



JOINT LAND USE STUDY IMPLEMENTATION NAS JRB NEW ORLEANS



---MEETING MINUTES--- Adopted 11.19.13

Technical Group Meeting

October 15, 2013, 4:00pm – 6:15pm

Plaquemines Parish Government, 8056 Hwy 23, Belle Chasse, LA

Participants:

- Benny Puckett | Plaquemines Parish Government (PPG)
- Diana Alfortish | Pivach Real Estate
- Bonnie Buras | Realtor, Coldwell Banker TEC Realtors
- Phyllis Difebbo | PPG, Planning, Zoning and Permitting
- Jeff DiMarco | PPG, Planning, Zoning and Permitting Board
- Ken Dugas | PPG Engineer
- Nancy Fridge | Plantation Estates Neighborhood Association
- Belinda Hazel | PPG Assessor's Office
- Allen Hero | Hero Lands Co.
- Bruce Keller | NAS JRB New Orleans
- Terri Wilkinson | Jefferson Parish Planning
- Jim Woodard | PPG, Planning, Zoning and Permitting Board
- Dwight Norton | GCR Inc.
- Tyler Antrup | GCR Inc.
- Michael Lauer | Planning Works

Discussion:

a. Introductions

Quick intro of attendees listed above.

b. Review of Capital Planning and Status in MIPD

Group reviewed prepared inventory (separate handout). #5 Peters Rd Phase 2 was in Right-of-Way acquisition phase. No funding has been identified for #6, Peters Road Phase 3. #9 is still in early



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planning phase with no funding allocated, but recommend still showing the proposed relocation corridor on all maps.

PPG also introduced several drainage projects currently underway all of which are designed to alleviate existing street flooding problems. These projects include one on the “Good News” property and two canal improvements.

c. Review of Planned Developments and Other Projects in MIPD

[noted post meeting] Pivach Real Estate is in the beginning stages of developing land along Main Street north of Oak Road. Land-use and intensity have not been finalized. Pivach Real Estate is also assisting in the sale of vacant and underdeveloped land along Highway 23 at Woodland Highway. Potential use is commercial, but depends on future owner.

d. Overview of Current Land-Use and Compatibility

DN and ML introduced current mapping tools that the GCR team is using to show compatibility of land use as it relates to geographic location. Compatibility of a type of land-use is directly tied to Noise impact and Accident Potential overlaid on that specific land-use type.

e. Implementation Tools Discussion

Neither the land-use or zoning maps have been adopted. PPG Planning Zoning & Permitting Board (PZPB) has just received the full zoning ordinance for review and consideration. ML was advised to use the draft zoning ordinance to evaluate land uses.

Neither the currently adopted nor the draft PPG zoning ordinance uses the Land Based Classification System (LBCS) standard; Jefferson Parish does. ML said that the draft zoning code could be translated from existing zoning to LBCS. PZPB recommend GCR bring alternative classification (i.e. LBCS) forward as a recommendation during their review of the draft zoning ordinance. Allen Hero (AH) indicates no real concern over which one is used.

Proposed approach to evaluate compatibility by land use type is agreeable to group.

Transfer of Development Rights (TDR) reviewed. Further work needed to determine the conditions necessary for successful use. ML and AH agree there is initial skepticism that sufficient market conditions exist to allow for sale of development rights. However, ML believes transfer of right to another property of same owner could be feasible. Consensus to keep concept on the table.

ML asked about the flexibility in the range of base operational activities (e.g. similar to the way civilian flight ops can have restrictions). Bruce Keller (BK) responds AICUZ is the primary guideline. A new study is required to add any operations.

Noise: International Building Code (IBC) is now required by the state, minimized the need for additional requirements on noise. Terry Wilkinson (TW) says we need to understand what standard in addition to IBC would be needed. BK asked if the project scope includes a building inventory? DN responded that it currently does not.



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Lighting: PPG indicates no current regulations electronic billboards. ML suggested addressing glare and intensity, but stated that Dark Skies requirements would not be proposed unless otherwise requested; no request was made.

Height: PZPB requests working with draft CZO (in lieu of existing). AH reminds all about existing avigation easement from original base land purchase.

f. Next Steps

Next meeting set for Wednesday, November 13 at 4pm in the Plaquemines Public Library

DN recommends setting the second Wednesday of the month unless otherwise rescheduled as the standing Technical meeting time. No disagreement.

Website will be launched shortly with secure login for committee members to download draft, preliminary and supplemental materials.

<http://www.jlusneworleans.com>.