



SHAW A.F.B. LAND USE CONTROLS

Shaw Air Force Base, S.C.

WHAT ARE THEY?

Land use controls are physical, legal or administrative measures that restrict the use of, or otherwise limit access to, real property with environmental contamination that exceeds regulatory limits. The intent of using these controls is to protect human health, the environment and the effectiveness of any engineering remedy by limiting the activities that may occur at a particular cleanup site.

- **Physical** – engineering remedies to monitor or clean up a site, as well as physical barriers, such as fences and signs, to limit access to the site.
- **Legal** – deed notices, bilateral agreements and restrictive covenants that are meant to ensure the continued effectiveness of land use restrictions imposed as part of a cleanup decision.
- **Administrative** – public notices, adopted local land use plans and zoning ordinances, construction permitting, or other existing land use management systems.

Authorities have used LUCs as a land-use planning tool for generations, dating back to English common law. City and county governments have successfully used them to promote beneficial land uses and protect public health and safety.

The Department of Defense has taken and applied these tools to active and former military bases nationwide, including here. At Shaw, LUCs are used to protect human health and the environment, facilitate cleanup and provide information to the public.

EXAMPLES OF LUCs USED AT SHAW A.F.B.

- Bilateral Agreements (Deed Notifications) disclosing groundwater contamination on private property
- Annual review of off-base property transactions
- Requests of well-drilling companies
- Reviews of private well program notices of intent
- Annual survey of wells located within 1,000 feet of contaminated groundwater
- Annual groundwater monitoring
- Annual notice to property owners
- Semi-annual Restoration Advisory Board public meetings
- Responses to landowners as needed
- Progress reporting of activities
- Five-Year review of effectiveness of cleanup remedies, including LUCs, in the spirit of CERCLA, the Superfund law
- Fences and signs
- Geophysical Information System (GIS) mapping
- Groundwater use restrictions



Annual groundwater monitoring is an example of a physical LUC used at Shaw A.F.B. to ensure protection of human health and the environment.

POINTS OF CONTACT

Mr. Rob Sexton

Chief, Community Relations
20th Fighter Wing Office of Public Affairs
345 Cullen Street
Shaw AFB, SC 29152
803-895-2019 / robert.sexton@shaw.af.mil

Ms. Rachel Poole

Bureau of Land and Waste Management
South Carolina Department of Health & Environmental Control
2600 Bull Street
Columbia, SC 29201
803-896-4073 / poolerd@dhec.sc.gov

FOR MORE INFORMATION

U.S. Environmental Protection Agency: www.epa.gov
South Carolina Department of Health & Environmental Control: www.scdhec.gov

