiring equipment, taking place at prescribed places, sites, or fields.
Recreation, Passive	Recreational activities that do not require a developed site. This includes such activities as hiking, horseback riding, and picnicking.
Regional	Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.
Residential	Land designated for buildings consisting only of dwelling units.
Residential Development	Any development that is comprised in whole or in part of dwelling units designed for long-term human habitation.
Residential, Multiple Family	Usually three or more dwelling units on a single site, which may be in the same or separate buildings.
Residential, Single-family	A single dwelling unit on a building site.
Rezoning	An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

S

Sewer	A system of subterranean conduits which carries refuse liquids or waste matter to a plant where the sewage is treated.
Single-Family	A house designed for, or occupied exclusively by, one family. Not to include manufactured housing.
Site	A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot. (See "Lot.")
Standards	A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions. For example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.
Storm Water	Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.
Subdivisions	All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) or any division of land involving the dedication of a new street or a change in existing streets.

T

U

Urban Growth Area	Those portions of Durham, Orange, and Wake Counties indicated in the Comprehensive Plan which are expected to receive urban services and to develop an urban character over the next 20 to 30 years and are not within the Rural Tier.
Use	The purpose for which a building, structure, or area of land may be arranged or occupied or the activity conducted or proposed in a building, structure, or on an area of land.

V

Water Quality	A term used to describe the biological, chemical and physical characteristics of water and its general composition. These attributes affect water's ability to sustain life and its suitability for human consumption.
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W

Watershed	All of the land area draining to a particular point on a water course or to a water body.
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X

Y

Z

Zone, Overlay

A special purpose zone, which is superimposed over the regular zoning map. Overlay zones are used for a variety of purposes, such as airport compatibility, floodplain or wetlands protection, historic designation, or special parking regulations.

Zoning

The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the Comprehensive Plan.

Zoning District

A designated section of the city or county for which prescribed land use requirements and building and development standards are uniform.