

Camden/Kings Bay Joint Land Use Study

Land Use Compatibility

Compatibility Factors Evaluation & Findings

Existing Uses:

Limited development directly adjacent to base
 Charlie Smith Sr. Hwy limited access limits development to west, but some large sites
 Commercial hub at Charlie Smith & Osborne is most congested area
 Airport & Gilman site to south potential changes
 Cumberland Harbor



Existing Zoning:

Limited adjacent commercial zoning (and access limitations)
 Planned Development Residential zoning to west
 Low Density Residential to south
 Airport zoned I-A, Gilman site zoned PD
 3,000 ft. Land Use Notification Area



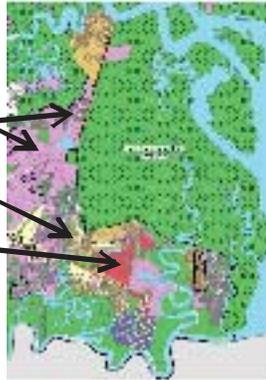
Environmental:

Undeveloped property nearest to west heavily impacted by wetlands
 Undeveloped property adjacent to south heavily impacted by wetlands
 Undeveloped property further to west less impacted by wetlands
 Gilman property brownfield redevelopment opportunity



Future Land Use:

St. Marys
 Suburban Development & Neighborhood Infill recommended for majority of land in vicinity. Potential for higher density future
 Corridor/gateway south & southwest of base
 Airport & nearby property future Commercial Areas, supports redevelopment



Future Land Use:

Camden County
 FLUM includes residential at NW edge of SUBASE
 Future commercial near base limited to existing
 Future mixed-use development recommended at distances to north and west



Key Findings:

Future development/ redevelopment near base inside 3,000 ft. involves military review where not consistent with existing zoning – effective and established coordination process (since 2006)
 Some zoning modifications can improve compatibility of St. Marys zoning ordinance (e.g. telecom)
 Some opportunities exist for buffer preservation adjacent to SUBASE with remaining vacant/ undeveloped property heavily impacted by wetlands
 Major redevelopment opportunities exist farther from base (> 3,000 ft) including Airport property and Gilman property that warrant coordination with SUBASE to ensure compatible future development/redevelopment

