

Part I

28 October 1987

PUBLIC AFFAIRS PLANNING FOR LAND ACQUISITION

CHRONOLOGY OF EVENTS:

September 1985

- Base officials conduct a special training analysis.

November 1985

- Letter to CMC from CG, Base outlining preliminary planning for land expansion.

February 1986

- CG, Base publicly discusses preliminary plan with Onslow County Commissioners at a luncheon. JPAO follows immediately with a planned press release.
 - Commissioners (4 of 5 in attendance) expressed support.
 - Media coverage moderate/balanced
 - Local manager of Internatinal Paper later expresses concern that he was not told of plan in advance.
 - Land Acquisition Hotline established.

PRESS RELEASE/Q's & A's (POINTS STRESSED)

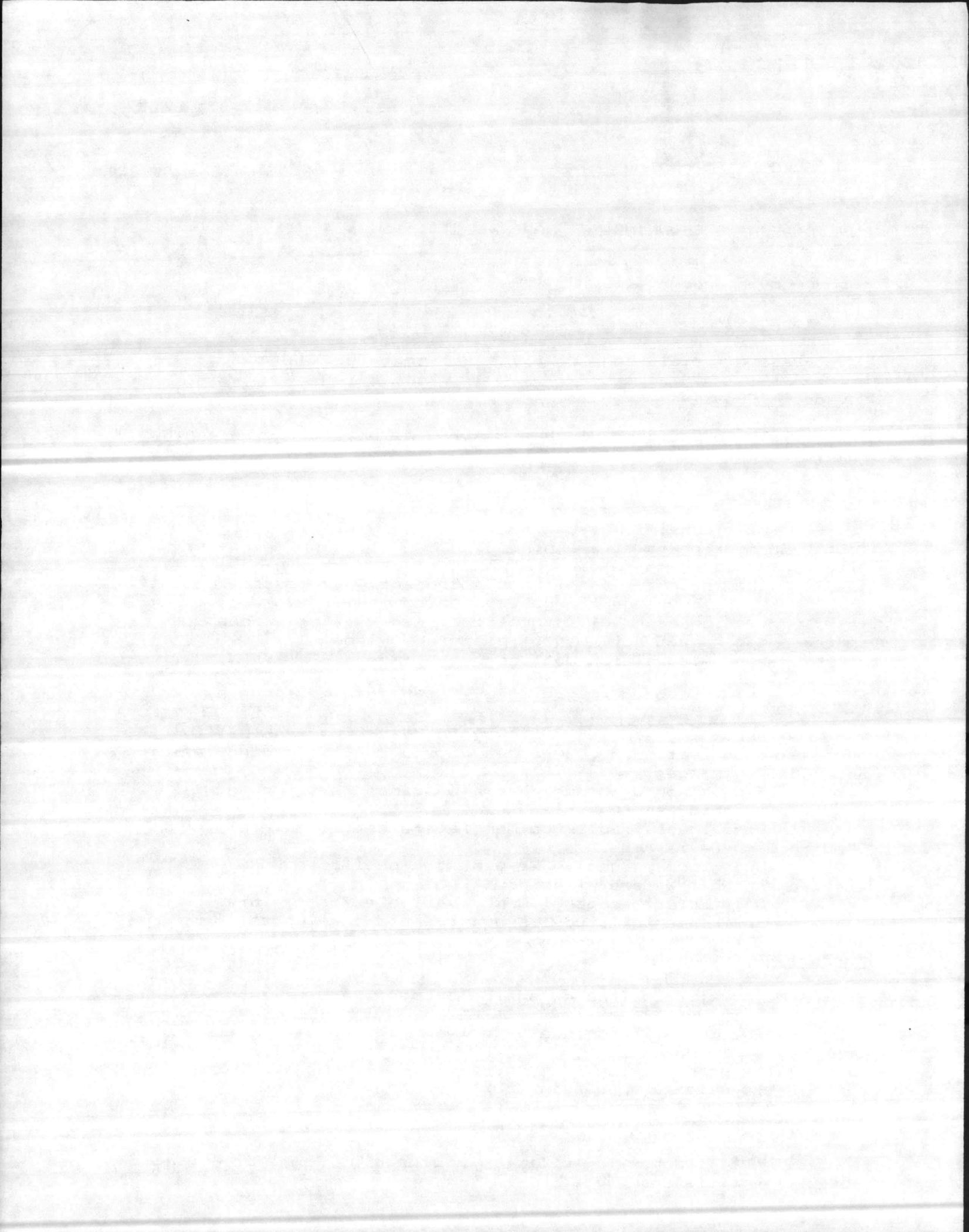
- Series of studies underway to determine feasibility of purchasing or leasing 52,000 acres during 1989 to expand training and maneuver ranges.
 - Ranges would accommodate new weapons systems and training techniques.
 - Site identified as commercial forest immediately west of CLNC in Camp Davis area.
 - Long term process. We want the public to know we've started and what we are planning.
 - Only 60,000 acres of CLNC available for training.
 - Environmental Study is next; could take up to 18 months.

March 1986

- CMC briefed on land expansion proposal and he approved continuing study.
 - Evaluation of land area by driving around perimeter road boundary.
 - Title search begun.
 - Press Release announcing title search.

PRESS RELEASE/ Q's & A's (POINTS STRESSED)

- Identified Naval Facilities Engineering Command, Atlantic, Norfolk as title searchees.



-Stated land planning study would determine precise boundaries of the proposed land.

March 1986

-Rumors fly. (note: boundaries as yet not released)

-Letters from citizens to County Commissioners, Senator John East, and Charles Whitley, to name a few are answered by CMC and CG, Base.

-letters stress answers to following concerns:

-development stage

-sharing plan with local citizens

-sharing plan with local land owners

-reason for expansion

-stressing land owners have no fear of losing property through adverse condemnation procedures.

-requests for briefings whenever new information is available

-acknowledgement of necessity for public meetings

MEDIA COVERAGE

-John Sewell, county commissioner, objects to possible condemnation proceedings. Cites 200 families could be affected.

-Meeting between commissioners and base officials discussed.

-Many Holly Ridge citizens distressed by lack of information. Want to know why their elected official (Whitley) doesn't have answers.

-Daily News, Jacksonville, editorial comes out against condemnation.

April 1986

-Base officials invited to attend concerned citizens meeting at Onslow County Courthouse. Base declines but makes press release on NAVFAC's Project Scope Determination and information on How and Why the Federal Government Acquires Property for Public Purposes.

PRESS RELEASE/Q's & A's (POINTS STRESSED)

-identifies NAVFAC

-states 52,000 acres under consideration in 1989

-states involvement of Project Scope Determination

-number of parcels and land owners

-estimate of value of property

-possible relocation costs

-identifies exact boundaries of land being considered

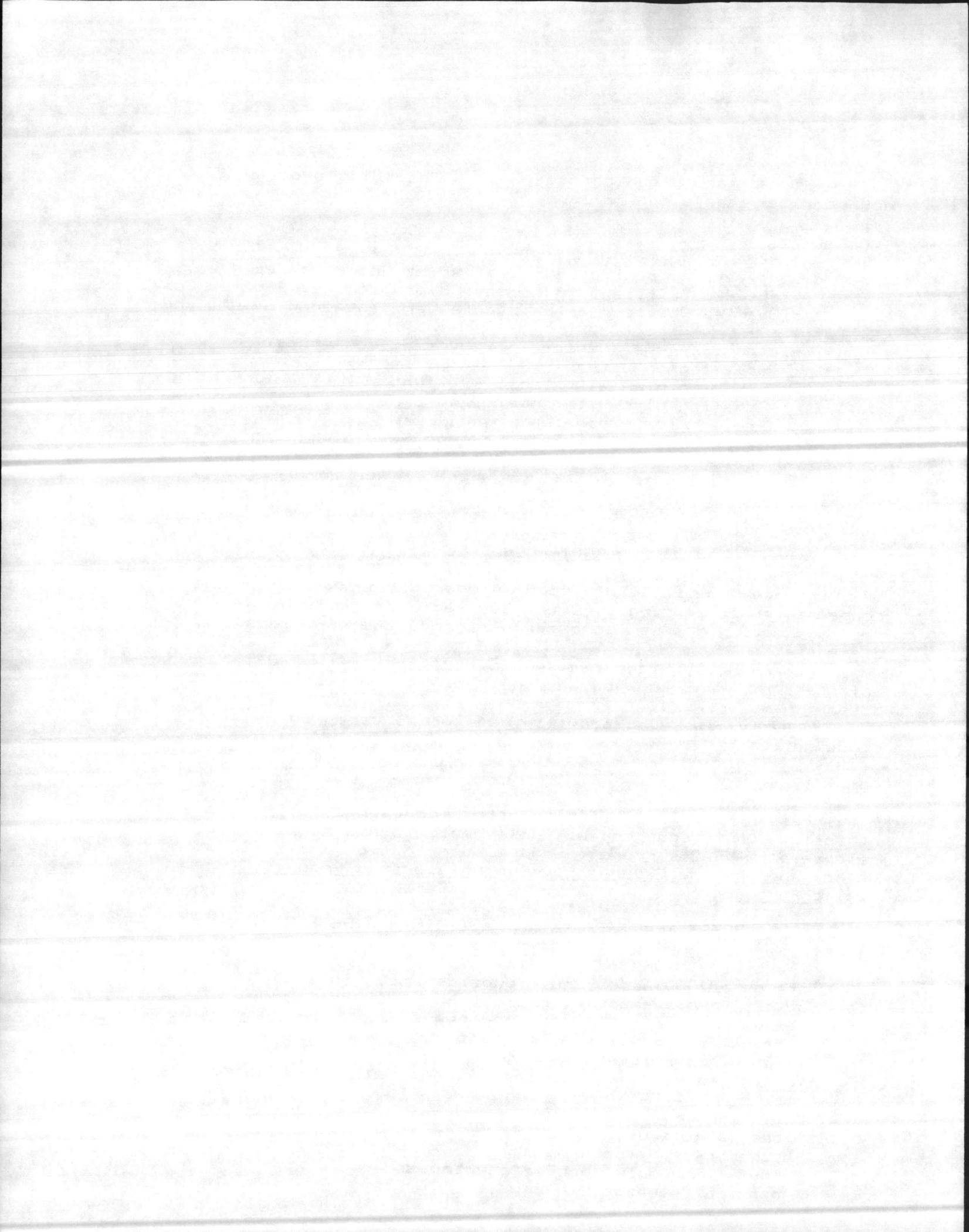
-MEDIA reports:

-foes paint a bleak picture

-higher taxes, lost homes

-about 125 people "packed courthouse"

-principal speakers



-Charles Padgett (Sneads Ferry/Topsail developer), Keith Fisher (co-chairman of the Committee of Citizens Concerned about the Preservation of Private Land and Equal Taxes)

-politicians in attendance

-Sen. A.D. Guy, state Rep Gerald Hurst, Cecil Morton, chairman of the Onslow County Board of Commissioners, and county commissioner John Sewell

-Base has 22.4% of county's land; further expansion would reduce tax base and put a heavier burden on everyone

-look to Croatan national forest

-move woodpeckers on base; people come first

-contact politicians let them feel heat

-concerned citizens claim Base officials evasive about issue; not providing information

-new land to be basically an impact area

-Senator Guy proposes Camp Lejeune-Fort Bragg link

May 1986

-CMC responds to Congressman Whitley's letter by stating that any proposed acquisition would be limited to the smallest number of ownerships possible. While there are 200 land owners with the general area, we believe only 40 would be involved with any proposed acquisition.

MEDIA COVERAGE

-Fisher says that reducing the number of property owners is an improvement, but his group still opposed to any attempt to take over privately owned land.

-Padgett questions the number of land owners to be affected.

-Raeford Coston dies. Fisher says "they gave a flag to his family for serving his country- the same country that is trying to take his land from his widow. Then they buried him in the same land he was fighting to keep."

-Reiterates Croatan alternative; stresses bombing range argument; explains that Dixon School is also in danger

June 1986

-CG, Base writes letter to County Commissioner outlining our position to include:

-identifying outermost boundaries

-states every effort will be made to minimize disruption or dislocation.

-states our utmost desire to keep communications open in an attempt to dispel or reduce unfounded rumors.

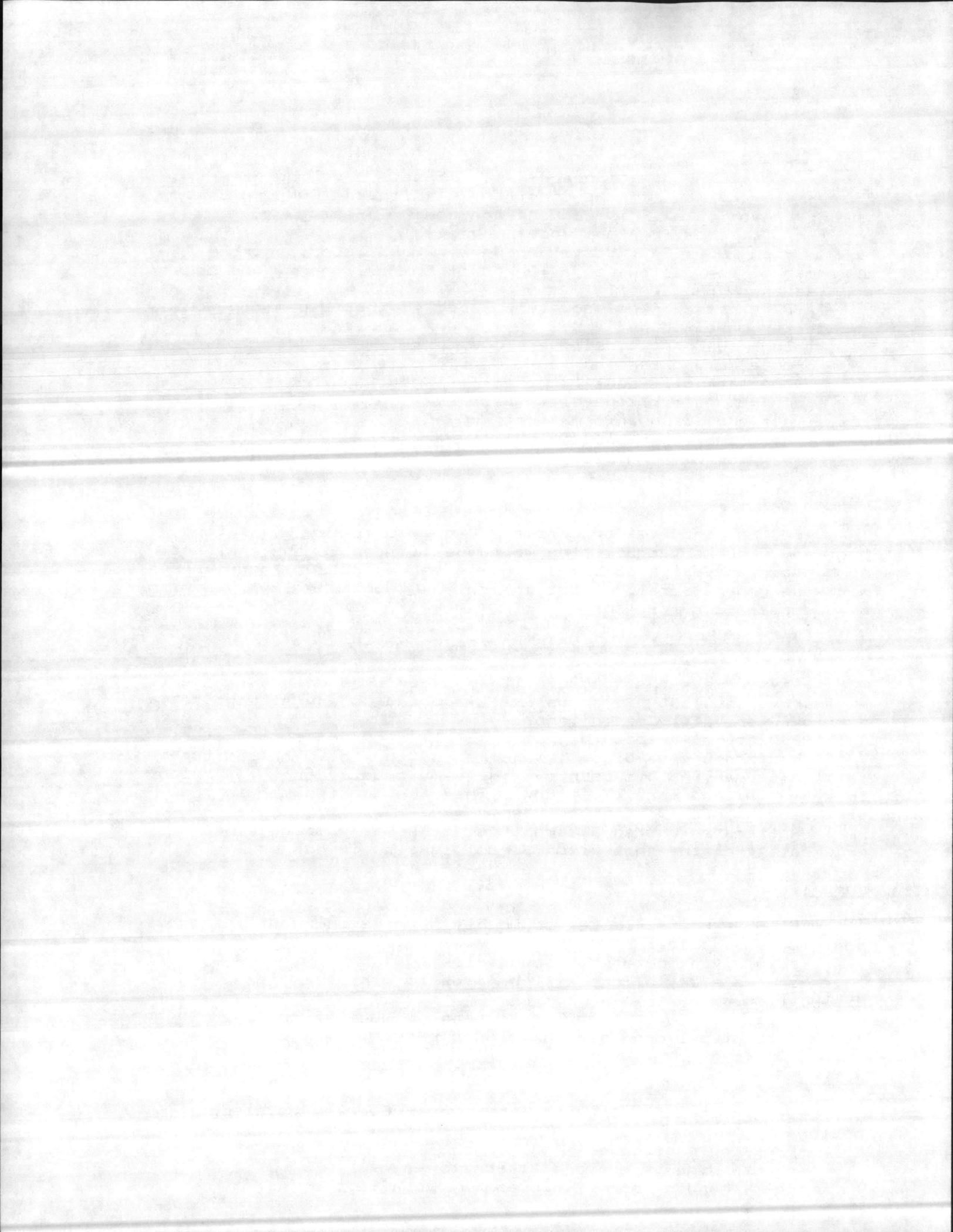
July 1986

-Base meets with International Paper Company to discuss options.

-Press release covers:

-continuing to explore alternatives

-only handful of residences may be affected



- stress good neighbor policy and sensitive to concerns of elected officials
- announces plan to meet with land owners
- land may include only 41,000 acres
- CG, Base addresses Rotary Club

MEDIA COVERAGE

- officials looking at setting boundaries back
- opponents say opposed even if one family is forced to relocate
- base officials say they are trying to get the boundaries down to where it affects only a handful of people.
- foes reiterate that plan hampers long-range economic future, and that safety is a factor because of heavy artillery
- new Marine aircraft mentioned in rotary club coverage

December 1986

- CG, Base holds news conference to dispel rumors, emphasize good neighbor policy.

MEDIA COVERAGE

- generally balanced
- in separate coverage expansion foes identified as follows:
 - G. Keith Fisher, Louis Sewell, Wendell Padgett (all Jacksonville); Donald James, Haws Run; Paul Davis, Elwood Taylor, Malton Rochelle (all Sandy Run); Rayford Costen, William Edens, Durlin Padgett, Lynda Padgett, Neal Padgett (all of Holly Ridge); James L. Henderson, President of Coastal Carolina Community College; Louie Foy, Edsel Ottaway (of Verona).

February 1987

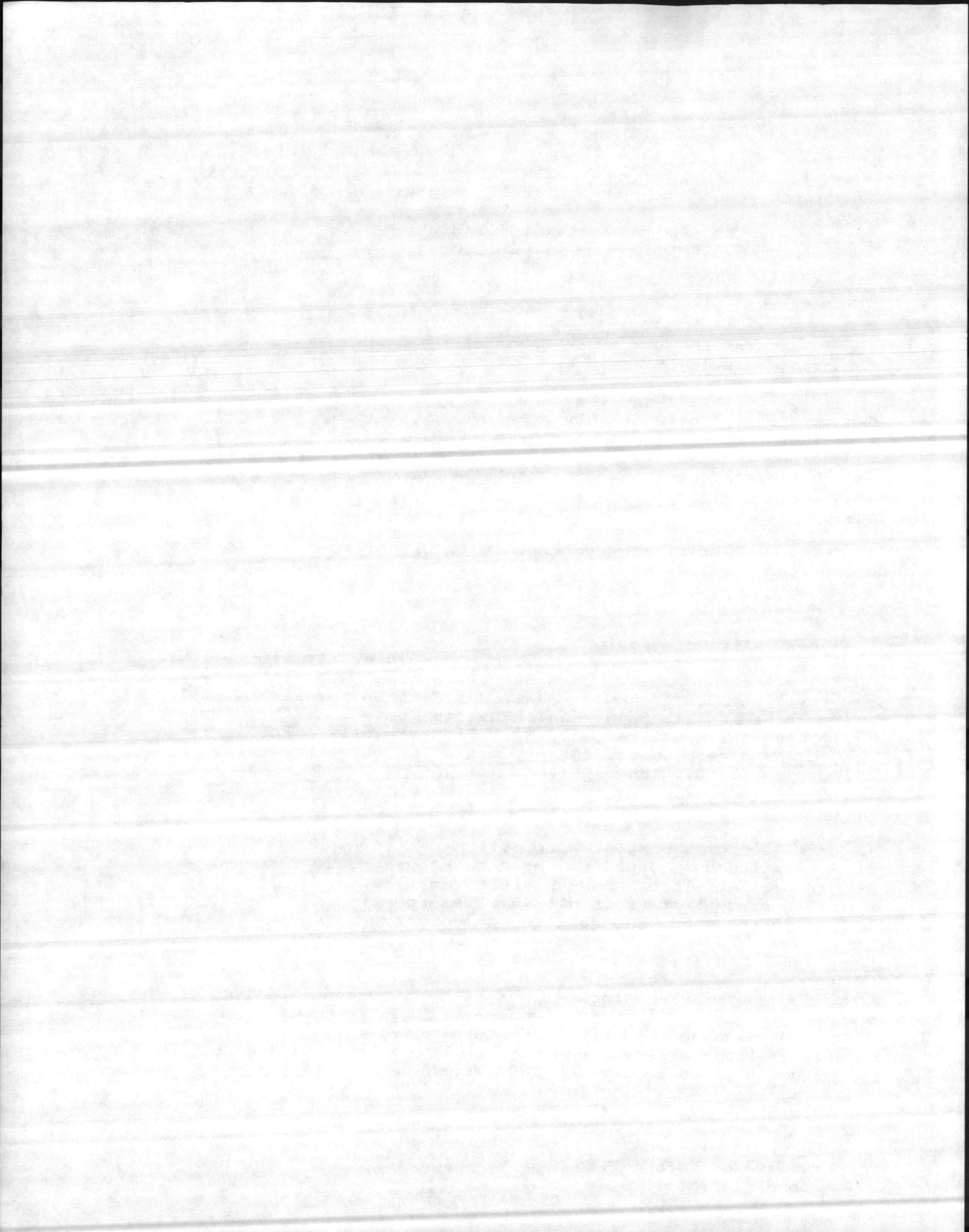
- PAO conducts Partial Acquisition Letter Response Analysis (mailed on 9 January, response requested 20 January)
- A C/S Facilities and PAO visit families.
- PAO sends letters to all families identifying issues, hotline information, and need to communicate.

March 1987

- CMC approves funding in pursuit of a purchase option covering International Paper Company.
- PAO releases information concerning Base desire to conduct a meeting with families. Meeting conducted at Rifle Range gymnasium, at 1500 Sunday and 1900 Tuesday.

PUBLIC AFFAIRS CONSIDERATIONS

- release of information
- coordination



MARINE CORPS BASE
Camp Lejeune, N.C.

LAND ACQUISITION
INFORMATION SHEET

1. Currently, plans for expanding MCB, Camp Lejeune are in the preliminary development stage. Modernization of the Marine Corps and the cumulative effect of numerous restrictions on the use of our present land holdings dictate that we expand the base beyond its present boundaries. The new equipment now being provided our Marines has resulted in a faster moving and more mobile force, with more fire power than ever before. This greatly enhances our ability to perform our military mission. Unfortunately, these weapons require training ranges which cannot be provided within the base's current land assets.

2. In 1984, a consulting firm was hired to study the training mission at Camp Lejeune and assess our capability to train for modern warfare with state-of-the-art weaponry. The Special Training Analysis revealed that we need to expand our training areas by some 52,000 acres. We are currently studying an area to the southwest generally between Verona and Camp Davis and extending west to near North Carolina Highway 50. Definite boundaries and a more exact figure must await a detailed analysis of adjacent land use and ownership configurations, soil and terrain conditions, and relative environmental impacts.

3. We are just now starting the process of securing this detailed information and analysis, and the complete process is expected to take a number of years. Accordingly, it is envisioned that a proposal for a land acquisition project will be incorporated in the FY-89 budget request for military construction. For this reason, much of the information provided must be considered tentative at this time.

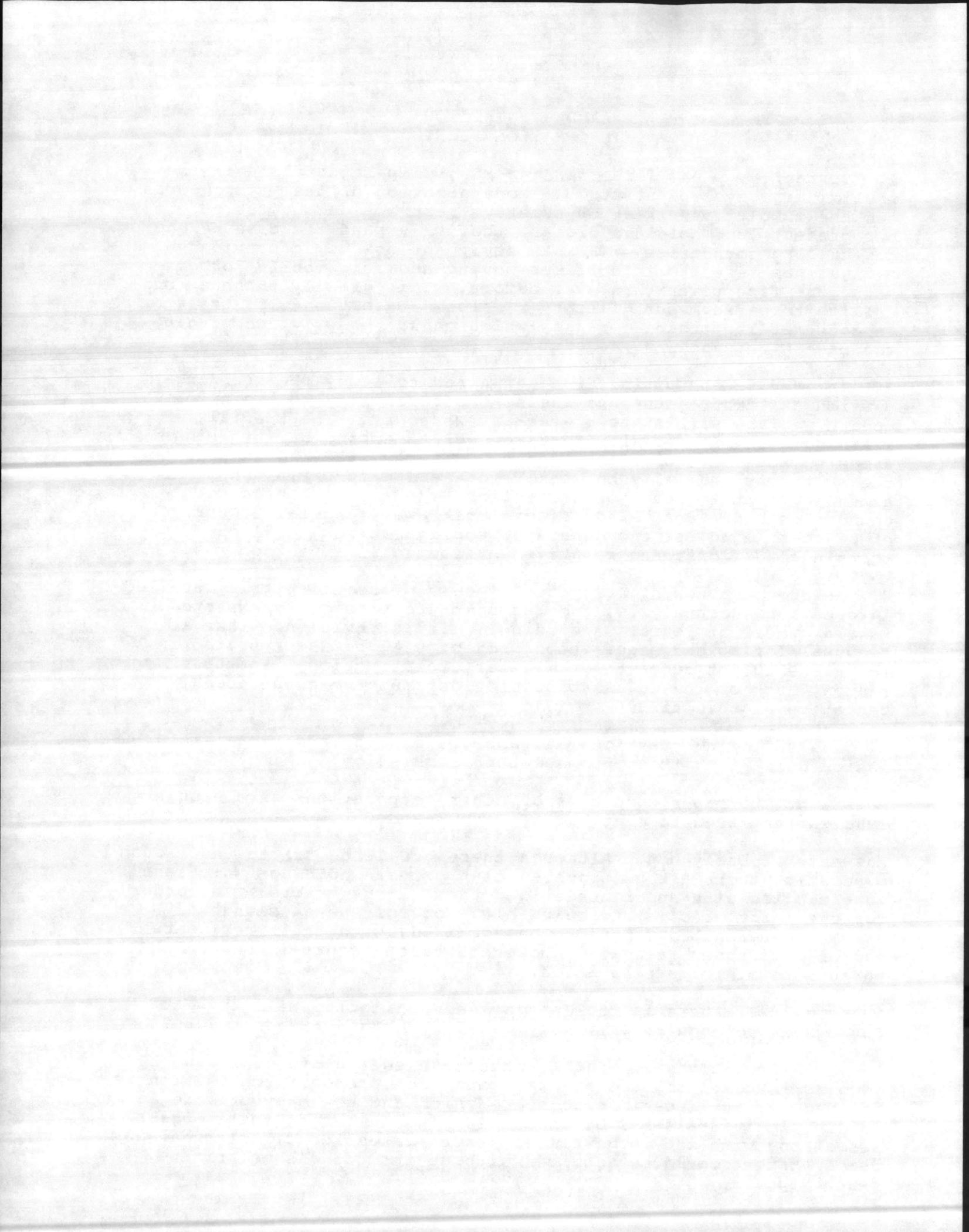
4. The following questions and answers provide additional information concerning this proposed land acquisition:

Question: Do paper companies or other corporations have enough land in that area to meet Marine Corps needs?

Answer: Probably not. Although there are large tracts under such ownership, there are numerous smaller private holdings which are intermingled with and intrude into these large tracts. In order for the large tract(s) to be usable, some of these islands of private ownership may have to be acquired, with their residents and/or businesses relocated; however, every effort is being pursued to minimize relocation.

Question: If there is not enough land available, will the Marine Corps seek to acquire privately-owned farms and timber tracts?

Answer: Probably yes. Until a thorough search of local land records is complete, and an exact area for proposed acquisition is defined, it is impossible to state which and how many private land holding individuals may be affected. The number of small owners associated with the large timber tracts makes it unlikely that any usable tracts could be acquired without including some private ownerships.



Question: How will the Marine Corps go about acquiring the land from private interests, if this becomes necessary?

Answer: The acquisition of real property by the Federal Government is tightly regulated by numerous portions of the U.S. Code and resulting Federal Agency regulation. Most of the basic requirements are contained in Chapter 61 of Title 42 of the Code, entitled "Uniform Relocation Assistance and Real Property Acquisition policies for Federal and Federally Assisted Programs." Although the process is very detailed, the essence of the process is:

1. The owner is offered not less than fair-market-value for the property as determined by an appraisal conducted by a qualified individual, who is acceptable to the Department of Justice and is knowledgeable of the local real estate market.

2. In the case of an occupied property (whether residential or business), the concerned individuals also are notified of their rights to obtain Federal funding and assistance for relocating to a suitable replacement property.

3. A resulting negotiated contract will, to the extent possible, accommodate an owner's desire to maintain occupancy for the time needed to relocate at his convenience, harvest crops at the proper time, and remove buildings and equipment not required as part of the acquisition.

Question: Will public hearings on this matter be held, and if so, when.

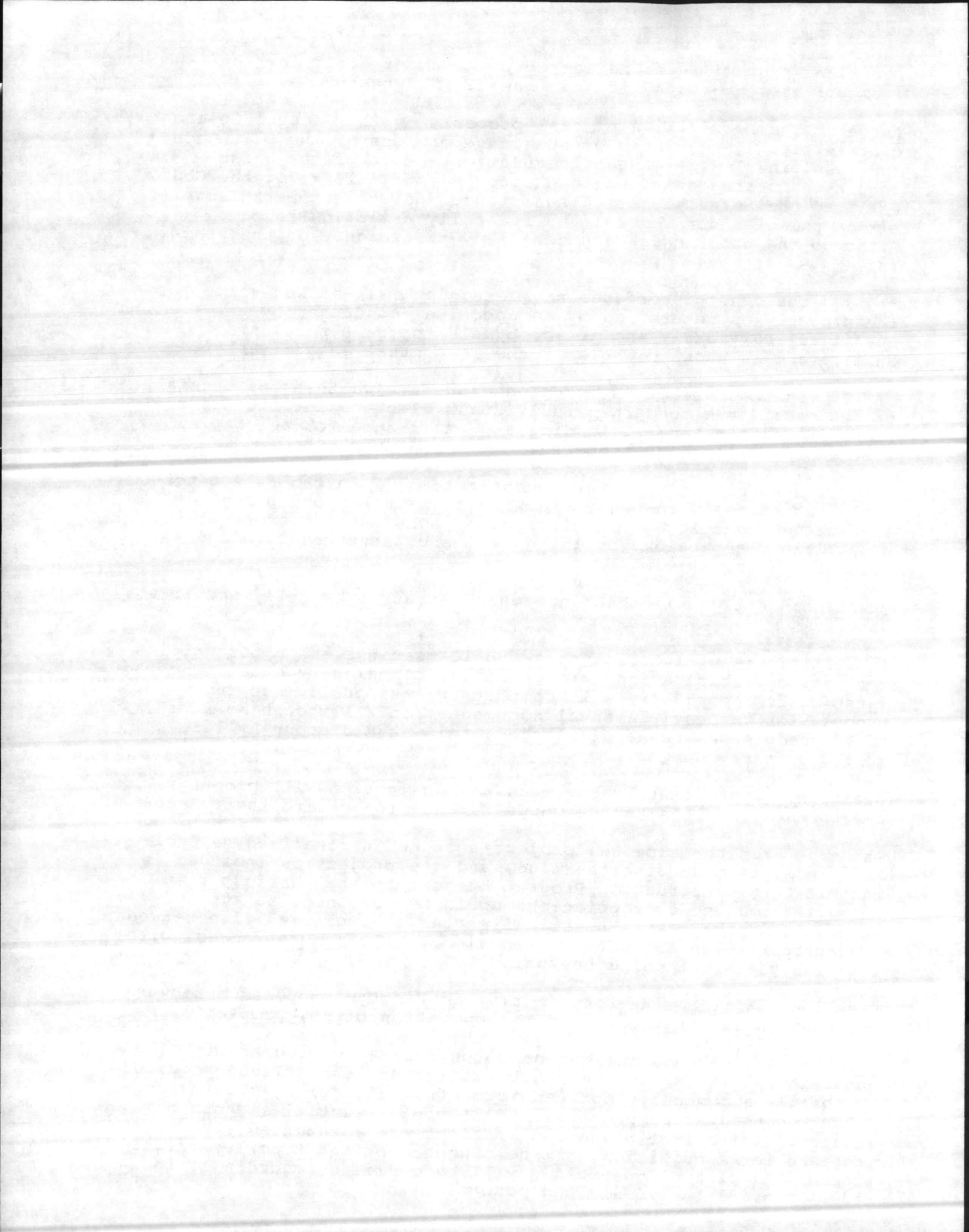
Answer: There will be numerous public meetings and opportunities for public participation throughout the planning process. The first major opportunity will come during the public scoping process for the environmental documentation. Although no firm time schedule has been established, this should occur by late spring or early summer.

Question: Approximately how much advance notice will property owners have that the Marine Corps intends to acquire their land?

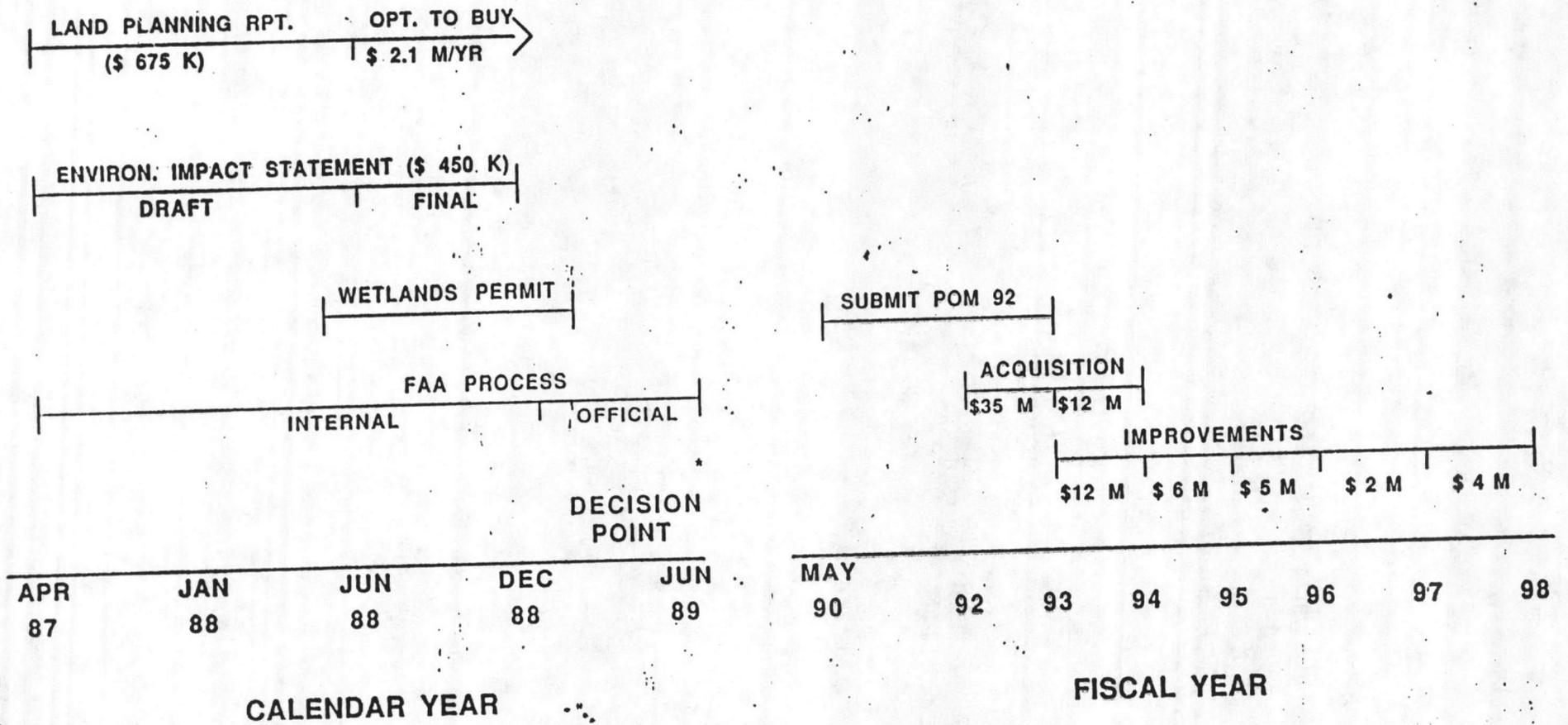
Answer: From the time the project's scope is finalized, a decision is made to acquire the land, and the project is included in the Military Construction Program budget, to the earliest time authorization and appropriations could be obtained, is approximately 14 months. As a practical matter, the elapsed time between budget submission and actual execution is often much longer, with 2 to 2.5 years not being unusual.

Question: Will Marine Corps activities in the proposed maneuver and range area interfere with the operation of neighboring farms?

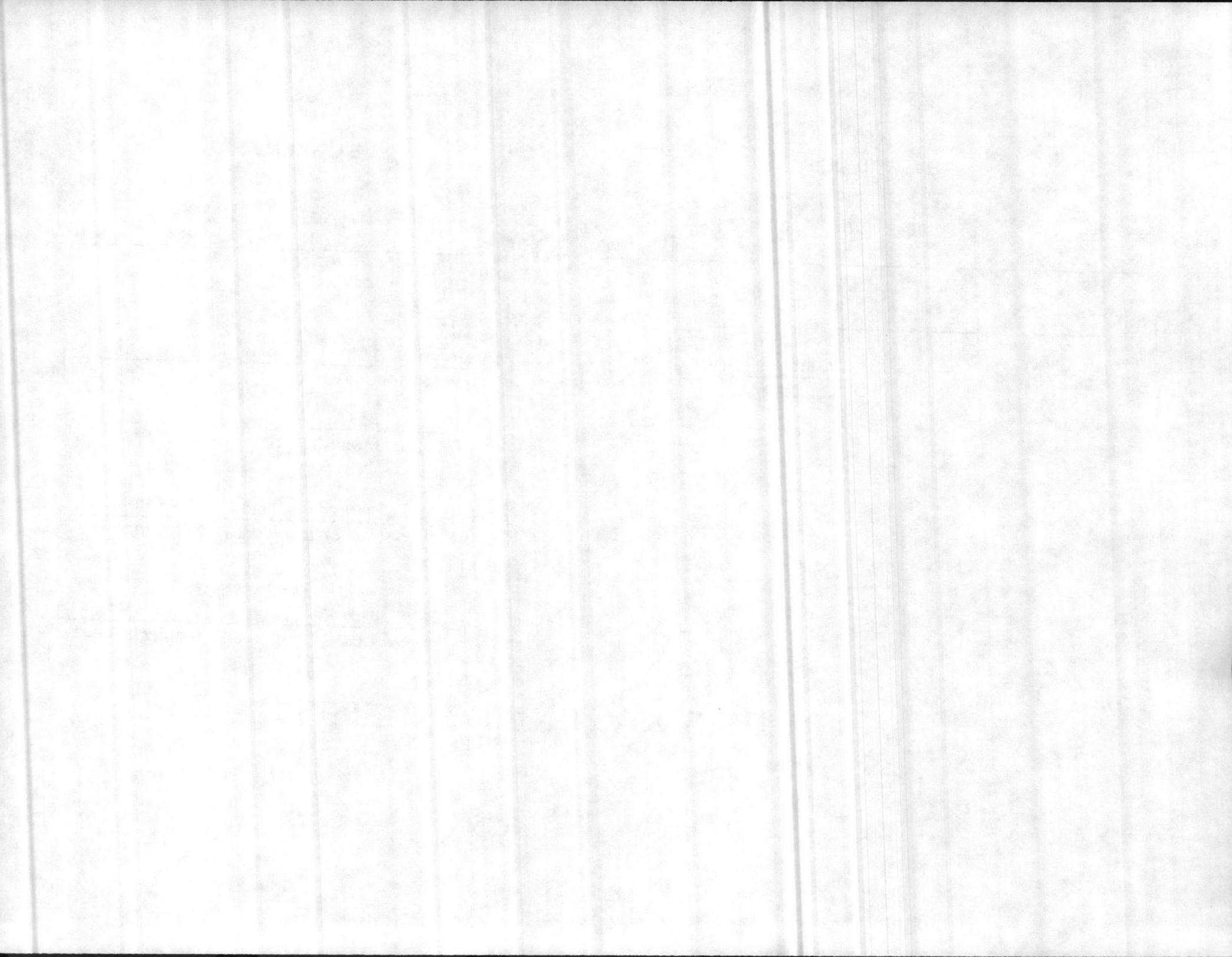
Answer: No. Should the Marine Corps decide to proceed with the acquisition, it is intended that sufficient land will be acquired to totally accommodate our requirements. If, during the environmental documentation process, significant potential impacts on adjacent owners from planned operations are identified, the area proposed for acquisition will be changed, or the type/level/location of the planned operations will be modified accordingly in order to avoid the identified potential impacts.



LEJEUNE LAND ACQUISITION



Encl (1)



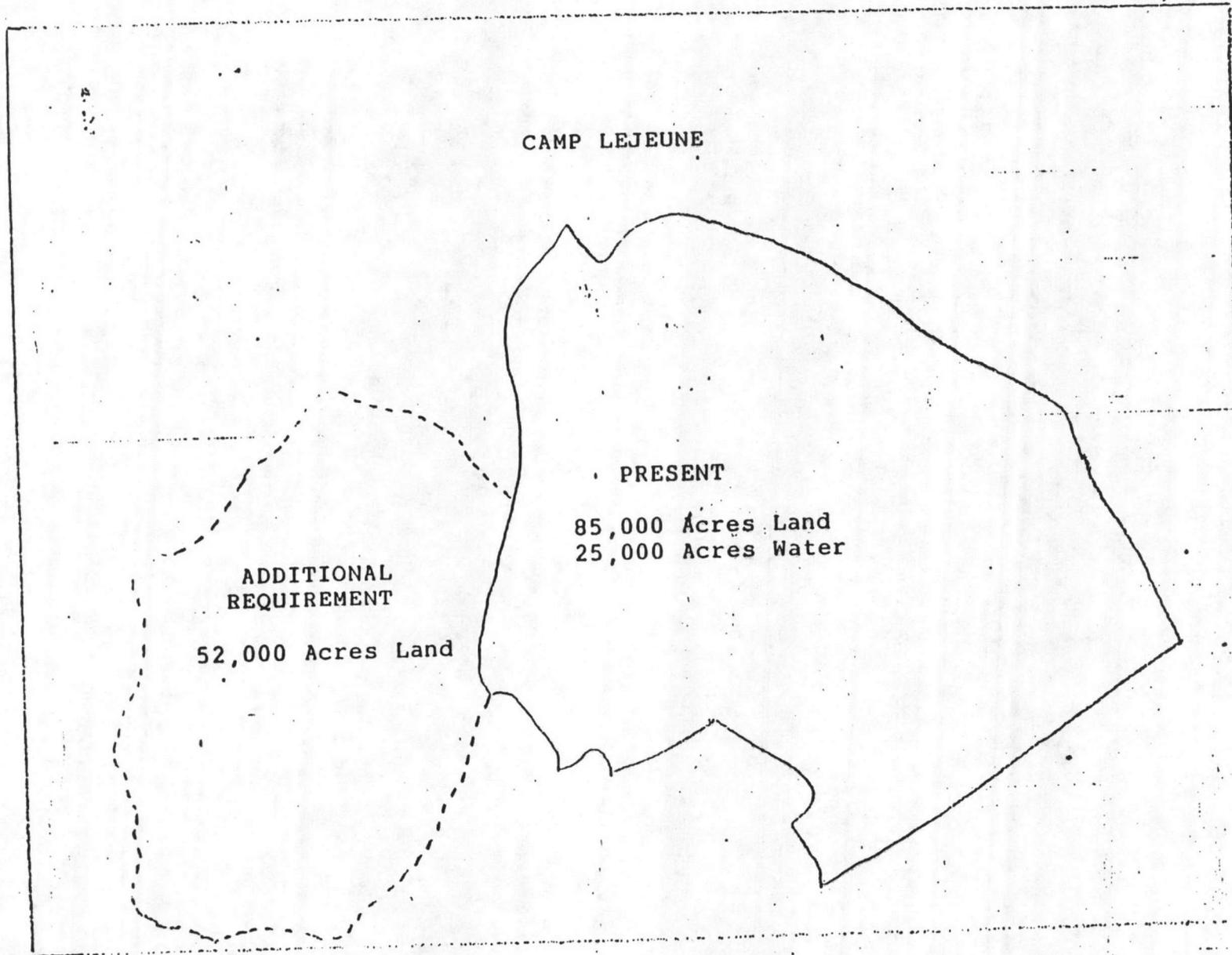
CAMP LEJEUNE

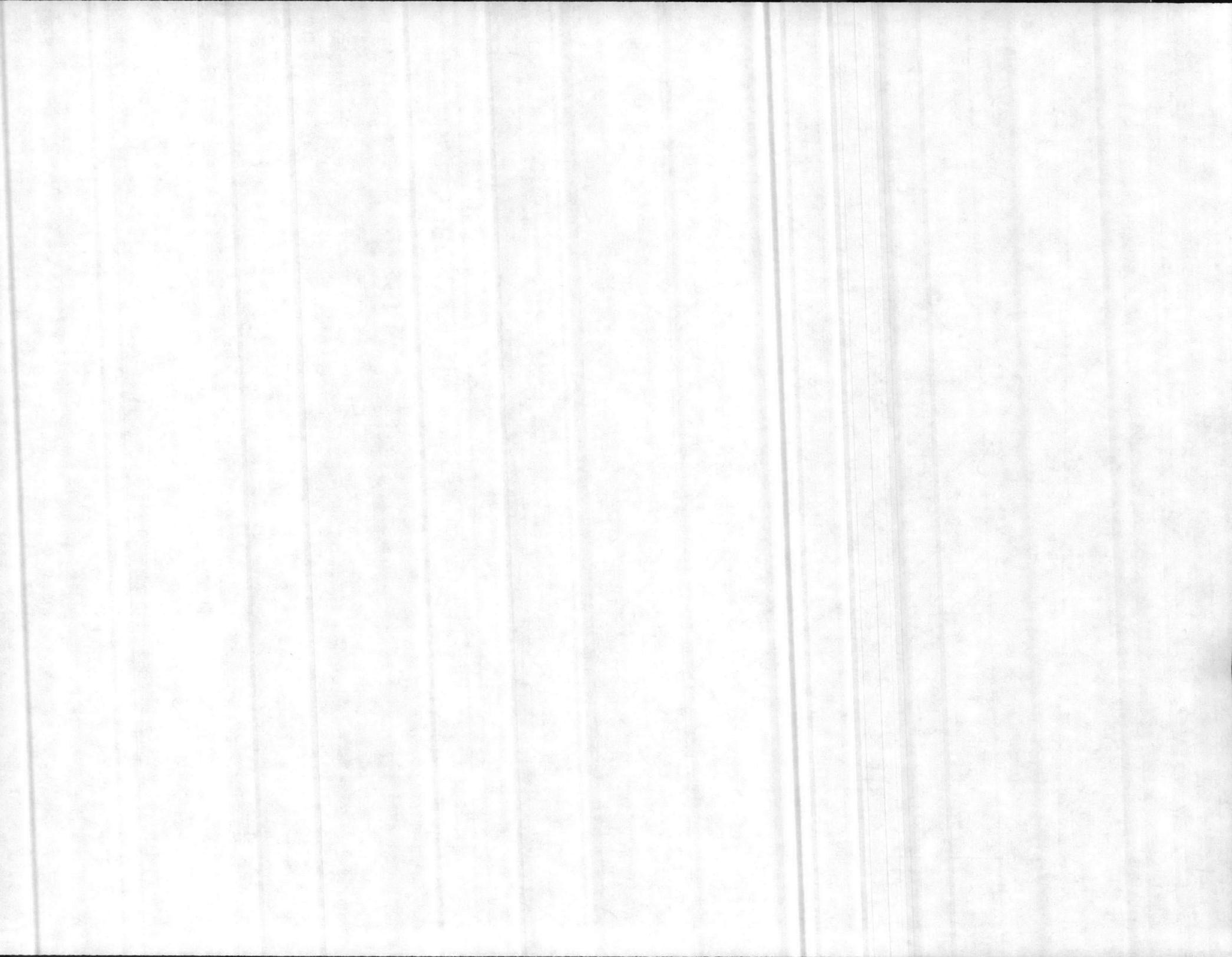
PRESENT

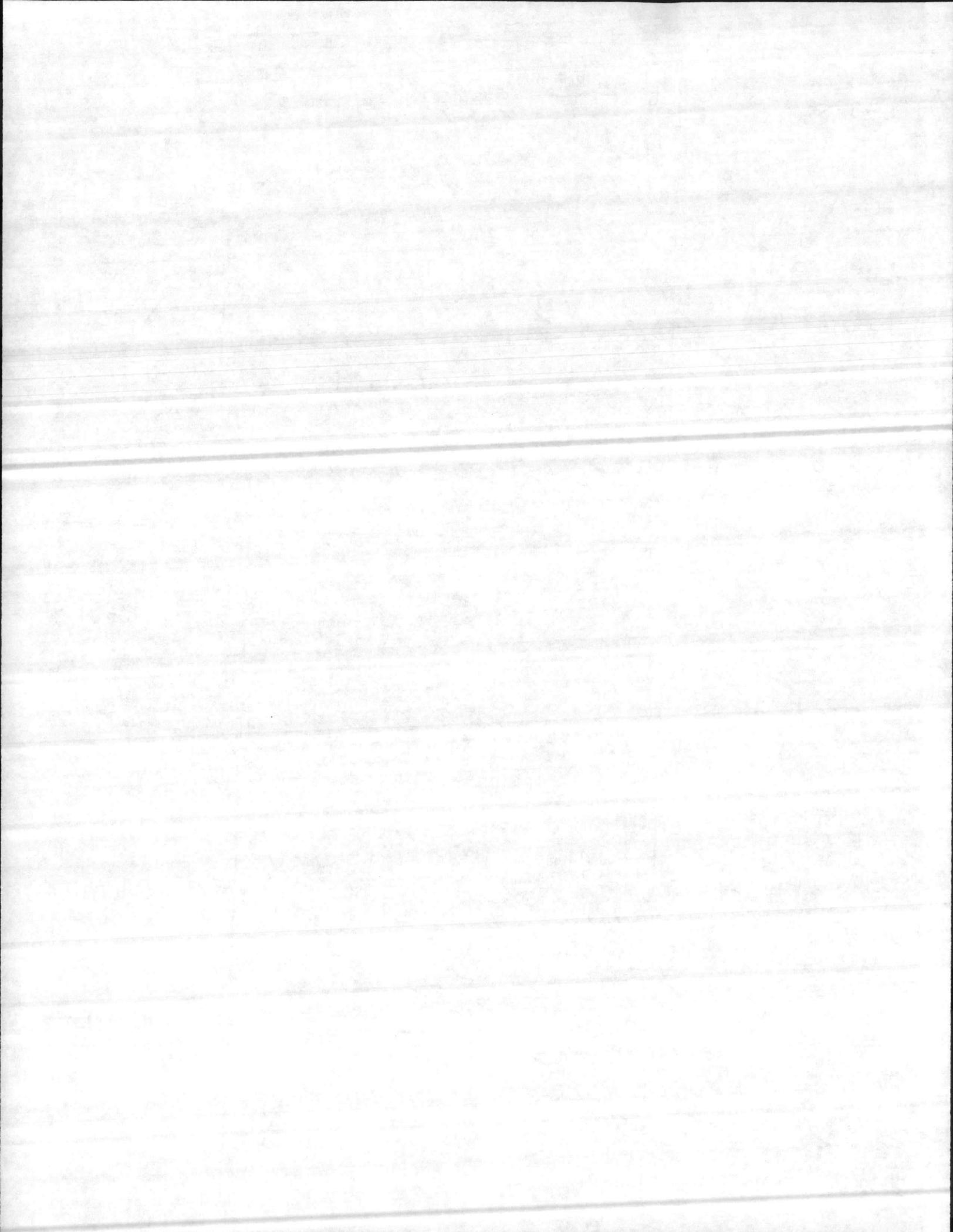
85,000 Acres Land
25,000 Acres Water

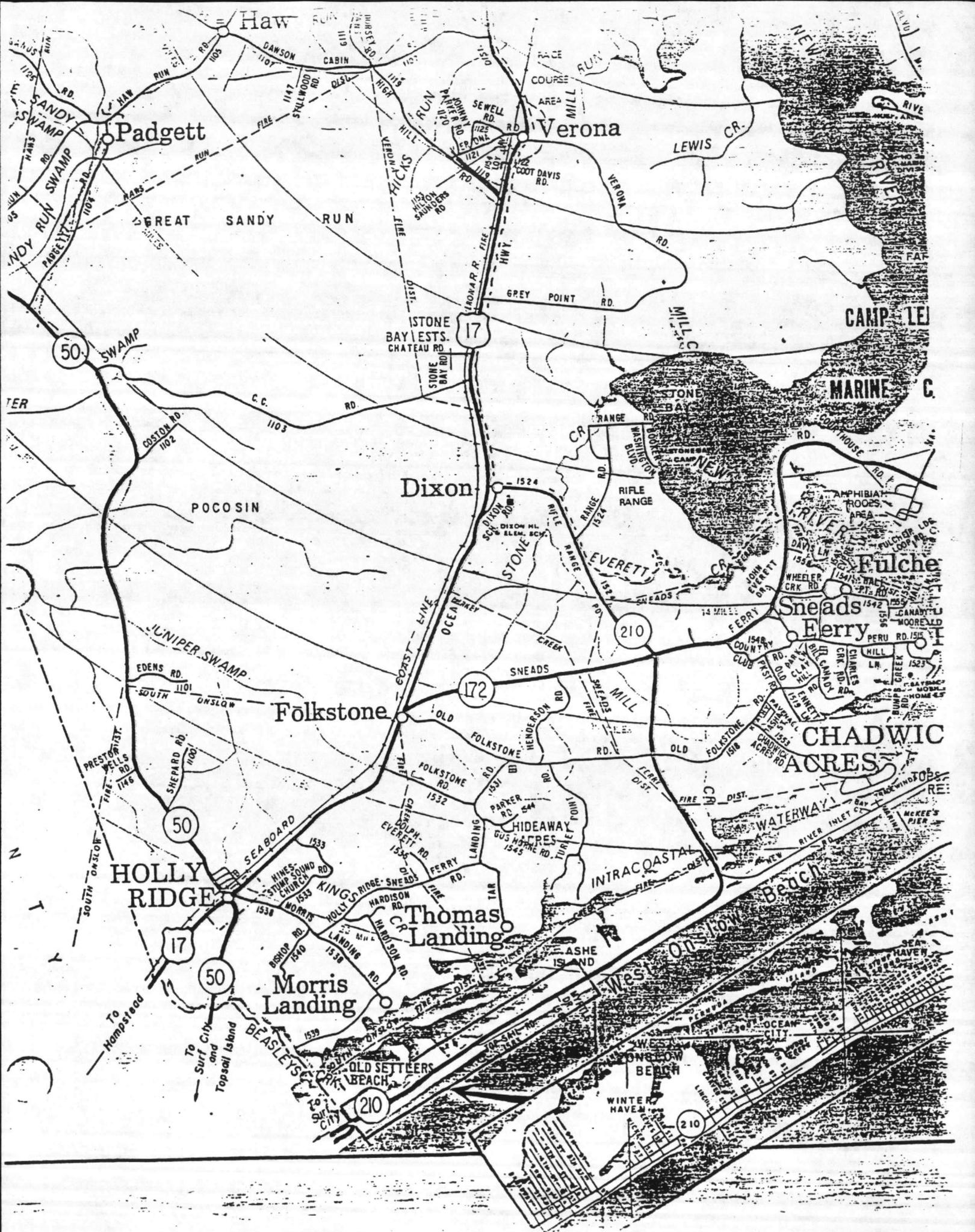
ADDITIONAL
REQUIREMENT

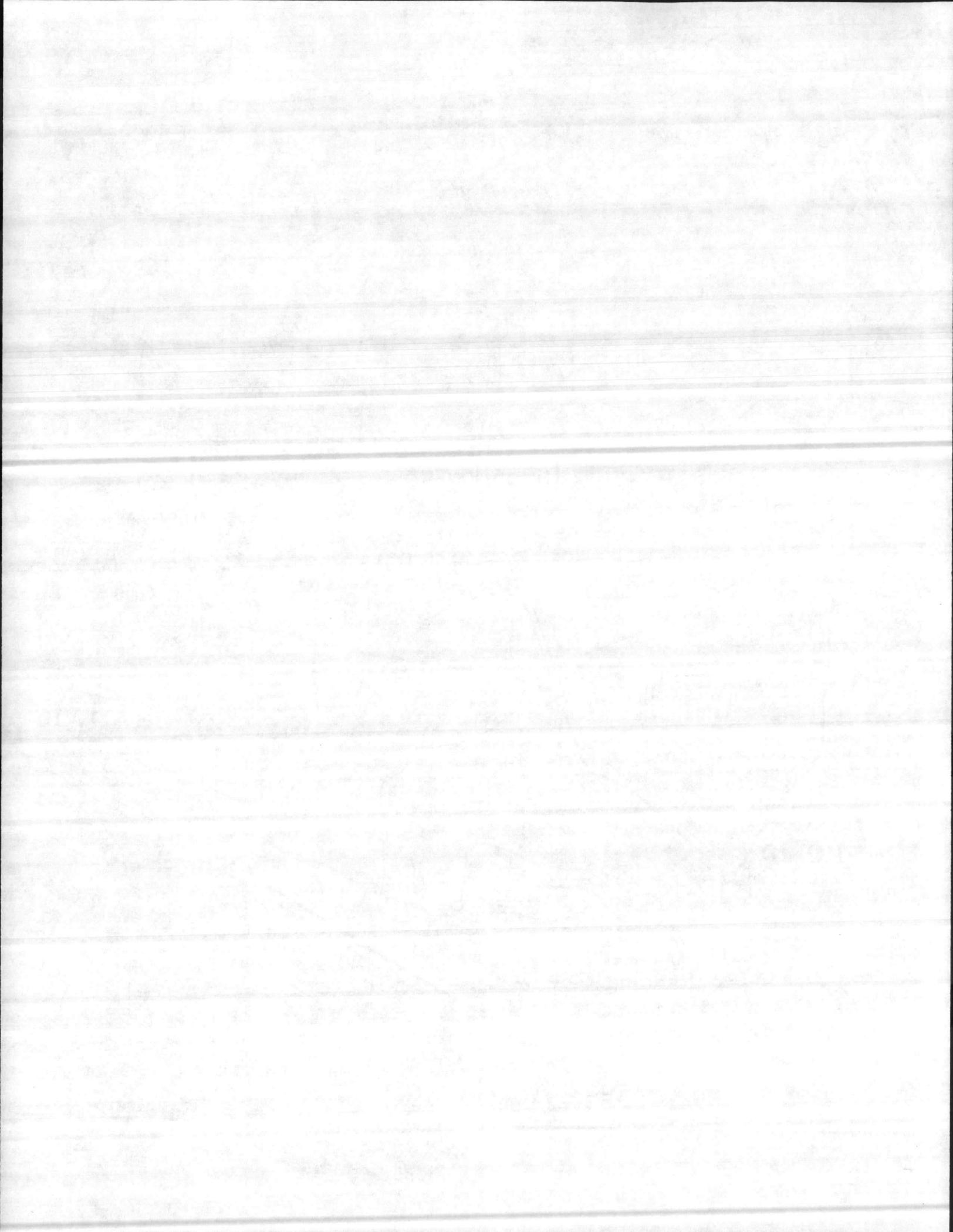
52,000 Acres Land







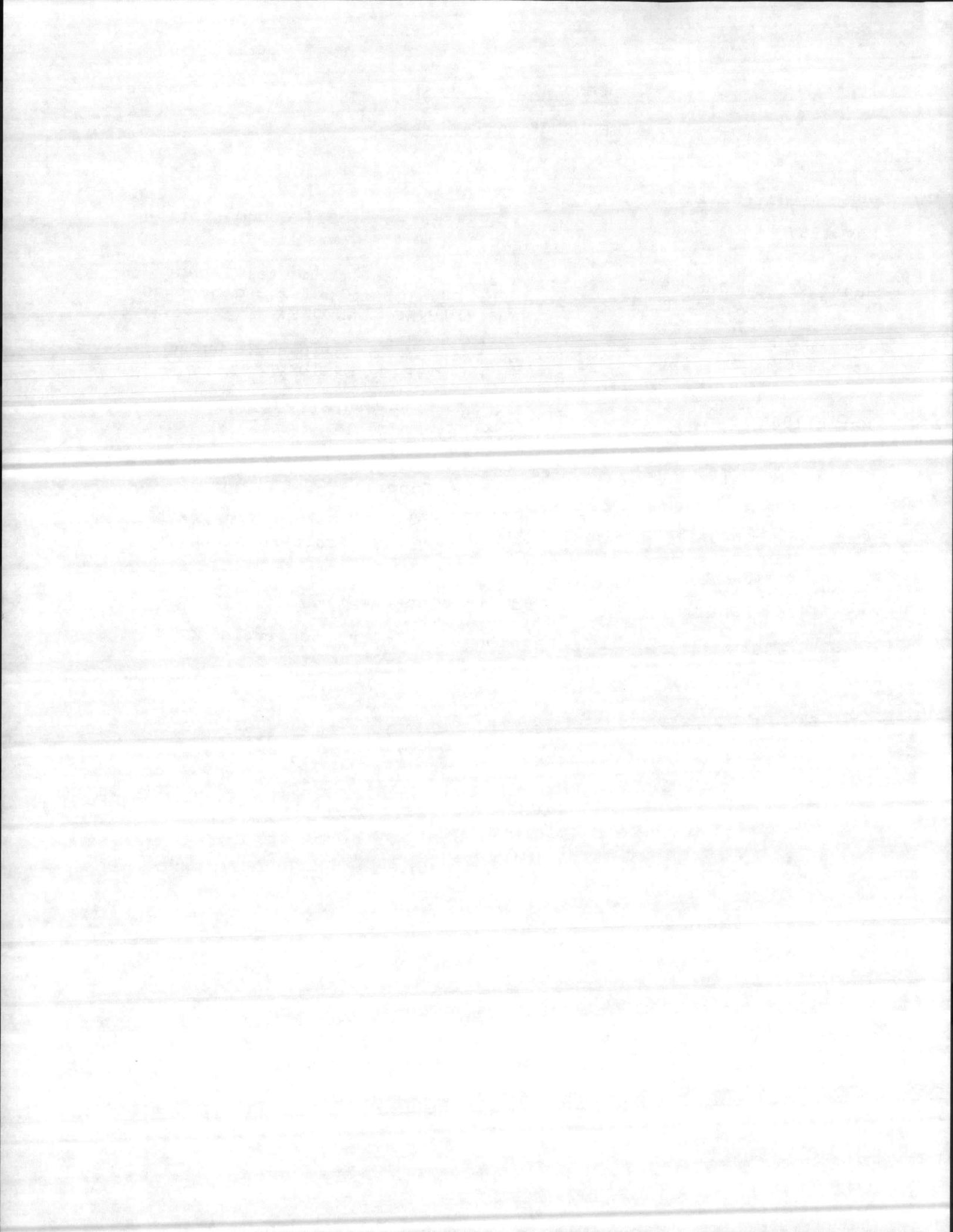




LAND ACQUISITION
SEQUENCE OF EVENTS

APPROXIMATE DATES

May 1987	Final project (DD 1391) documentation to HQMC
June 1986 to Jan 1988	Preparation of Environmental Impact Study by Naval Facilities Engineering Command (NAVFAC, LANTDIV)
Nov 1986 to Nov 1987	Preparation of Formal Land Planning Report by NAVFAC, LANTDIV
March 1988	POM review process for FY 1990 projects at HQMC
Sep 1989	Acquisition report and project submission to Congress
Dec 1989 - Aug 1990	If approved by Congress, (NAVFAC, LANTDIV) will negotiate for land acquisition
Dec 1990 - Jun 1992	Land title to USMC
1992 - 1994	Development of land for training



LAND ACQUISITION
FY FUNDING PROPOSALS

1. FY 90

All land in study area	\$45.2M
Relocation costs	<u>1.1M</u>
TOTAL	\$46.3M

2. FY 90

IPC Land	\$35.2M
28 selected private parcels	1.5M
Relocation costs	<u>1.1M</u>
TOTAL	\$37.8M

FY 91

Remaining private parcels	\$ 8.5M
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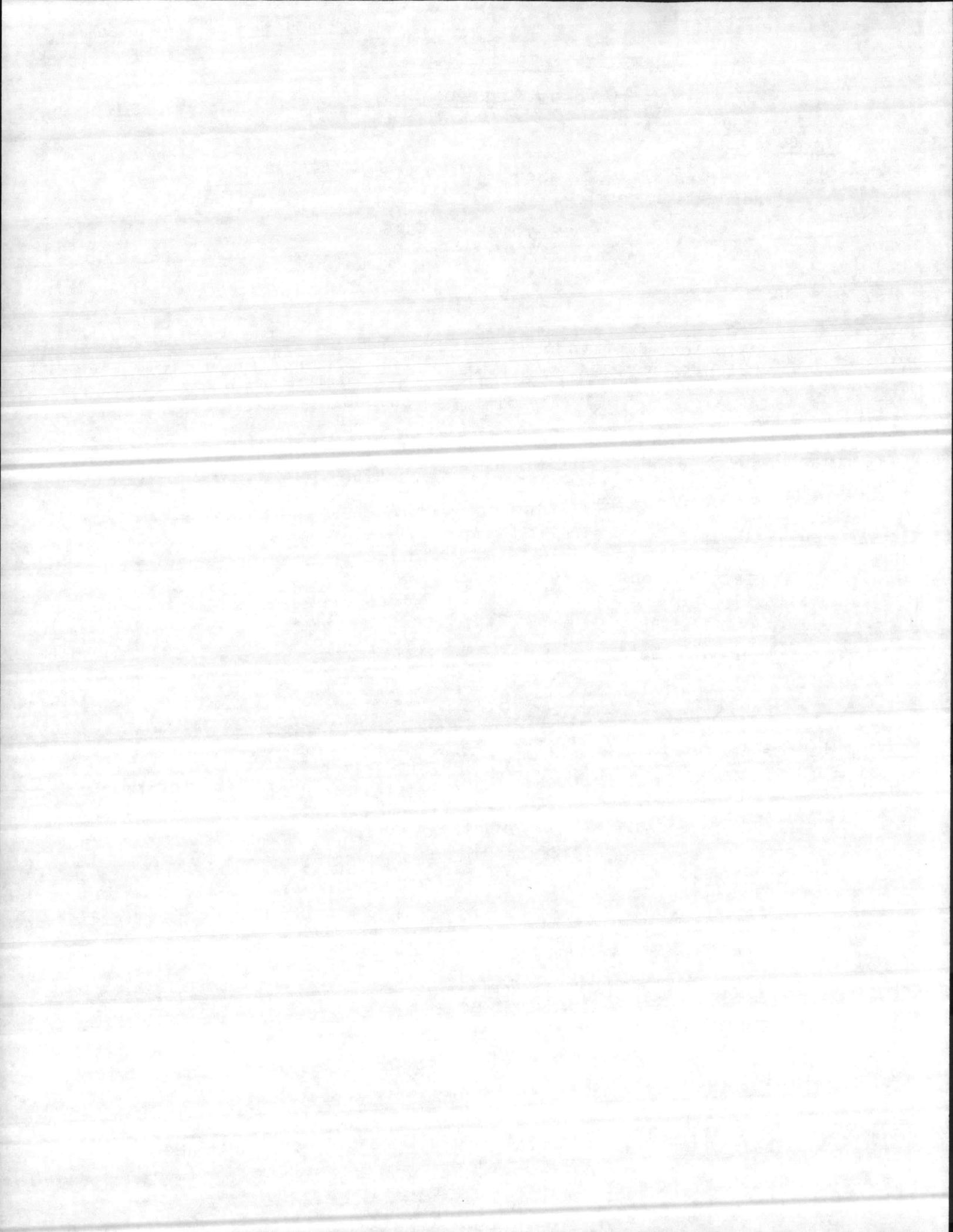
3. FY 90

IPC land only	\$35.2M
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FY 91

Private land	\$10.0M
	<u>1.1M</u>
TOTAL	\$11.1M

Note: Estimates in FY86 Dollars



11011/1
Jan 1987

LAND ACQUISITION

STATISTICAL DATA

- 108 - Parcels owned by individuals
Approximately 3290 acres
Estimated land value - \$9.0M

- 33 - Parcels owned by IPC
Approximately 35,800 acres
Estimated land value - \$35.2M

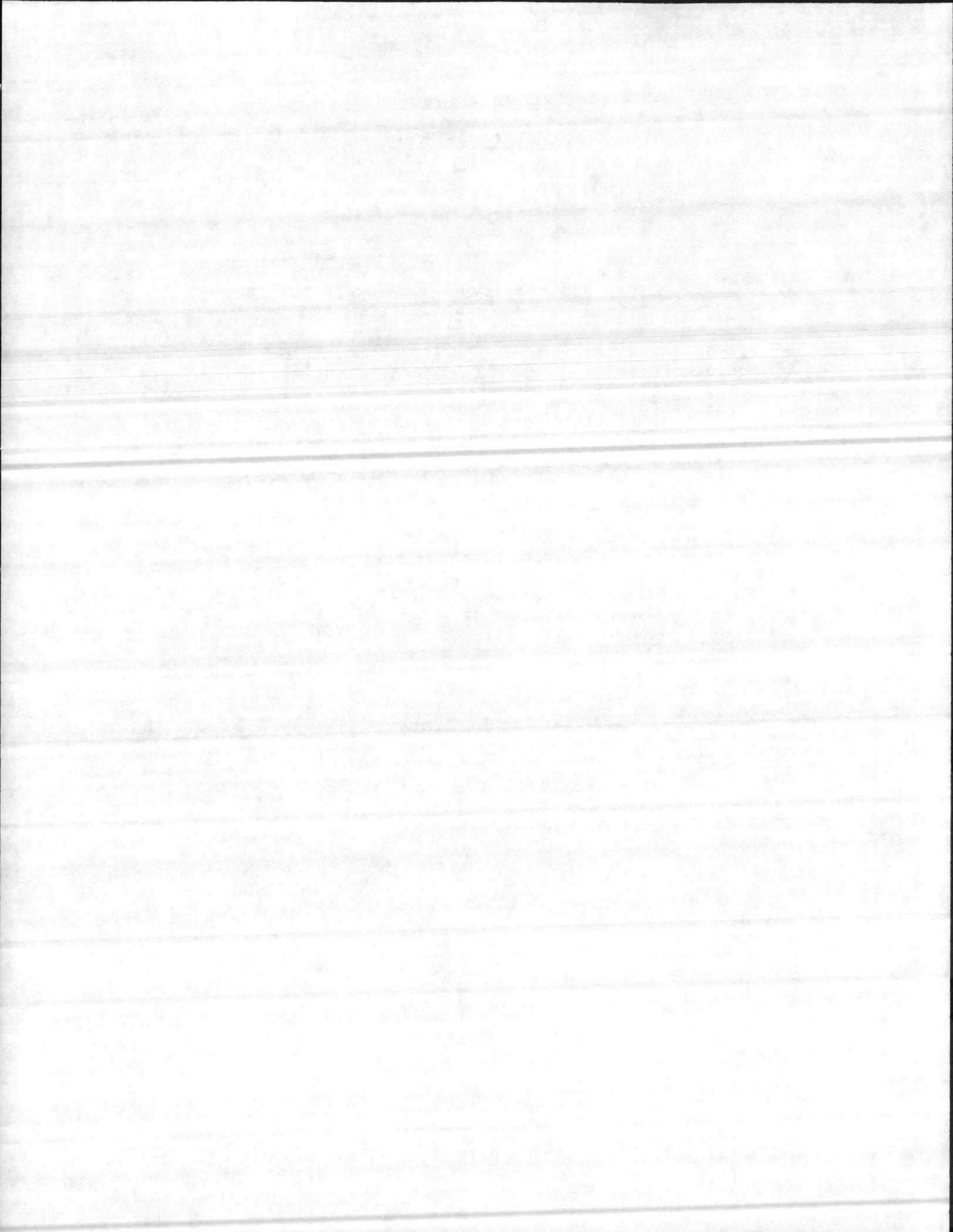
- 8 - Parcels owned by Coastal Moving (1), Federal Paper (2),
Topland Corp (1), Unknown (4)
Approximately 220 acres
Estimated value - \$304K

- 24 - Probable relocations
12 houses (2 liveable and unoccupied)
11 trailers (5 double-wide)
1 welding shop (under construction)

Estimated house/trailer value - \$645K
Estimated relocation costs - \$403K

- 27 - Owners/occupants visited and briefed
12 - strongly opposed (Eden's, Shepards et.al.)
4 - somewhat opposed
8 - willing
3 - unknown

- 54 - Hotline callers
Is property included in study?
6 - Yes
35 - No
5 - Want to sell but not included in study area
4 - Against land acquisition
4 - Unknown reason for call





UNITED STATES MARINE CORPS
Marine Corps Base
Camp Lejeune, North Carolina 28542-5001

IN REPLY REFER TO:
11010/2
FAC
26 NOV 1985

From: Commanding General, Marine Corps Base, Camp Lejeune
To: Commandant of the Marine Corps (Code L)
Via: Commander, Atlantic Division, Naval Facilities Engineering Command,
Norfolk, VA 23511

Subj: LAND ACQUISITION, MARINE CORPS BASE CAMP LEJEUNE

Ref: (a) CG MCB ltr P-11010/2 FAC dtd 28 Oct 85

Encl: (1) Military Construction Project P-869; Expand Range and Maneuver
Training Area

1. As a result of the gradual introduction of new, highly mobile, long range weapons systems and during the revisions to the Camp Lejeune Complex Master Plan, it became obvious that more detailed planning was required for land and facilities to support modern Marine Corps training requirements. Preliminary results of this analysis as discussed in the reference indicate that land acquisition is required in the amount of approximately 52,000 acres to expand training ranges and maneuver areas. A military construction project is attached as the enclosure describing in detail this requirement.

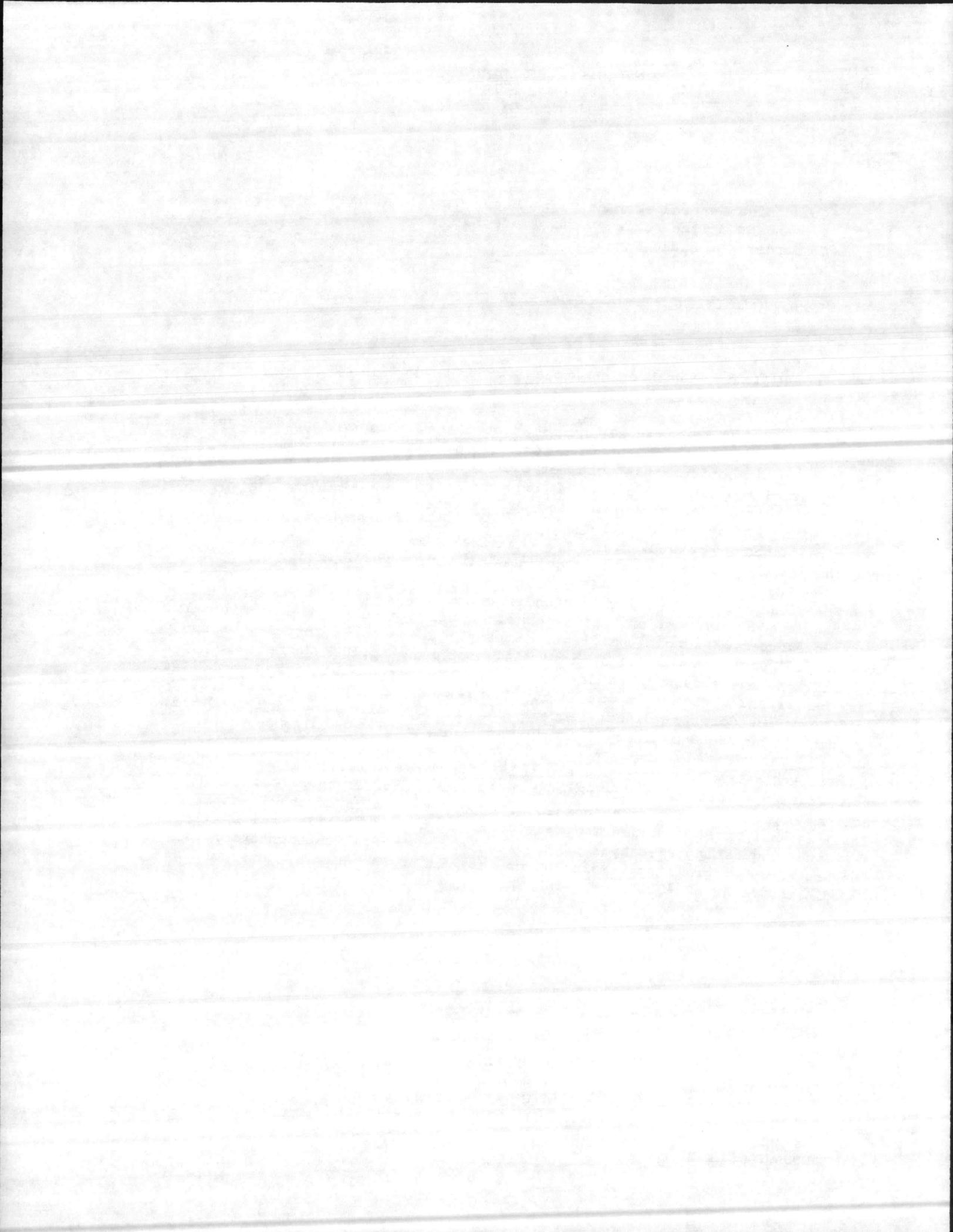
2. The area proposed for acquisition is currently commercial forest land located immediately west of Camp Lejeune. Ownership consists predominantly under one owner, International Paper Company. There are reportedly an undetermined number of private in-holdings which also could be affected. Upon acquisition, the area will be developed for maneuver area training with live fire ranges and a common impact area. In view of the impact of this requirement to Marine Corps readiness request support for early programming of this project in the FY-88 Military Construction Program.

4. For LANTNAVFACENCOM, it is requested that preliminary milestones and cost estimates for appropriate environmental documentation in support of this action be provided as soon as possible. Upon completion of the Special Training Analysis an Engineering Service Request with detailed scope will be forwarded requesting execution of required environmental documentation to support FY-88 programming. Point of contact is Mr. A. Austin, Construction Coordinator on AV 484-3034. ✓

R. A. TIEBOUT
By direction

Copy to:
CMC (Advance)
CG, FMFLANT
CG, IIMAF
CG, 2dMarDiv
CG, 2dFSSG
CG, 2dMAW
CG, 6th MAB
COMLANTNAVFACENCOM

Blind copy to:
AC/S Trng & Opns
FAC (Attn: A. Austin)
Env. Engr.
PWO





Information From Marine Corps Base
CAMP LEJEUNE

Home of the 2nd Marine Division, 2nd Force Service Support Group
and 6th Marine Amphibious Brigade

Joint Public Affairs Office
Box 8438, Camp Lejeune, N.C. 28542-5000

For more information call
(919) 451-5655/5782/1607

Release Number: 34-86

LAND ACQUISITION

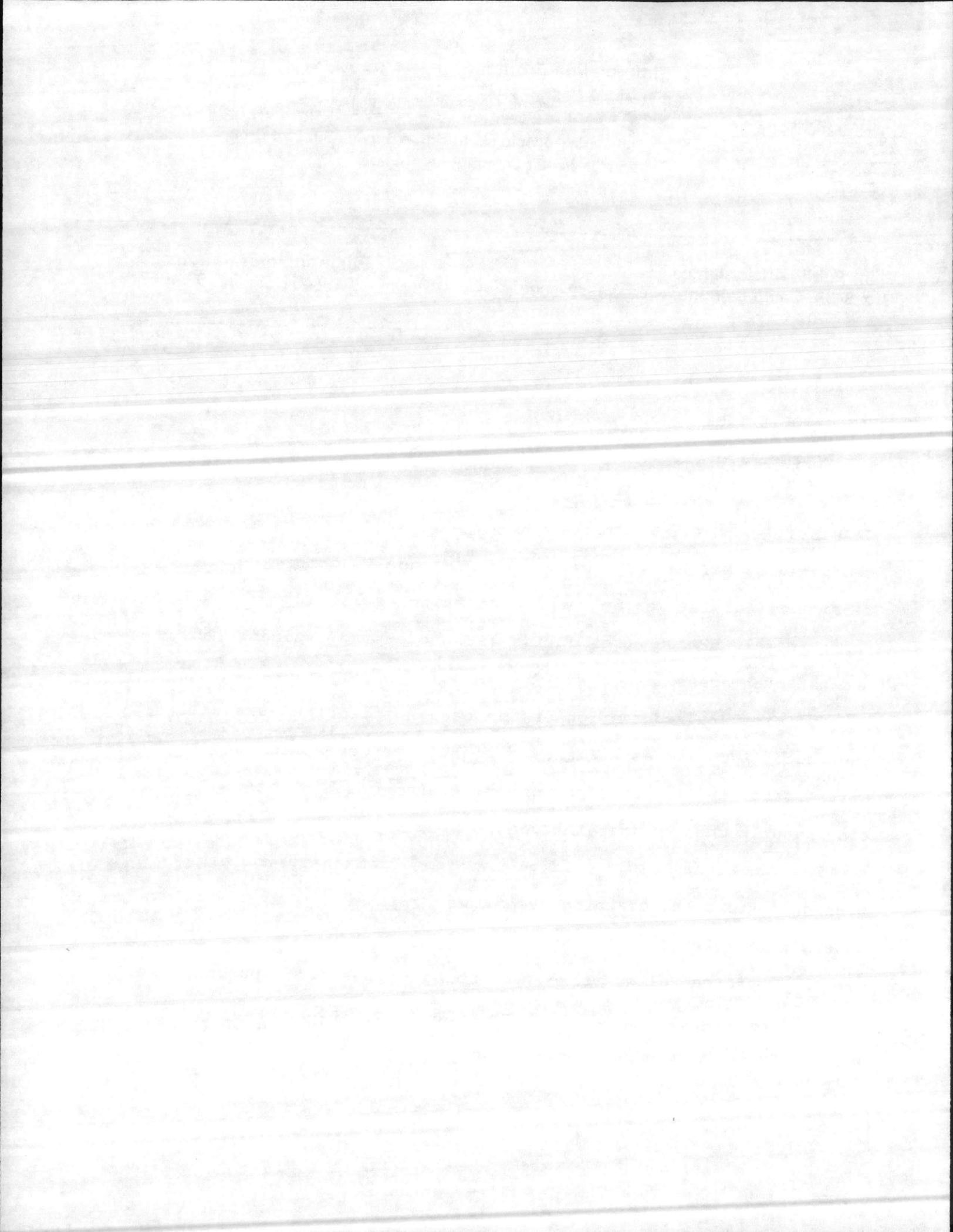
By: ~~Gregory R. ...~~
LTCol. David Tomsky
F.

CAMP LEJEUNE, N.C., Feb. 14, 1986--A series of studies are being conducted at Marine Corps Base, Camp Lejeune to determine the feasibility of the Marine Corps purchasing or leasing approximately 52,000 acres during 1989 to expand training ranges and maneuver areas.

The military reservation of the base has remained virtually unchanged since its establishment in 1941; however, the Marine Corps' organization, mission, doctrine and equipment has continuously changed over the years.

The additional land would be used to accommodate the new weapons systems and training techniques being employed in today's modern Marine Corps.

The preferred alternative site being proposed for purchase or lease is currently commercial forest land located immediately west of Camp Lejeune in the Camp Davis area.



DAILY NEWS
FEB 15, 1986

Base mulls 52,000-acre expansion

By RICHARD F. SMITH
Daily News Staff

Studies are under way at Camp Lejeune to determine the feasibility of leasing or buying about 52,000 acres in the Camp Davis area during 1989, a move that could increase the size of Lejeune by almost 50 percent.

Additional land would be used to accommodate new weapons systems and training techniques. Lt. Col. David F. Tomsy said Friday. He is officer in command of Lejeune's Joint Public Affairs Office.

The site under consideration is commercial forest land immediately west of Lejeune. Tomsy said.

International Paper Co. owns about 40,000 contiguous acres of woods in the Camp Davis complex near Holly Ridge, according to Doug Duncan, unit forester with the company's Wilmington office.

Tomsy said. "We need the area for training and maneuvers. We need to increase our training area, but we can't plan how to use the land until we finish our feasibility studies."

Those reviews are being done by the Naval Facilities Engineering Command.

"Obviously, it's a long-term process. We're starting the process and we want the public to know what we're planning. We're starting now with the hope we can get something finalized by 1989," Tomsy said.

"In September 1985, the base completed a special training analysis. That was the study that indicated we needed the 52,000 acres."

"The next step, which will commence in the very near future, is a land-planning study. After that, we have to do an environmental study and they can take 18 months," Tomsy said. "That's pretty standard and that's why we're starting now," he said.

"Right now, we're in the feasibility stage, we're stressing that."

The Lejeune spokesman did not know exact geographical boundaries of the tract under consideration or how much the Corps would be willing to pay to either lease or purchase the property.

"The price would be part of the study and part of the decision on whether to lease or buy. It's too early to determine what it would cost," Tomsy said.

He had no specifics on what training, weapons firing or military facilities would be located on the tract if it is leased or bought.

Lejeune currently covers 110,000 acres or 170 square miles.

See BASE, 12A

Base

From Page 1A

ut, only 60,000 acres are cur- available for maneuvers and . The rest is industrial, is environmentally prod," Tomsy said.

he training analysis indicated need about 110,000 acres for ing and maneuvers," the base esman said.

msky said he has no knowledge y other sections being consid- for expansion by Lejeune als.

e military reservation at Le- e has remained virtually un- ged since its establishment in but the Corps' organization, on, doctrine and equipment changed continually over the s. Tomsy said.

e International spokesman said ay that his firm had not been ially contacted by the Corps "We have maintained a good ionship with the Marines.

e would definitely maintain ct with them on a land lease or ase in the area they're inter- in," Duncan said.

he Corps has a 10-year) acres at Camp Davis r includes two airstrips and a r area.

at lease began in 1980. The s also has received maneuver its- from International for- cises at Camp Davis. ere are no businesses or homes. e Camp Davis property owned

intensive reforestation project is going on," Duncan said. International's 40,000-acre tract stretches from Camp Davis to Verona and Haws Run.

Other property owners in the Camp Davis area include Corbett Lumber Co., Federal Paper Board and several private landowners, Duncan said.

Camp Davis was a World War II Army training base and the land was owned by the federal government during that time.

The government relinquished control of the complex after the war and International has owned the tract since the mid-1940s, Duncan said.

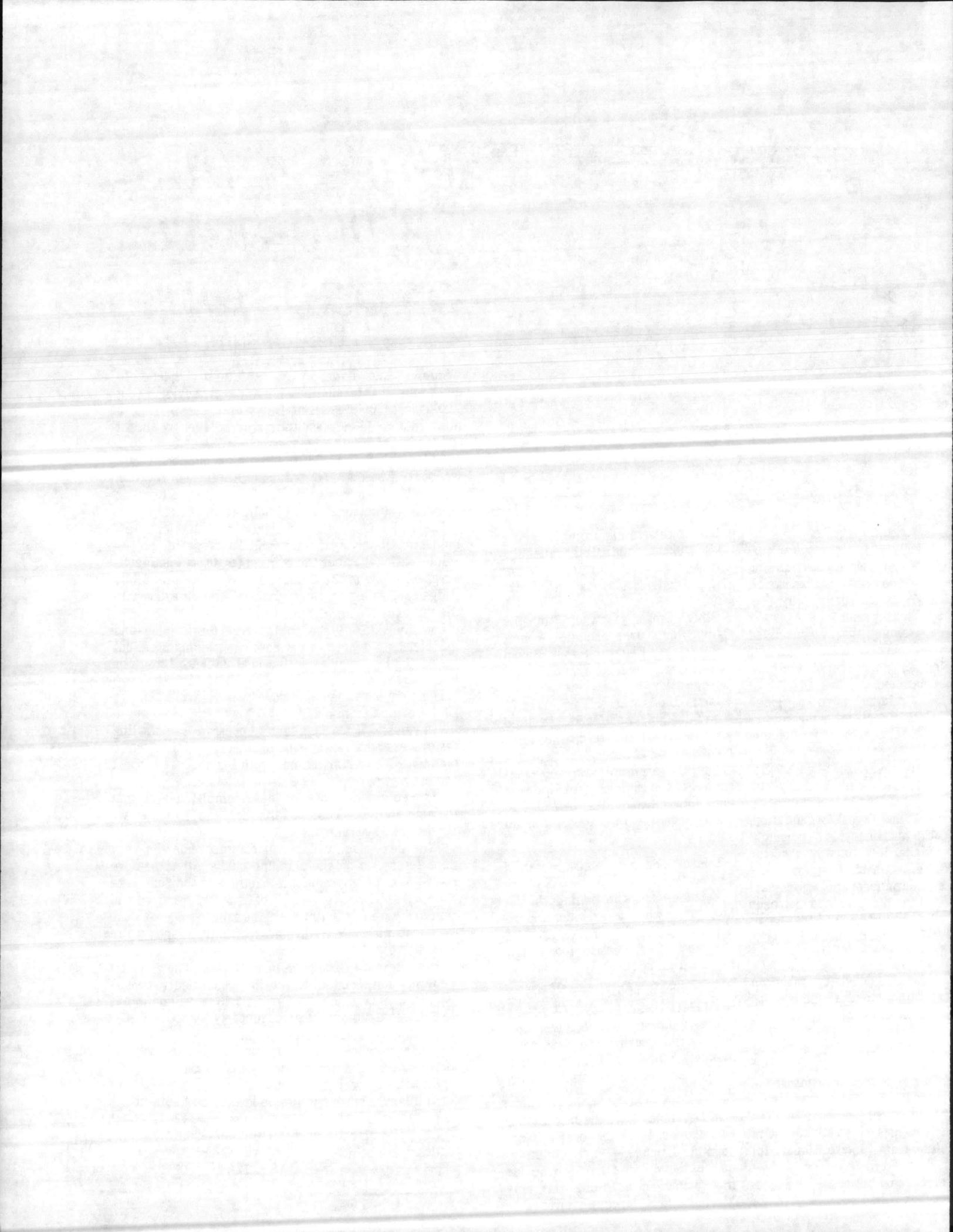
International owns 67,000 acres in Onslow County.

Lejeune had its beginnings in the late 1930s when a selection board decided on the New River area as the most ideal location for a new Marine training base.

Construction of Lejeune began in April 1941.

The following month, Lt. Col. W.P.T. Hill became the first commanding officer of what was then known as Marine Barracks, New River.

In December 1942, the installation was named in honor of Lt. Gen. John A. Lejeune, 13th commandant of the Marine Corps — who has the distinction of being the only Marine officer to command a U.S.





Information From Marine Corps Base
CAMP LEJEUNE

Home of the 2nd Marine Division, 2nd Force Service Support Group
and 6th Marine Amphibious Brigade

10-22-86
R. Smith
(OLC)

Joint Public Affairs Office
Box 8438, Camp Lejeune, N.C. 28542-5000

For more information call
(919) 451-5655/5782/1607

Release Number: 64-86

LAND ACQUISITION

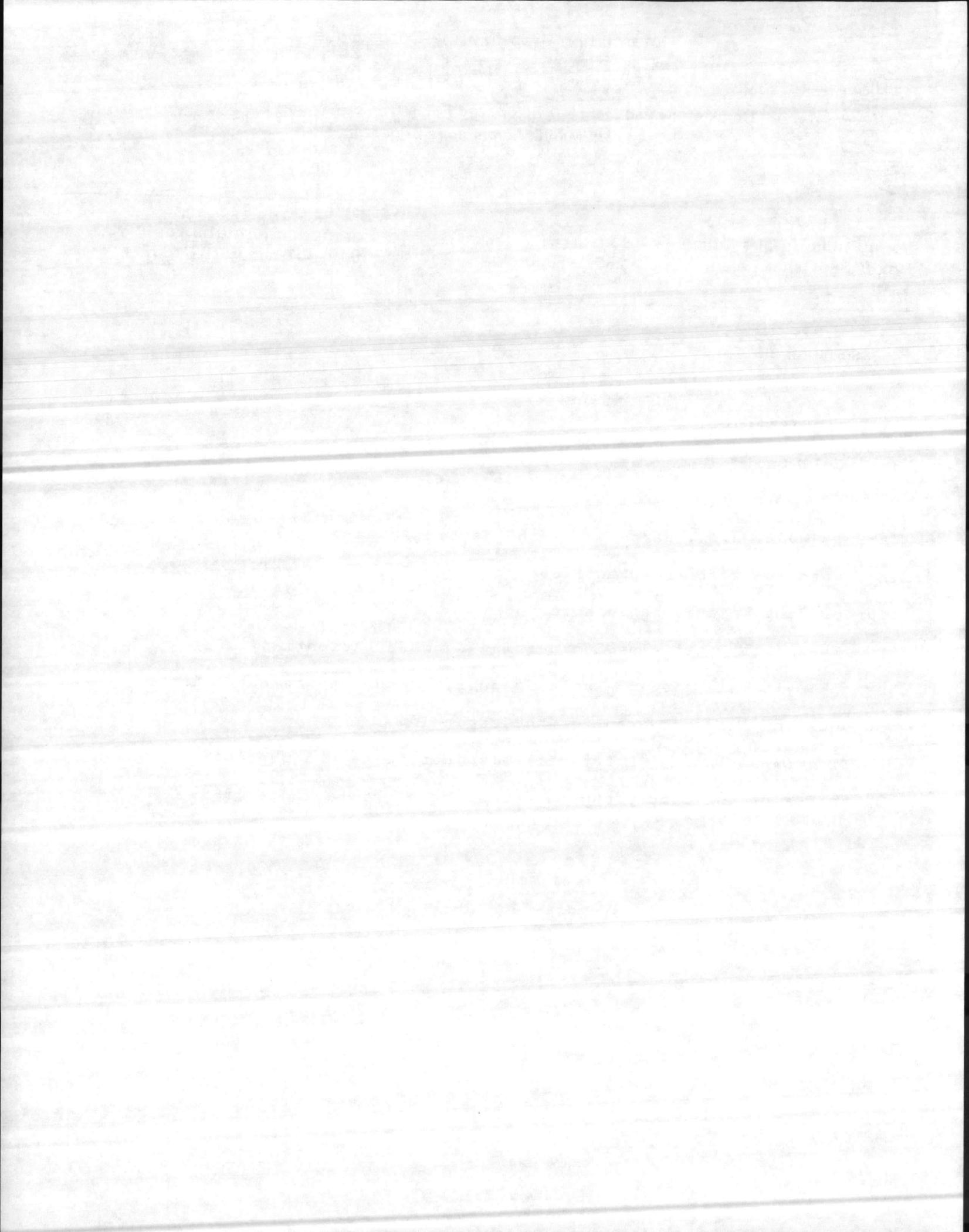
By LtCol. David F. Tomsy

CAMP LEJEUNE, N.C., March 10, 1986 --A preliminary title search in connection with the Land Planning Study for the possible expansion of Camp Lejeune began here today.

The Naval Facilities Engineering Command, Atlantic, from Norfolk, Virginia, began examining public documents to determine who owns the land proposed for the expansion.

The Land Planning Study will also determine the precise boundaries of the land proposed for purchase or lease in 1989.

-more-

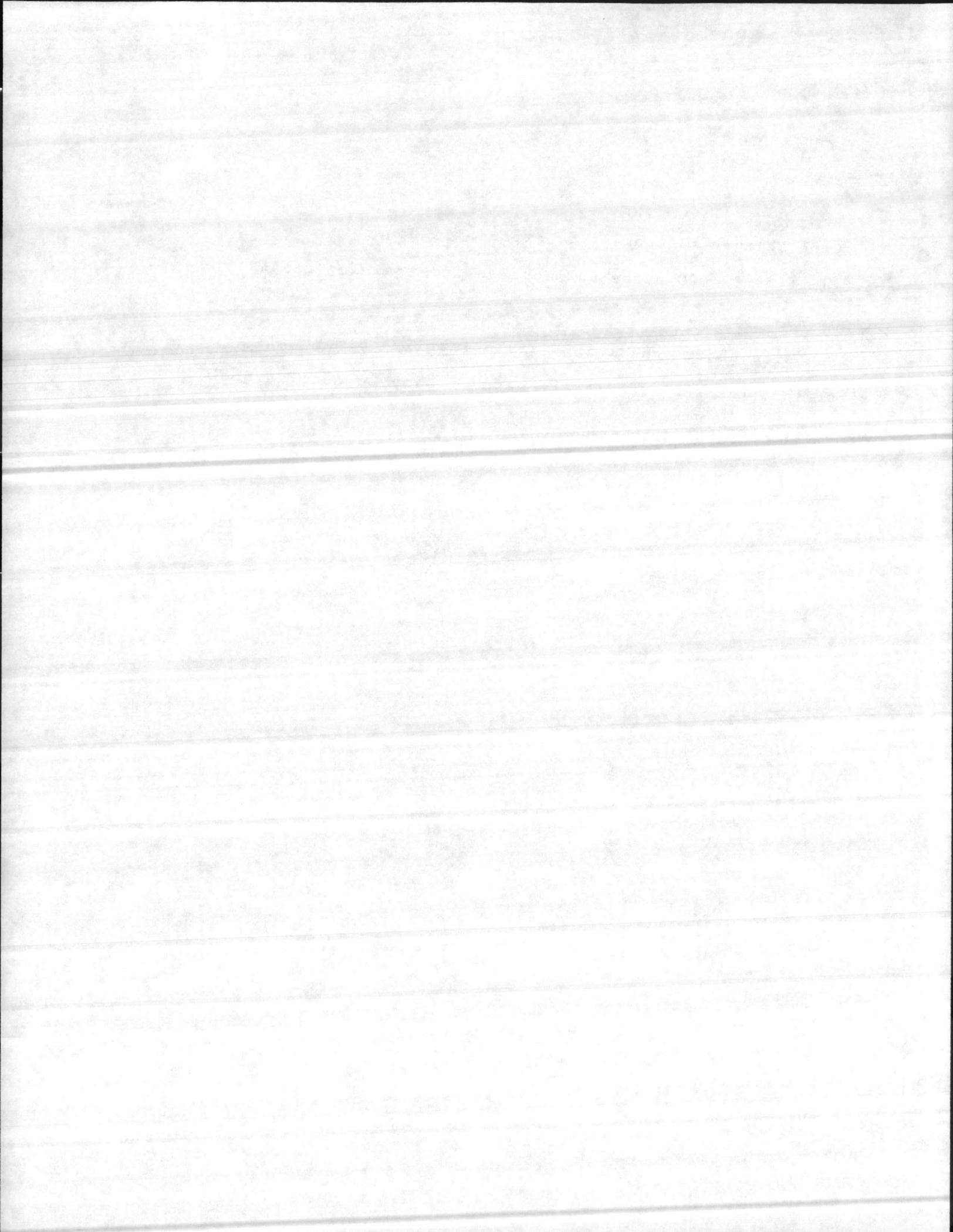


LAND ACQUISITION

1-1-1-1-1-

Camp Lejeune is looking to expand its boundaries by approximately 52,000 acres to increase its training ranges and maneuver areas.

The site under construction ^{isolation} is primarily commercial forest land located immediately west of Camp Lejeune in the Camp Davis area.



Lejeune expansion process under way

By RICHARD F. SMITH
Daily News Staff

A preliminary title search began today in connection with the land-planning study for the possible expansion of Camp Lejeune by about 52,000 acres, a base spokesman said.

The Naval Facilities Engineering Command, Atlantic, from Norfolk, Va., has started examining public documents to determine who owns the land proposed for the expansion, said Lt. Col. David F. Tomskey, director of Lejeune's Joint Public Affairs Office.

The land-planning study also will determine precise boundaries of the land proposed for purchase or lease in 1989.

Lejeune officials are seeking to expand the base to increase its training ranges and maneuver areas, Tomskey said.

The site under consideration is primarily commercial forest land southwest of Lejeune generally between Verona and Camp Davis extending to N.C. 50.

Tomskey has estimated the land-planning study will take four to six months.

If the section under consideration is leased or bought by the Marine Corps, the expansion would increase the size of Lejeune by almost 50 percent.

A special training analysis was begun by the Naval Facilities Engineering Command in 1984.

That analysis indicated a need for additional property to accommodate new weapons systems and training techniques, Tomskey said.

After the land-planning review is finished, the Naval Facilities Engineering Command will conduct an environmental study.

International Paper Co. owns about 40,000 acres of woods in the Camp Davis complex near Holly Ridge.

Other property owners in the Camp Davis area include Corbett Lumber Co., Federal Paper Board and several private landowners.

Camp Davis has two airstrips. It was a World War II Army training base and the land was owned by the federal government at that time.

The government relinquished control of the complex after that war and International Paper has owned the tract since the mid-1940s.

Lejeune currently covers 110,000 acres or 170 square miles.

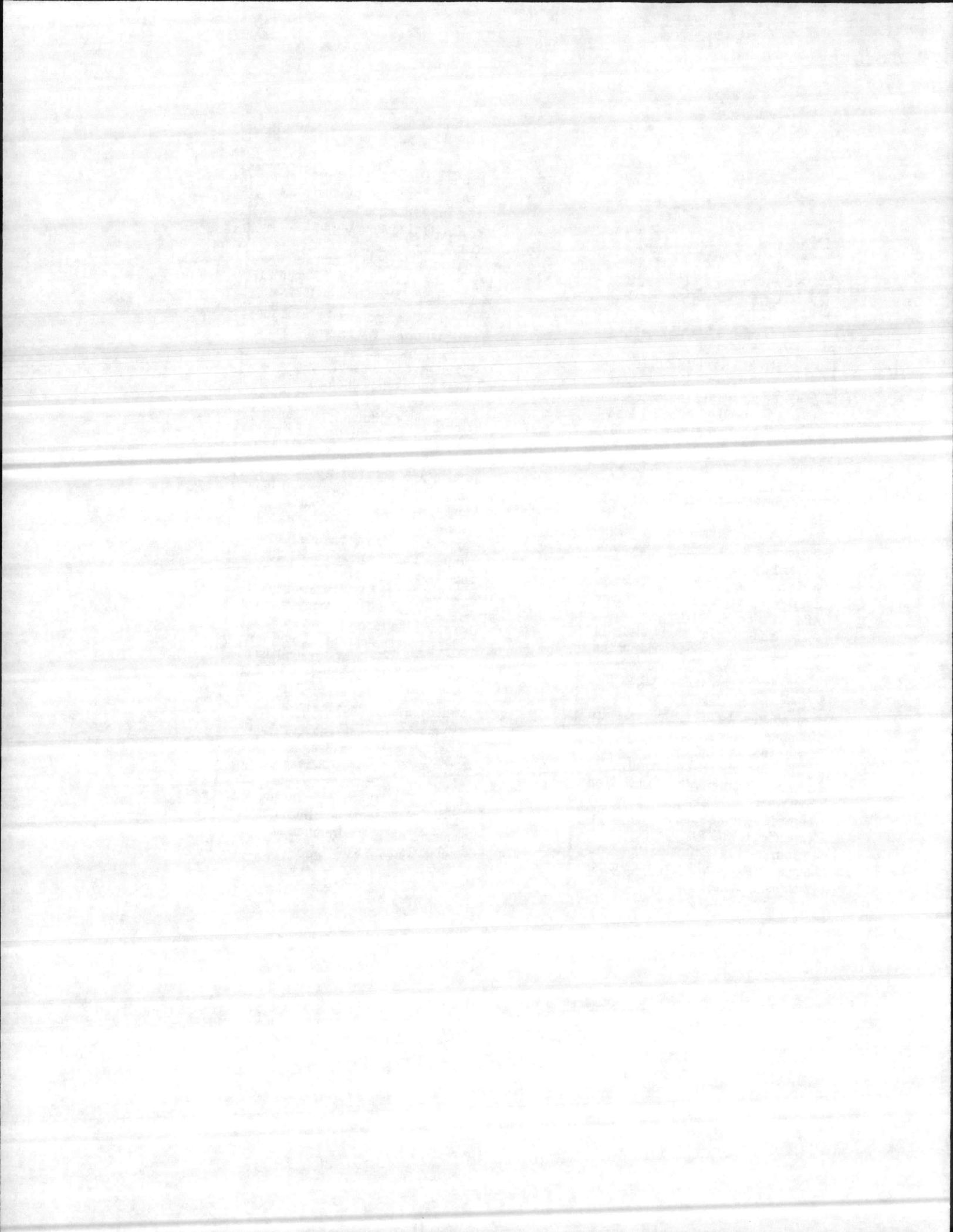
However, only 60,000 acres are available for maneuvers and training because the rest of the land is used for industrial purposes or housing or is environmentally protected, Tomskey said.

PUBLICATION: Daily News

PAGE: 1B

DATE: 10 Mar 86

CITY/STATE: Jacksonville, N.C.



To: JPAO

NSLOW COUNTY

521 Mill Avenue

Jacksonville, NC 28540

Telephone (919) 347-4717

Office of the
County Manager

March 21, 1986

General Joseph B. Knotts
Commanding General
Marine Corps Base
Camp Lejeune, North Carolina 28542

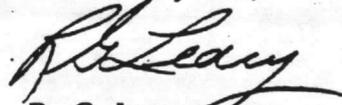
Dear General Knotts:

Attached is a copy of a resolution which was unanimously adopted by the Board of Commissioners during its regular meeting on March 17, 1986. The resolution requests that owners of private property within the proposed boundaries of base expansion remain free of any fear of losing this property through adverse condemnation procedures.

As of this writing, there are conflicting reports regarding the number of private property owners who might be affected by the expansion plans for the base, and there are also conflicting reports regarding the proposed boundaries of the expansion. The Board of Commissioners would like to be in a position to be able to respond to questions from their constituents regarding this expansion program, and to this end, we respectfully request that the base consider holding briefing sessions for County officials whenever new or updated information on this project is available. Many citizens are concerned about this matter, and it is in the best interest of all parties for local officials to be able to respond properly.

We would appreciate your influence in ensuring that condemnation actions are not implemented, and we look forward to receiving more detailed information regarding this expansion program.

Sincerely yours,

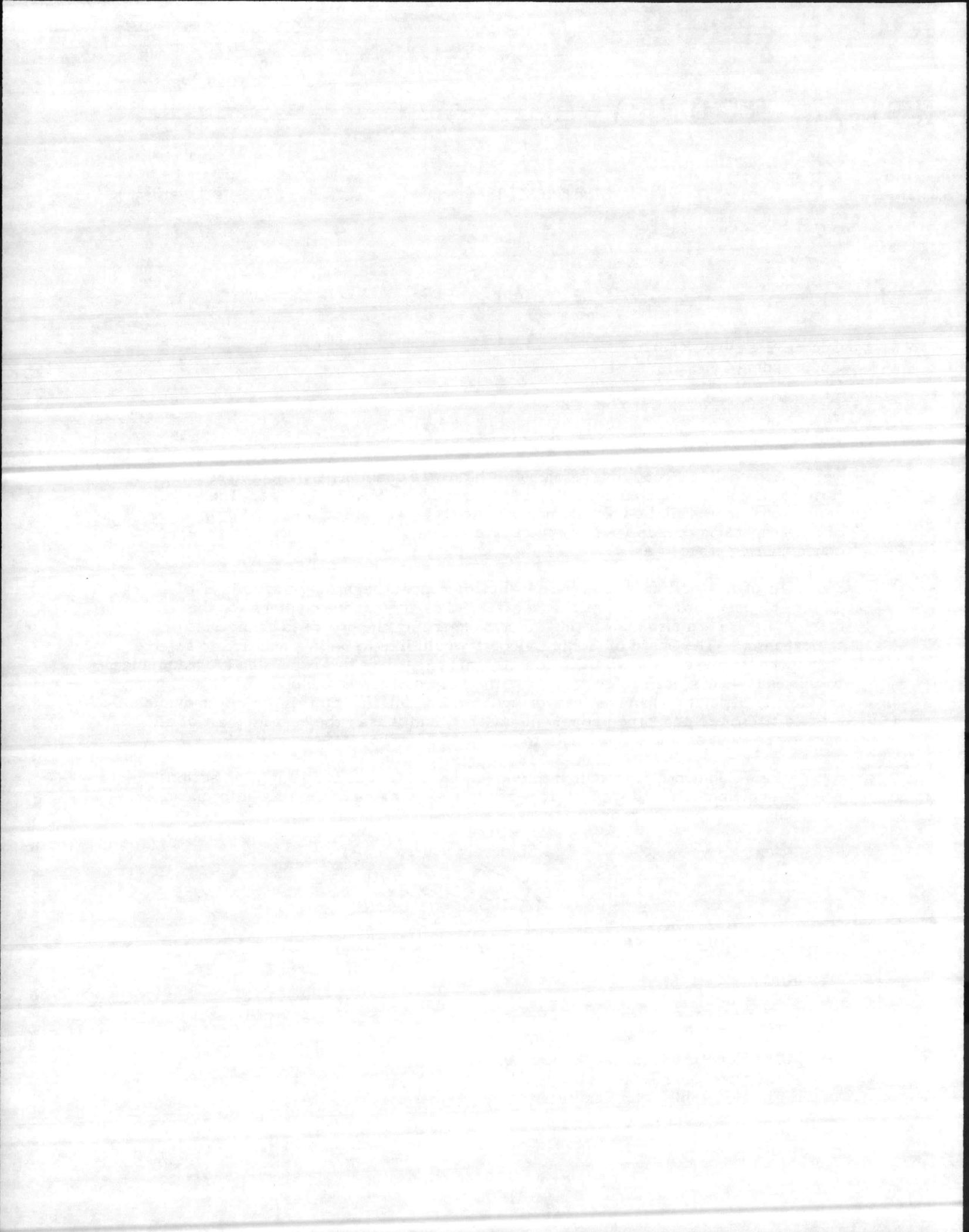


R. G. Leary
County Manager/Finance Officer

RGL:bf

Attachment

cc: The Honorable Charles Whitley w/a
The Honorable Jesse Helms w/a
The Honorable John East w/a



24 Mar 1986

EXPANSION OF MCB, CAMP LEJEUNE TO THE MARINE CORPS
LOCAL COMMUNITY

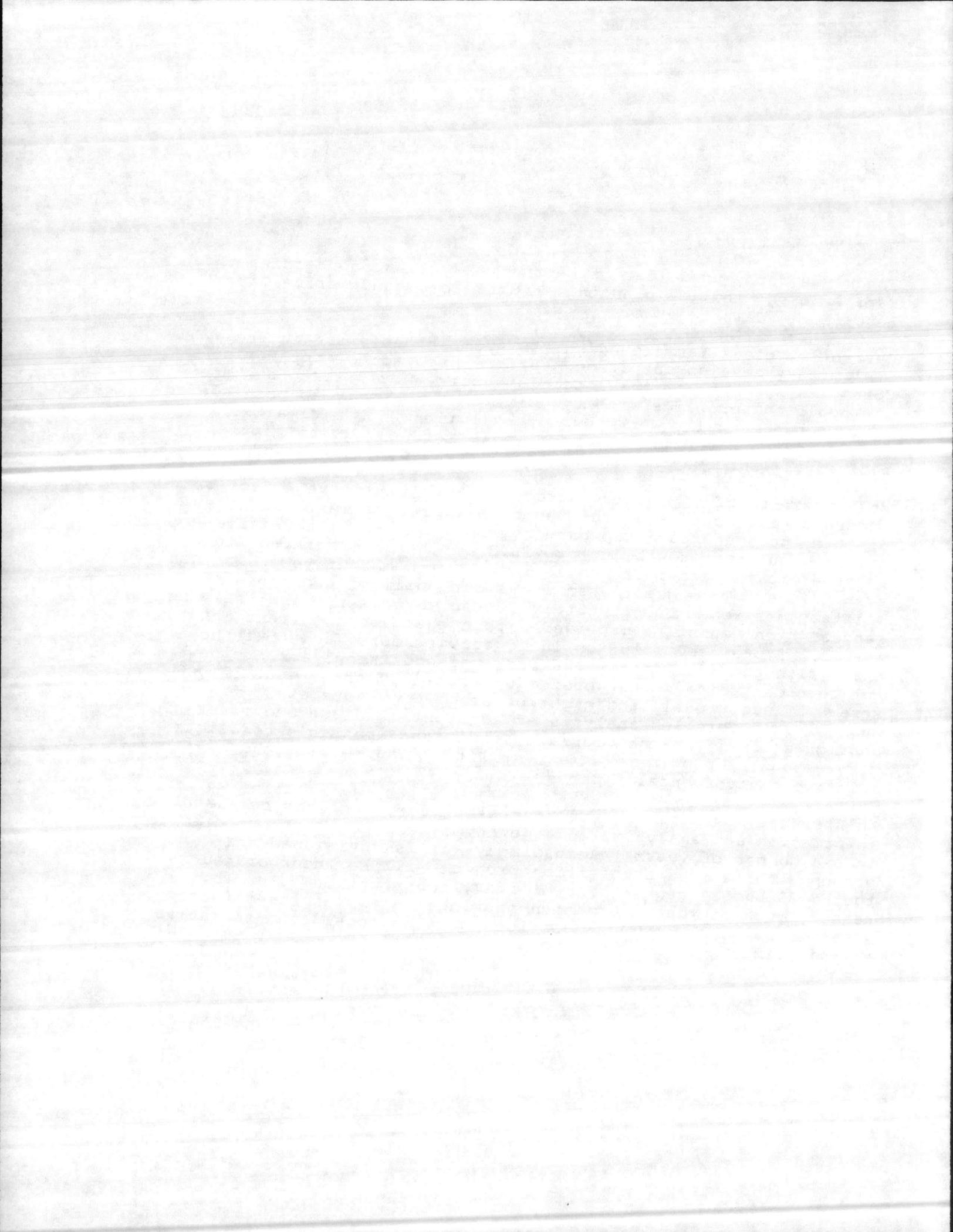
Dear Mr. Whitley:

Thank you for your letter of February 27, 1986, concerning the Marine Corps' initial planning efforts to expand Marine Corps Base (MCB), Camp Lejeune.

Currently, plans for expanding MCB, Camp Lejeune are in the preliminary development stage. Before proceeding, the Marine Corps, as a member of the local community, would like to share its goals and problems with the citizenry as early as possible so that we can mutually work toward a solution with minimal disruption to the community as a whole, as well as to the individual land owners who might be affected by our plans.

Modernization of the Marine Corps and the cumulative effect of numerous restrictions on the use of our present land holdings dictate that we expand the base beyond its present boundaries. The new equipment now being provided our Marines has resulted in a faster moving and more mobile force, with more fire power than ever before. This greatly enhances our ability to perform our military mission. Unfortunately, these weapons require training ranges which cannot be provided within the base's current land assets. A proposed solution is to acquire more land, but the exact size and location of the required additional acreage have not been determined. Our best educated guess is that 52,000 acres of additional land might be needed. A more exact figure must await a detailed analysis of adjacent land use and ownership configurations, soil and terrain conditions, possible conflicts with essential public services (utilities and roads), and relative environmental impacts.

We are just now starting the process of securing this detailed information and analysis, and the complete process is expected to take a number of years. Accordingly, it is envisioned that a proposal for a land acquisition project will be incorporated in the FY 89 budget request for military construction. For this reason, much of the information provided in the enclosed fact sheet in response to your questions must be considered tentative at this time.

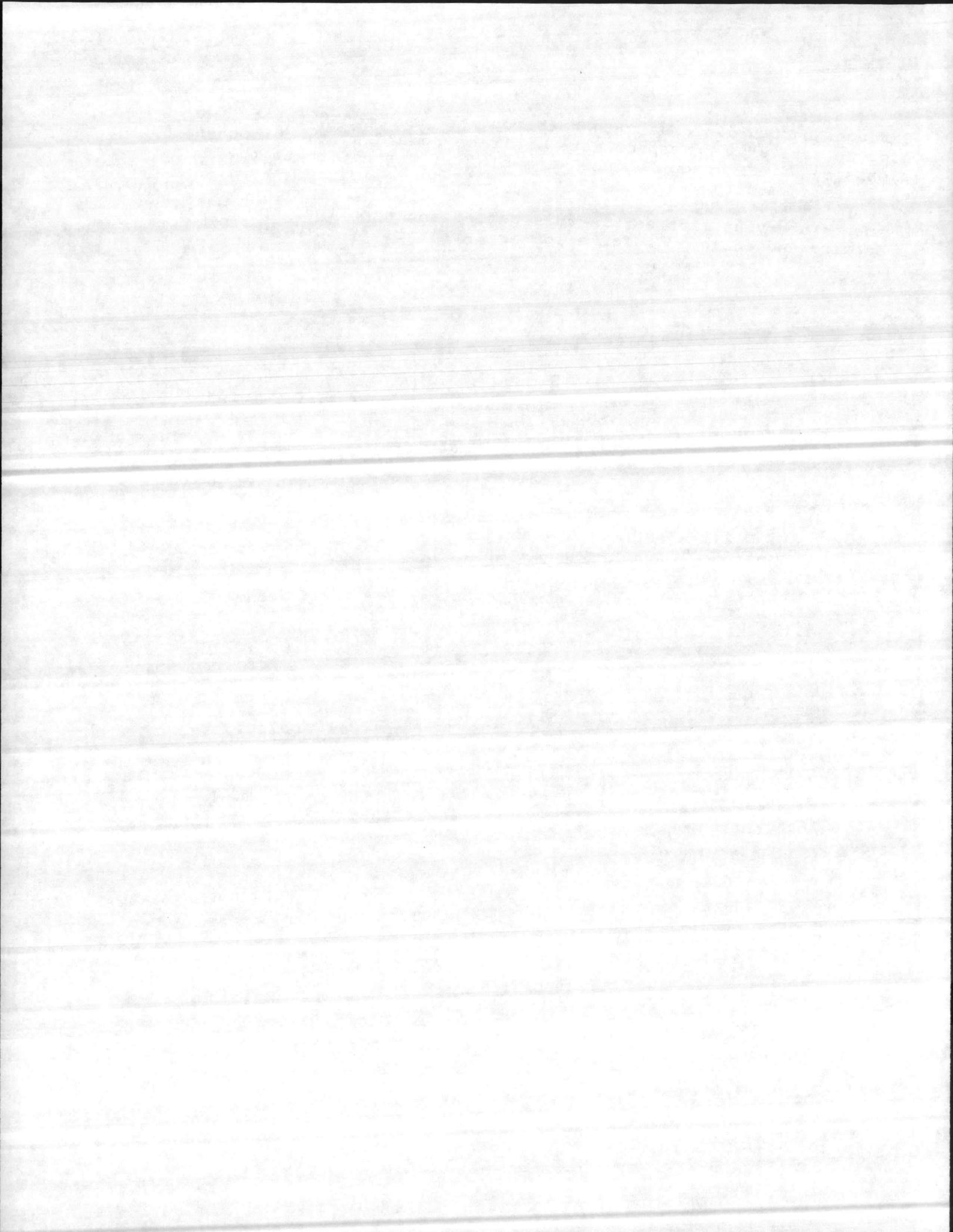


Through an open dialogue with both you and your constituents, we hope to arrive at an appropriate decision regarding the proposed expansion of MCB, Camp Lejeune with minimal disruption to the civilian community.

I appreciate your interest in this matter and hope that the preceding and enclosed information is satisfactory for your purposes.

Respectfully,

P. X. KELLEY
General, U. S. Marine Corps
Commandant of the Marine Corps



Military use of condemnation opposed

By THAD OGBURN
Daily News Staff

The Onslow County Board of Commissioners on Monday came down against the use of property condemnations by the military in a Marine Corps proposal to extend Camp Lejeune by about 52,000 acres.

The commissioners unanimously passed a resolution stating that the board discourages the base from acquiring the land through condemnation proceedings.

Commissioner John Sewell, who spearheaded the drive for the resolution, noted that more than 200 families could be influenced by Lejeune's expansion plans.

"No matter where the boundaries are, there are going to be people affected," Sewell said. "Some of these people — it's going to be the second time the government has taken their land."

"Who else do they have to turn to if they don't turn to us?" the commissioner added.

Sewell said he met with base officials last Friday to discuss the land acquisition, which military spokesmen have said would increase Lejeune's maneuver areas and training ranges.

The site is primarily commercial forest land southwest of Lejeune, between Verona and Camp Davis

and extending to N.C. 50. International Paper Co. owns about 40,000 acres of woods in the Camp Davis complex near Holly Ridge. Other landowners in the area include

Federal Paper Board, Corbett Lumber Co. and a number of private property owners.

A preliminary title search has begun in connection with the land-



'No matter where the boundaries are, there are going to be people affected. Some of these people — it's going to be the second time the government has taken their land.'

— John Sewell

planning study for the possible Lejeune expansion. The study also will determine the precise boundaries of the land planned to be purchased or leased in 1989.

Sewell said that even though the military is still studying the expansion, he wanted the commissioners to go on record as soon as possible as opposed to the military using condemnation proceedings.

Commissioners Paul Starzynski and Jim Stewart originally sought to get more details about the expansion before voting on the resolution.

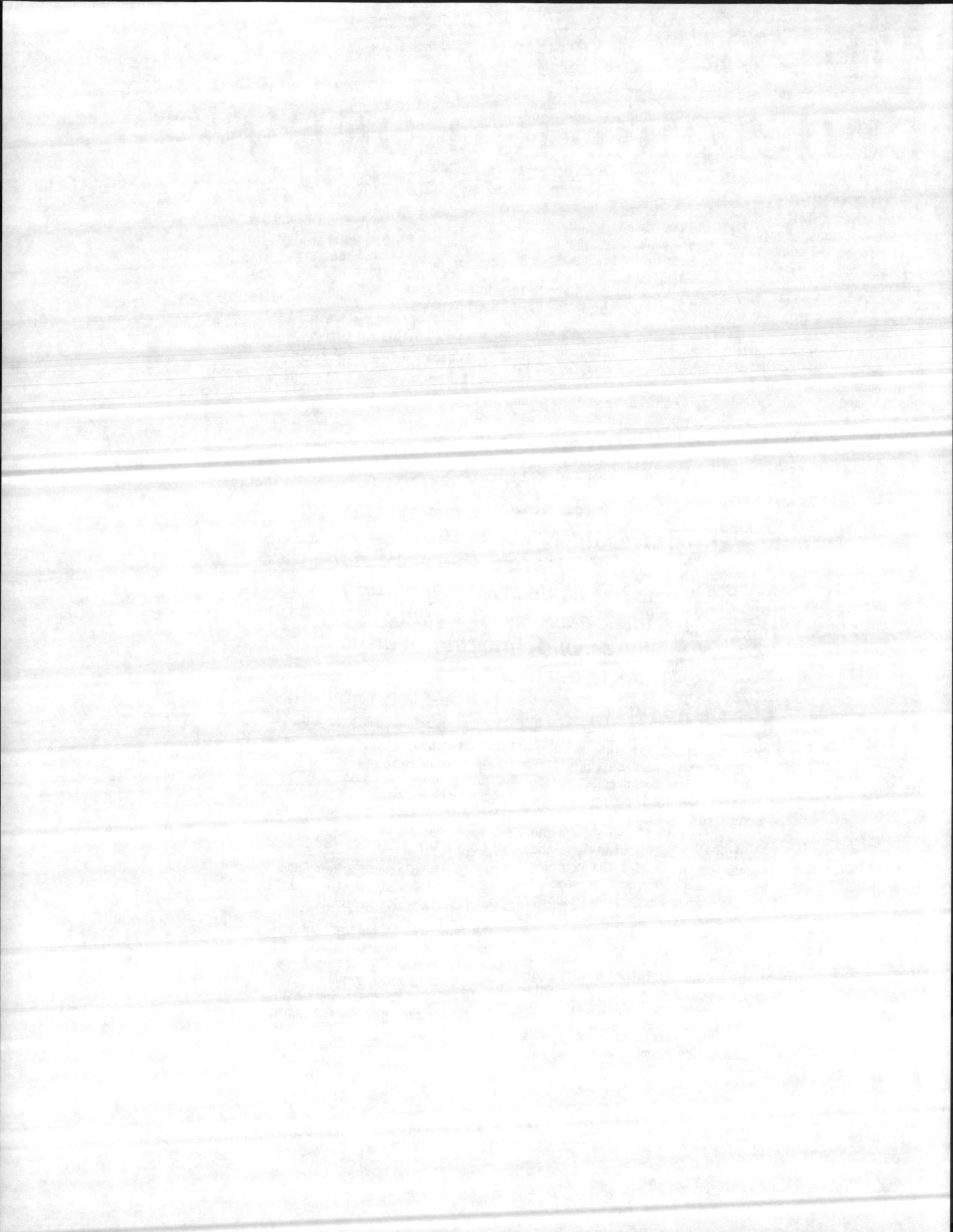
"I think we need to get some information from the base with

more specifics," Starzynski said, noting that he was not opposed to Sewell's resolution, just that he needed more details.

Stewart agreed. "I hate to be forced to vote on something I don't have any of the facts on."

But Commissioner Starkey Shaw agreed with Sewell that the board needed to take action on Monday.

The issue was tabled until after a dinner break in the commissioner's meeting. When the meeting resumed, the commissioners voted unanimously in favor of the resolution. A meeting between the board and base officials was also discussed.



Residents protest expansion plans

By TRACY SUTHERLAND
Lifestyles Editor

Confusion and frustration prevailed when Holly Ridge area landowners met with congressional staffers Tuesday at U.S. Rep. Charles Whitley's mobile office during its visit to Holly Ridge.

Most expressed concern about how proposals to expand Camp Lejeune would affect area property owners. Lejeune officials say the base needs the 52,000 additional acres for maneuvers and training. The base is considering lease or purchase of land south of Lejeune near Verona and Camp Davis, extending to N.C. 50.

"This is supposed to be the land of the free, but it's not free. If the government can tell you to get up and move," said one elderly woman who lives two miles away from Holly Ridge's post office. "We live off Social Security checks and the little bit of money made from our land. We have no idea where to go and no idea how much we'll be paid."

One Holly Ridge landowner who described himself as semi-retired, said, "International Paper Company's land should be sufficient. Taking land for Camp Davis during World War II was OK, but this is peacetime." International Paper owns about 40,000 acres of wooded land in the area.

"There's nothing we can do if the federal government wants this land — it's just a matter of when," said a former serviceman.

Most were distressed by a lack of information about the proposal.



U.S. Rep. Charles Whitley's mobile office

While 1989 is the proposed date for land acquisition, none of those visiting the office seemed to understand exactly what is involved in the acquisition.

William McPhail, an aide to the 3rd District congressman, responded to questions and apologized for not being able to give definite answers. Whitley, he said, is investigating the matter.

Many were angered by the lack of definite answers. "It's sad the main representative of the people is the last to know," one man said.

Whitley, contacted Tuesday at his Washington, D.C. office, had

requested further information from the commandant of the Corps. In the letter, Whitley said he asked whether negotiations with private companies would provide enough land so that private landowners would be unaffected; if private land is needed, how will it be acquired; will public hearings be held and when; how much notice will be provided; and will maneuvers in the area interfere with farmers.

"The actual land acquisition is not to occur for several years, as we understand it," Whitley said. "We plan to let the people know specifics as soon as the commandant's

written response is received."

Bob Gaudle, a staff member of Sen. Jesse Helms' Raleigh office, said Helms had forwarded letters from concerned residents to the Department of Defense and requested answers. He said he hoped to have answers in about two weeks.

Answers will be welcomed by Holly Ridge residents. Some may come during a hearing at 7:30 p.m. April 4 at the Onslow County Courthouse.

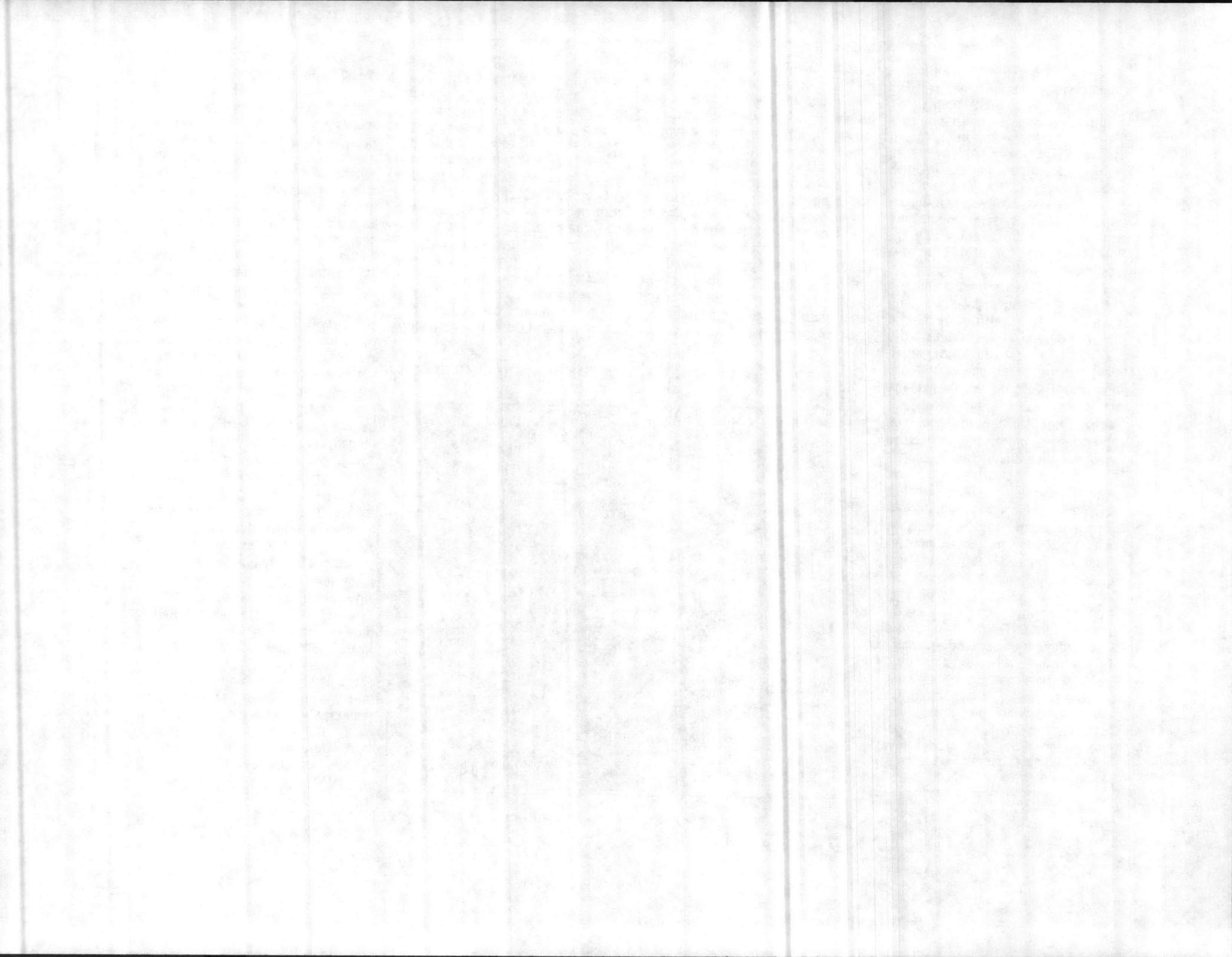
"I just don't know about what's going on and am trying to find out," said one woman who has just bought a home in the area. "If the government needs the land, they can take it and I don't mind," she said.

Despite that, many said any base expansion that would take private land would be unacceptable. "Ninety percent of the people to be affected by the proposed expansion are elderly and have had that land in the family for over 100 years," an area man said. "Most of these people are retired and everything they own is tied to the land."

Another man was upset because he learned about the proposed expansion through the newspaper. "It was a grave injustice that this information wasn't given to the landowners first," he said.

"There's a lot of wild rumors going around and some fact, but we have yet to hear anything officially," said a man.

After an hour at the Holly Ridge Post Office, the mobile office made stops at the Hubert Richlands post offices.



Condemnation simply another word for theft

The storm brewing over the proposed 52,000-acre base expansion in southern Onslow County may seem like a tempest in a teapot to those county residents who witnessed the uproar over the founding of Camp Lejeune in the early '40s.

The community still bears the emotional scars of the battle waged when the federal government seized the 170 square miles of piney groves along the New River for an amphibious base. Some residents still harbor resentment. Even those people who no longer feel ill will toward the military still cannot forget the fate of their property holdings. It would be difficult for anyone to forget Louise Murrell, whose family owned Montford Point, told a reporter several years ago, "In 1941, they took everything we worked for for 17 years."

Forty-five years later, the federal government once again has its eye on an expansive piece of property to be used for military operations. Studies are under way to determine the feasibility of leasing or buying property near Camp Davis during 1989 to accommodate new weapons systems and training techniques.

The expansion would increase the size of Lejeune almost by half. Most of the property under consideration is commercial forest land, but some private property owners apparently would be affected, though the exact boundaries have yet to be revealed. County Commissioner John Sewell says as many as 200 families could be affected.

This week, Sewell expressed concern that, if the federal government decides to go ahead with the expansion, it will seize the land it wants regardless of the wishes of present landowners. The process by which it would do so has an appropriately negative name: condemnation. Under condemnation, property is transferred from private ownership to the government at a price set by the government.

Sewell introduced a resolution, unanimously approved by the com-

missioners, that puts the county on record as opposing the use of condemnation proceedings by the military.

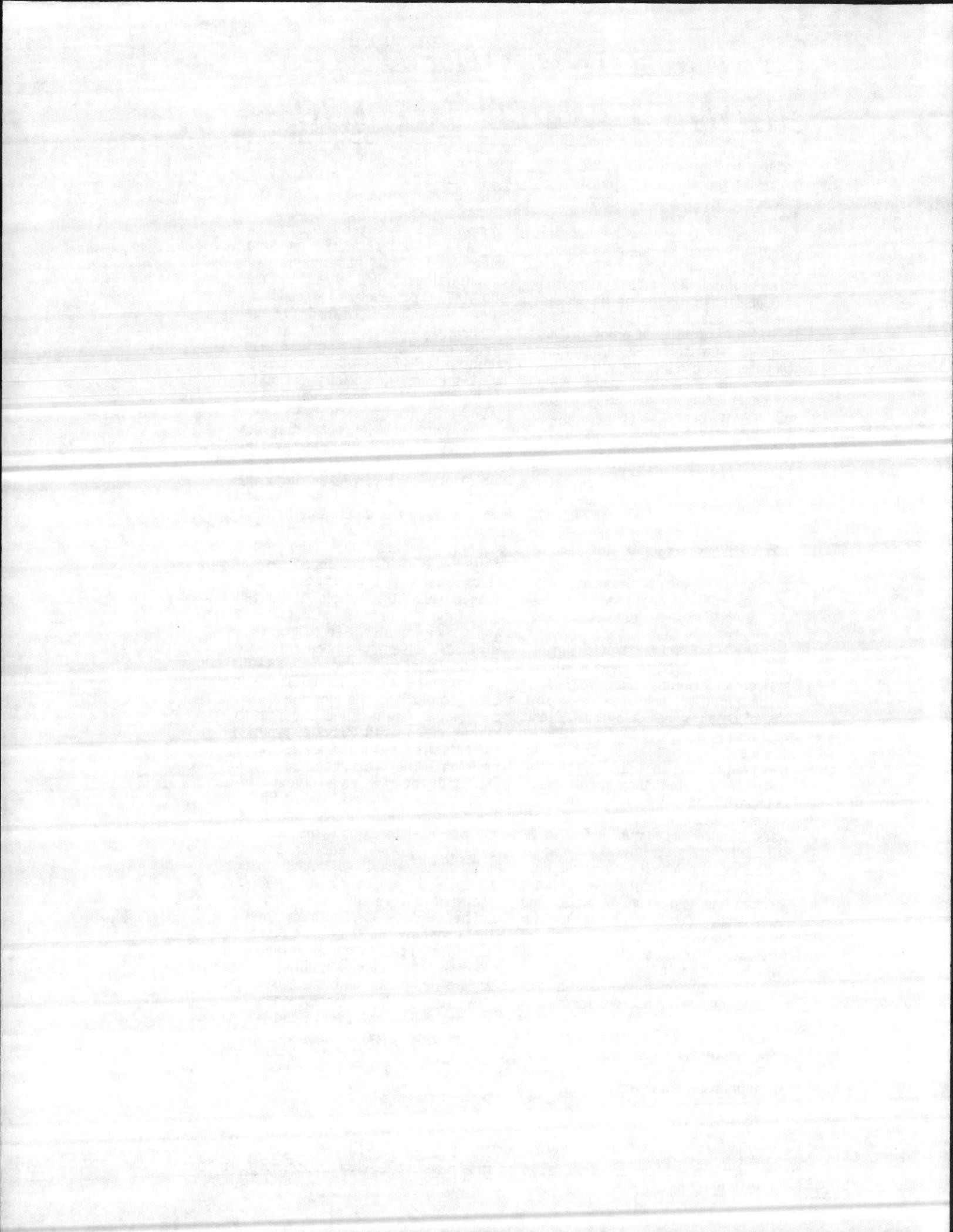
We would like to see the commissioners take their resolution one step further and come out against all condemnations, even those by the county. The propriety of a condemnation is not determined by its purpose. If it were, would national defense not be a higher purpose than gaining a utility easement or providing land for a county airport? Condemnation is wrong, regardless of the reason.

It is only fair to note that the county has not been intensely involved in condemnations for quite some time — since the development of Albert Ellis Airport about 15 years ago — though it did hold the threat of condemnation over some unyielding property owners when the water system was being developed several years back. The Jacksonville City Council just this week authorized condemnation proceedings against a woman who has refused to grant the city an easement necessary for installation of a sewer main.

Despite the glaring inconsistency in their resolution, the commissioners are to be commended for quickly taking sides with private property owners who will need every bit of assistance they can get if they go to war with the U.S. government. If — and, granted, it's still a big "if" — the feds decide to move ahead with the proposal to expand the base, the southern Onslow County landowners will stand about as much chance against the military as did the Marxists in Grenada.

The military is absolutely vital to the economy of this area, and we have no reason to disagree with studies that indicate additional land is needed for training. But the government should be forced to live by the rules that govern the rest of us.

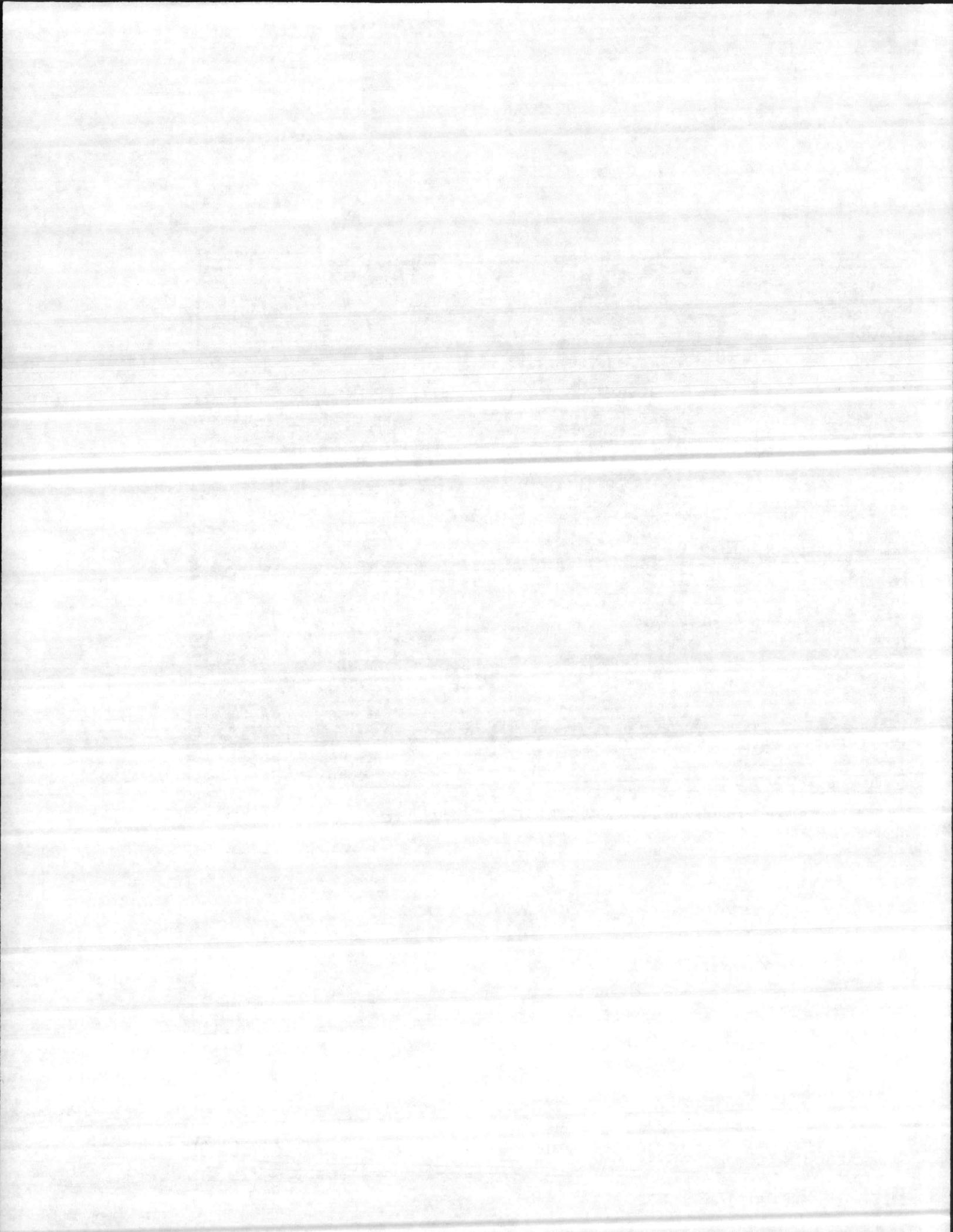
And taking someone's land out from under them is against those rules.





Staff photo by Harry Lynch

Dorothy and Buren Shepard, who own a 240-acre farm near Holly Ridge, on front porch of their home



Camp Lejeune faces fight over expansion of base

By Donna Long
Star-News Correspondent

Battle lines are being drawn in Onslow County between Holly Ridge area property owners and Camp Lejeune.

The fight is brewing over studies the Marine Corps base is making concerning the possible acquisition of some 52,000 acres of new land between Verona and Camp Davis.

"How would you feel if someone was trying to take your home?" asked Neal Padgett, whose 15-acre family farm is on N.C. 50 about 10 miles north of Holly Ridge.

Padgett said he has written to his congressmen and has been told they would "look into the matter."

"We're opposed to them condemning our property or any forceful taking of our land," Padgett said.

The base wants to expand its training facilities to accommodate modern weapons systems and training techniques. The expansion plans are in initial stages, base spokesmen have said, and the boundaries of the land that may be acquired have not been drawn.

About 250 landowners live in the general area being considered, said Sheila Taylor, a member of a group formed to fight the takeover.

She said the committee will have a public meeting April 4 at the Onslow County Courthouse.

Mrs. Taylor and her husband live on three acres of land about 15

miles west of Holly Ridge. The land was given to her by her grandmother.

"Ever since I was a little girl, I always wanted to live here," Mrs. Taylor said, adding that she was born and raised across the road from where she and her husband live. "Now that I'm here, I don't want to give it up," she said.

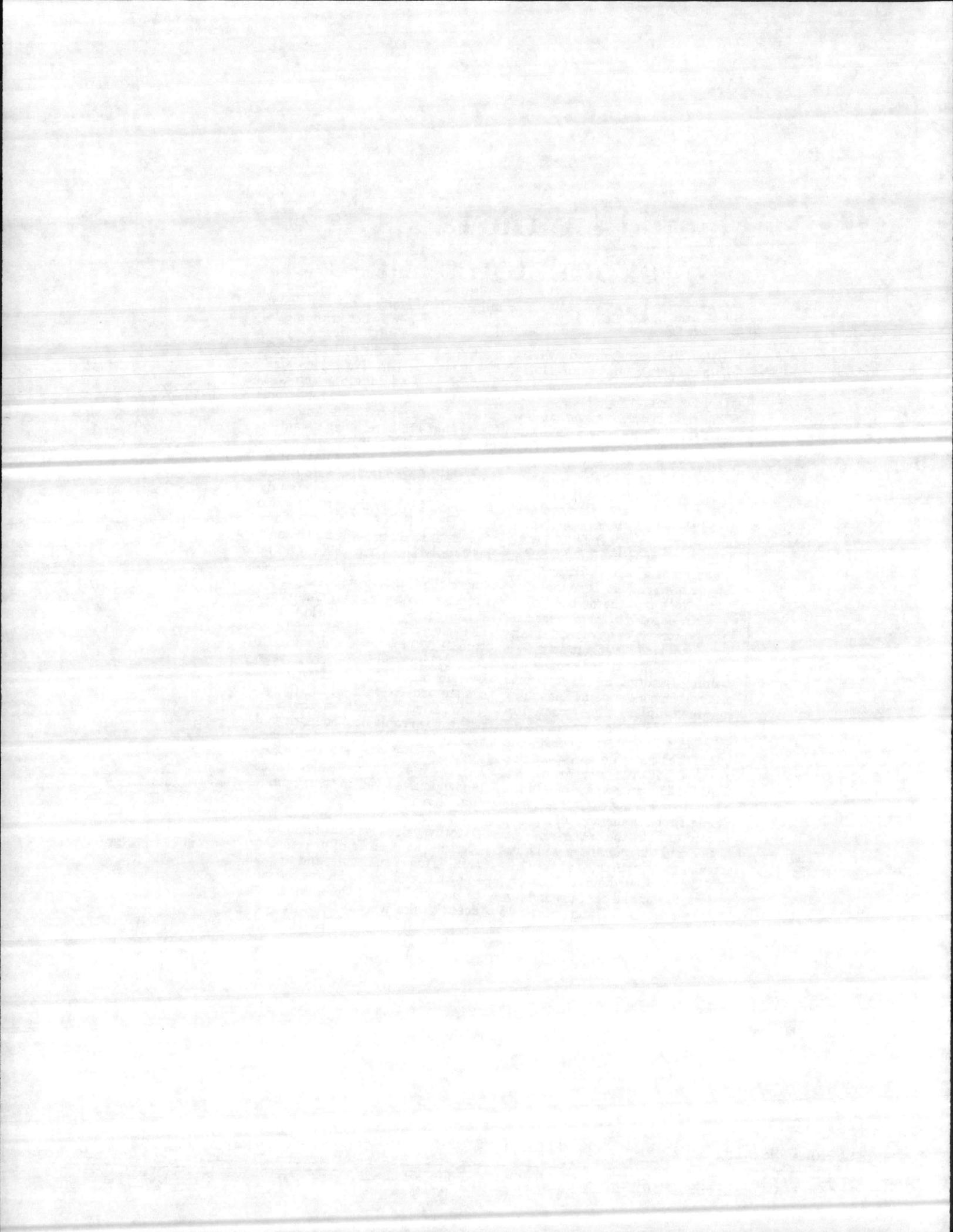
"They gave us a raw deal when they built Camp Davis," said Buren Shepard, whose 240-acre family farm is off N.C. 50 about three miles from Holly Ridge.

Shepard said the land had been in his family since the 1890s, and he was born "within 100 yards" of where the flagpole stands at Camp Davis, an Army training camp built at Holly Ridge during World War II. The government told his family to take \$1,000 for five buildings on 10 acres of land and \$2 an acre in yearly land rent or the land would be condemned, he said.

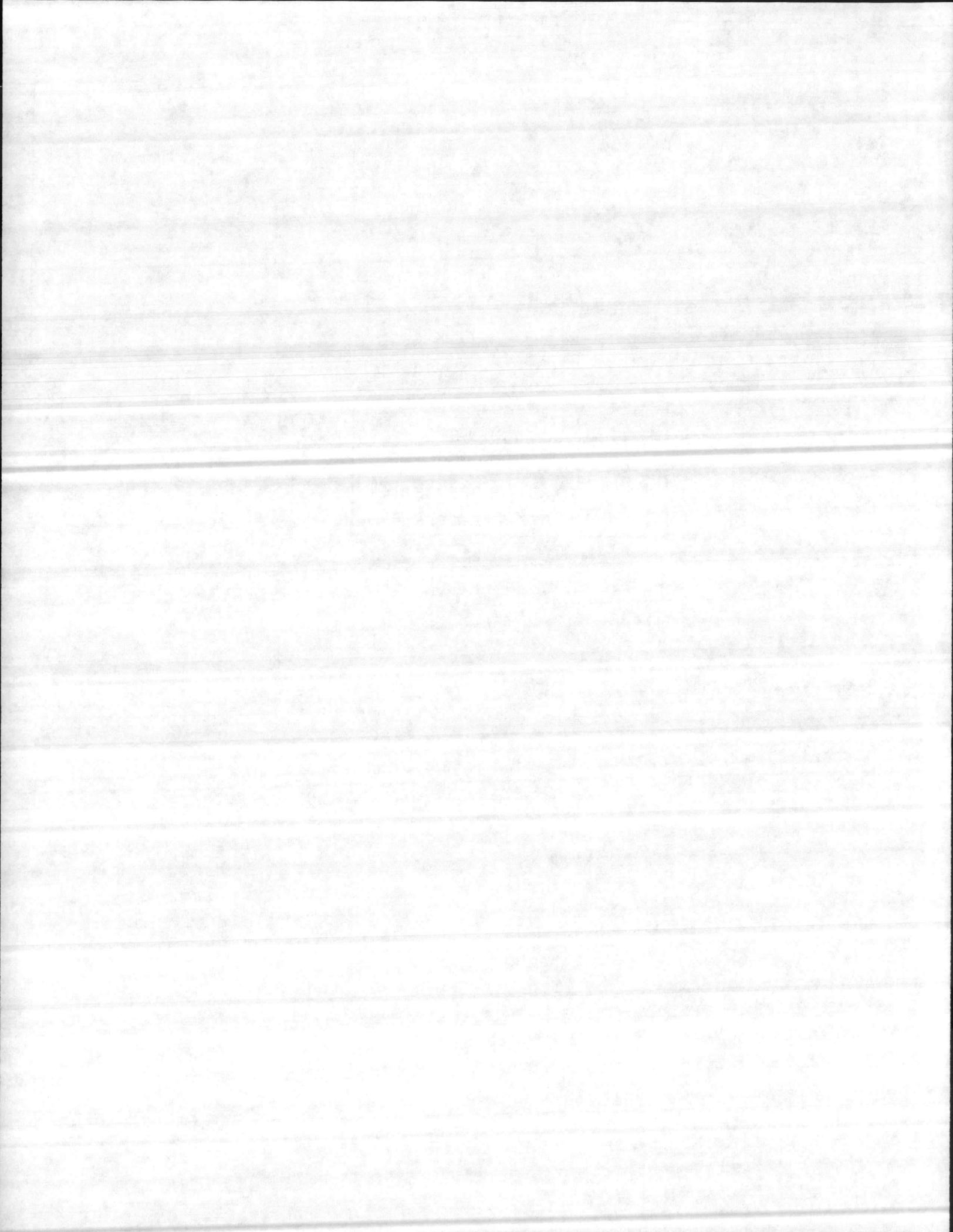
"We tried to stop it, but there was nothing we could do," Shepard said.

Shepard, who is 74, said most property owners in the area Camp Lejeune is studying are elderly people who have lived on their land all their lives.

Shepard, who said he and wife, Dorothy, already had tombstones erected at the family cemetery, said, "This is our home, and we plan to be buried here and leave the land to our children if the government doesn't take it away."



HOW AND WHY
THE FEDERAL GOVERNMENT
ACQUIRES PROPERTY
FOR PUBLIC PURPOSES



FOREWORD

Wise John Adams reminds us that "property must be secured, or liberty cannot exist." In our Country the power of government, local, state and federal, must respect and protect the life, liberty and property of our citizens.

There are however certain vital governmental functions essential to the survival, the general welfare and the progress of the Nation which require land—specific land. A missile must have a launching site; a highway, a roadbed; a flood control and water conservation project, a reservoir basin. For the benefit of all the people, individual convenience must occasionally yield.

This brochure has been prepared by the Interagency Land Acquisition Conference so that every citizen may know how and why the Federal Government acquires land and understands his right to just compensation, if his property is needed for public use. It reflects the Federal Government's uniform land acquisition policies as expressed in Title III of Public Law 91-646, approved January 2, 1971, with particular relation to payment to owners of the full amount of just compensation. When doubt remains or a dispute exists, legal advice should be secured.

Date January, 1975

HOW CAN THE UNITED STATES ACQUIRE THE PROPERTY OF ONE OF ITS CITIZENS?

Every Government has certain inherent powers which are essential to its existence and effective operation, such as the power to levy taxes and the power to maintain order. Another is the power to take private property for public use. This is known as the power of EMINENT DOMAIN. The rights of the individual are protected, however, by our CONSTITUTION, which guarantees that private property may not be taken by the Government except for PUBLIC USE and that JUST COMPENSATION must be paid to the citizen whose property is taken. This is vastly different from those countries which seize what they want, for whatever purpose they may choose and for whatever payment they wish to make.

When it acquires property the Government considers the NEEDS AND WELFARE OF ALL ITS CITIZENS. Land is necessary for military installations, for the space program, for naval stations and for training centers. It is required for post office and public building sites, for dams and reservoirs, for flood control and water conservation, for roads and highways, for national parks and recreation areas, and for many other uses essential to the well-being and protection of all citizens. Your property is not acquired because the Government wants it, but because the general public needs it.

WHY CAN'T OUR GOVERNMENT BUY THE PROPERTY IT WANTS, LIKE ANYONE ELSE?

IT USUALLY DOES, but sometimes a property owner is not willing to sell his land. If the United States had no way to acquire property when the owner refuses to sell, essential governmental operations would be seriously hindered or even prevented entirely. Highways would have to wind around properties that could not be purchased. Post offices might have to be built in locations inconvenient for the general public. One owner of an acre or two in the middle of a reservoir site might prevent the construction of a reclamation project essential to the welfare of a vast region. Therefore, the Government must have the power to acquire land that is needed for the public benefit, whether or not the owner wishes to sell it. However, before exercising the power of eminent domain, the head of the Federal agency authorized to condemn property is required to make every reasonable effort to purchase your real property expeditiously by negotiation.

BUT COULDN'T THE GOVERNMENT USUALLY BUY WHAT IT NEEDS IF IT WERE WILLING TO PAY ENOUGH?

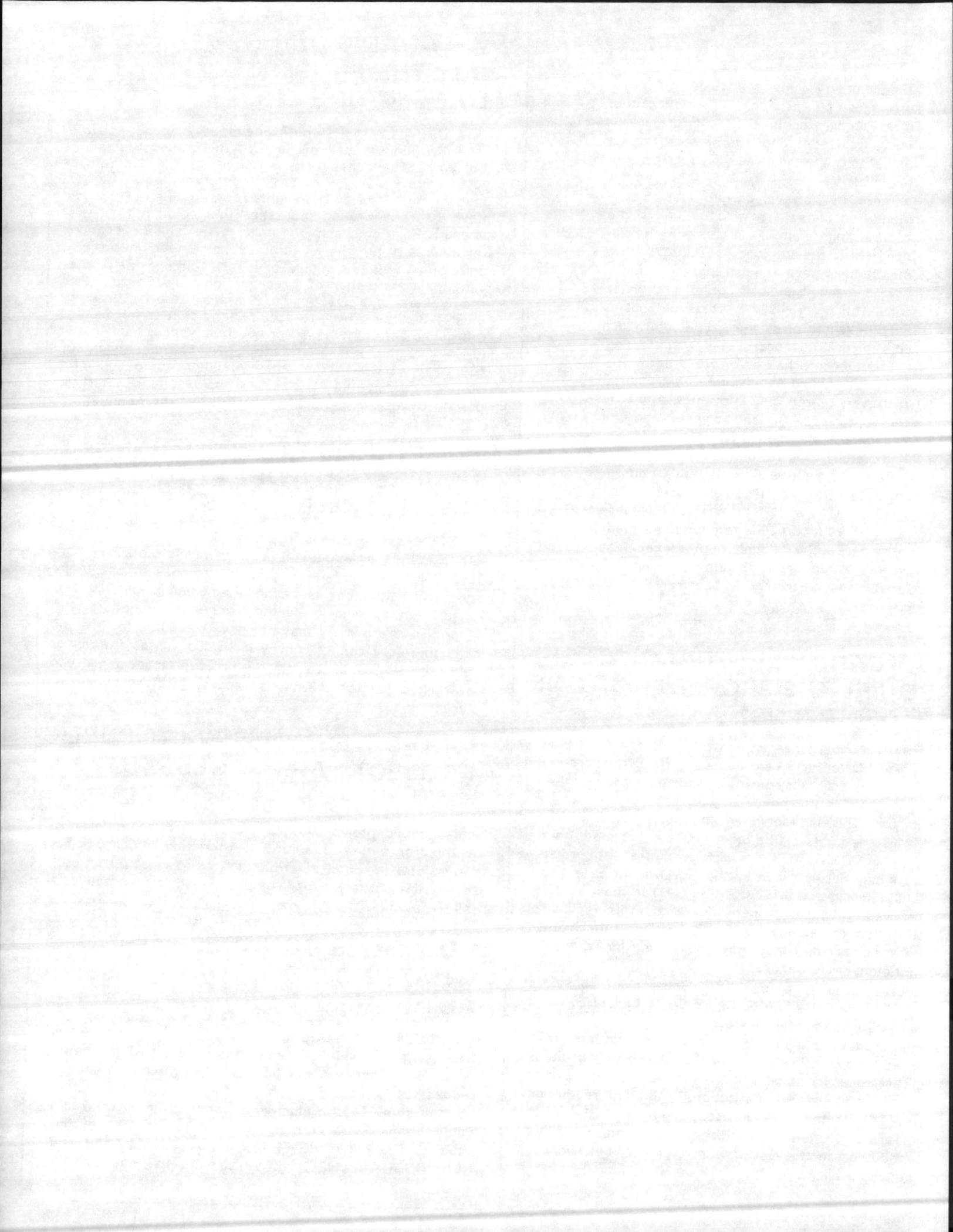
This probably is true, but it would be UNFAIR TO THE TAXPAYERS to inflate the cost of public works by paying landowners whatever price they chose to ask. Also, property sometimes is needed immediately and there is insufficient time to locate the owners and negotiate with them; or the owners may not have clear title to the land and therefore cannot convey it. In such cases the power of EMINENT DOMAIN enables your Government to proceed without delay to do what is necessary in the public interest.

WHO DETERMINES WHAT PUBLIC PROJECTS ARE NECESSARY?

No public project or improvement can be undertaken without an authorization and appropriation by CONGRESS. Therefore, the final determination as to what public projects are necessary is made by the elected representatives of all the people.

HOW DOES CONGRESS DECIDE WHAT PROJECTS TO AUTHORIZE?

A BILL IS INTRODUCED in Congress by a Senator or Representative who believes that the project will be beneficial, or sometimes the bill may be introduced at the request of a Federal agency which has decided, after careful study and preliminary planning, that a certain public project will promote the general welfare of our country. The bill is REFERRED TO A COMMITTEE and HEARINGS ARE HELD at which citizens may explain



WHAT HAPPENS AFTER AN APPRAISAL HAS BEEN MADE OF MY LAND?

GOVERNMENT REPRESENTATIVE will call upon you if you can agree on the terms of a sale. He will be familiar with the appraisals of your land and will be prepared to DISCUSS in detail the value of your property. You will be furnished with a written statement of the fair market value of your property and a summary of the basis for that value. The representative will then make an offer to acquire the property for the full amount of the approved appraisal. He also will answer any questions you may have about the purchase of your property to the best of his ability. If you and the Government representative are able to reach an AGREEMENT, it will be reduced to writing, and upon approval by appropriate authority will become a binding agreement.

DO I HAVE TO ACCEPT THE PRICE OFFERED BY THE GOVERNMENT'S APPRAISER?

You do not have to accept the Government's offer if you do not wish to do so; however, the owner and the Government's representative are usually able to reach a mutually satisfactory agreement for the purchase of the property from the Government.

IF I DECIDE TO SELL, WHEN WILL I BE REQUIRED TO GIVE UP POSSESSION OF MY PROPERTY?

This depends upon the particular PROJECT and the CIRCUMSTANCES of each case. The Government always makes its offers to be reasonable, and usually a mutually satisfactory arrangement for transfer of possession can be worked out with the representative of the acquiring Federal agency. You will not be required to surrender possession of your property until you have been paid the agreed purchase price. Furthermore, you will not be required to move from your dwelling, or to move your business or farm operation without at least 90 days' notice in writing of the date at which your move is required, except in those unusual circumstances when there is an urgent need for your property.

MAY I KEEP MY BUILDINGS AND OTHER IMPROVEMENTS?

USUALLY the buildings and improvements will not be required for the project and in such a case YOU MAY RETAIN THEM. Of course you will be required to move them to a location outside of the project area by a specified date, and the SALVAGE VALUE of the improvements will be deducted from the purchase price or condemnation award which you will receive.

WHENEVER POSSIBLE, the Government is scheduled in order to allow for the HARVESTING by the landowner of growing crops. Of course, sometimes the land is needed before crops are ready to harvest, and in that case you will receive PAYMENT for your crops. You should discuss this with the representative of the acquiring Federal agency.

WILL I BE PAID FOR MY MOVING COSTS?

The purchase price does not include moving costs; however, you are entitled to receive separate payments for moving expenses together with relocation assistance, pursuant to Title II of Public Law 91-646, approved January 2, 1971. The local representative of the acquiring agency will supply full information and assist you in obtaining the authorized payments.

WHEN WILL I BE PAID?

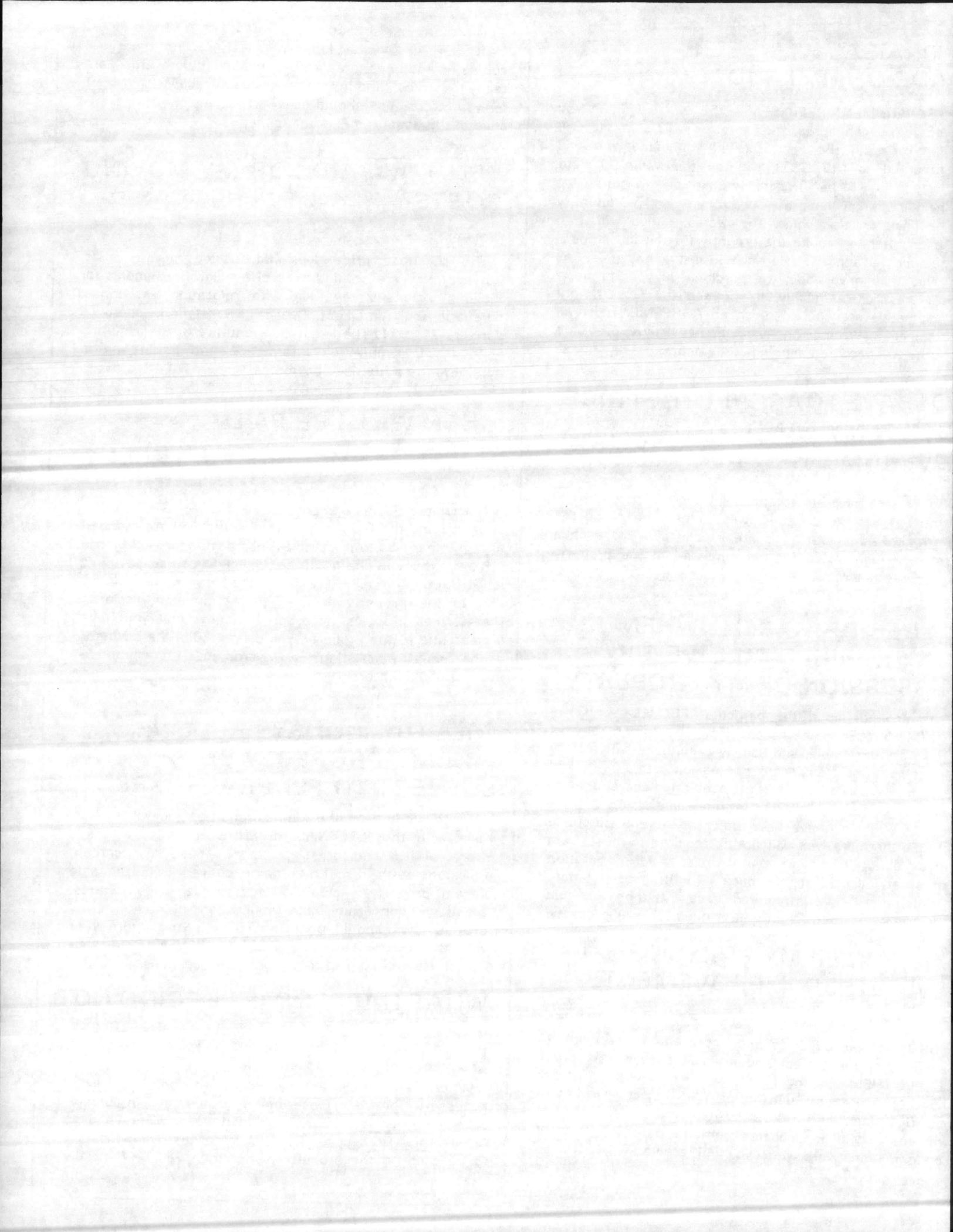
The United States will pay you AS SOON AS POSSIBLE after you and the Government representative have reached an agreement as to price and it has been approved by the Federal agency in charge of the project. Of course, payment is SUBJECT TO APPROVAL by the Government of the title to the property. If the title examination discloses that further proof is necessary to show that you have a clear title to the property, you can expedite the payment of the funds by assisting the Government's representative in obtaining such proof.

WILL THE MONEY I RECEIVE FOR MY PROPERTY BE SUBJECT TO FEDERAL TAXES?

Responsibility for the administration of Federal tax laws rests with the INTERNAL REVENUE SERVICE, which is a part of the Treasury Department. These laws contain provisions with respect to gains derived from the sale of real property, including sales to the United States. Questions concerning the application of the internal revenue laws should be taken up with your attorney or with the DIRECTOR OF INTERNAL REVENUE in your district. He will be glad to answer your questions.

WHAT HAPPENS IF I DECIDE NOT TO ACCEPT?

Where an agreement cannot be reached, it will be necessary for your Government to file suit in Federal court in order to acquire your land. This is known as a CONDEMNATION case. The amount of just compensation to be paid to the property owner then will be judicially



reasons for favoring or opposing the project. The Federal agency responsible for the project usually reports the results of detailed studies it had made. The committee then reports its recommendation, Congress debates the bill, and it is passed.

WHAT DOES THIS MEAN THAT CONGRESS DECIDES WHAT PARTICULAR PROPERTY WILL BE ACQUIRED?

Usually, Congress usually does not make this decision. Of course, some projects, such as dams or harbor improvements, relate by their very nature to a specific location, even in such cases Congress usually allows the Federal agency which will administer the project to adjust or modify its boundaries as may be necessary and desirable. Other projects, however, such as providing office space for a Federal agency, usually need not be located at a particular place, and in authorizing such projects Congress usually lets the Federal agency involved select the exact location. In any case, the BASIC AUTHORITY for a new Federal project is granted by CONGRESS and the FEDERAL AGENCY administering the project fixes the DETAILS with the limits laid down by Congress.

WHY MUST MY PROPERTY BE ACQUIRED?

EVERY OWNER could ask this same question. No one is to be told that he *must* do something, but someone's property must be taken or the development of our country would come to a standstill. It is unfortunate that one person must be inconvenienced for a program of the Government for the benefit of the public as a whole, but this happens to each of us, in one way or another, every day. This is essential to progress and is inevitable in modern society.

HOW WAS THE CHOICE OF LOCATION MADE?

The Federal agency responsible for the project makes CAREFUL STUDIES of possible locations, taking into account such matters as cost, engineering considerations and usefulness to the public. For example, a building site will be preferred that has soil in which foundations can be put down without excessive expense. A highway location should be as straight and level as possible. A post office should be located where it will best serve an area. And so far as possible, a location is selected which will benefit rather than harm the immediate neighborhood. Thus, the final selection of a project site represents the meeting of many standards on ENGINEERING AND ECONOMIC CONSIDERATIONS, the GREATEST PUBLIC GOOD and the LEAST AMOUNT OF INJURY or inconvenience to the individuals affected.

IF THE GOVERNMENT TAKES YOUR LAND, HOW MUCH WILL IT PAY ME?

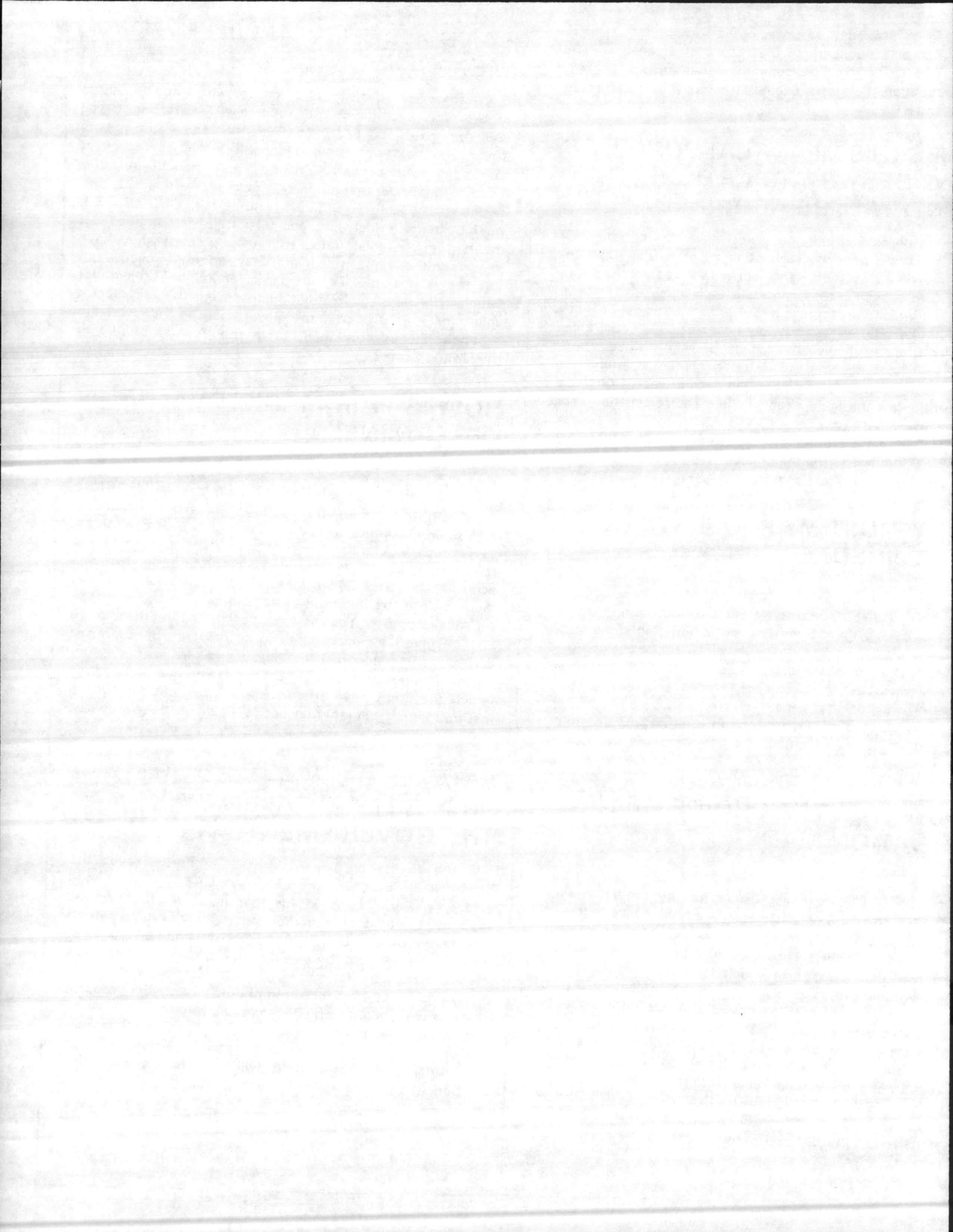
Whether our Government purchases your land or acquires it by filing a condemnation suit in a Federal court, you will be paid its FAIR MARKET VALUE. This means the price that you could reasonably expect to receive if you sold your property on the open market—in other words, the price the property would bring in a sale between a WILLING SELLER and a WILLING BUYER, neither being under any compulsion to act. It does not mean some special value that your property may have to you or the value that it may have to your Government for the purposes of the particular public project for which it is needed. In addition to paying the fair market value for your property, the Government will pay certain expenses necessarily incurred in the transfer of title to the United States.

HOW IS FAIR MARKET VALUE DETERMINED?

The United States employs competent and IMPARTIAL APPRAISERS who are familiar with property values. After a thorough examination and a study of market conditions, they prepare appraisals which give their opinion of the fair market value of your property on the date it was acquired by the Government. Such appraisal must be made before the initiation of negotiations for the purchase of your property. You or your designated representative will be given an opportunity to accompany the appraiser during his inspection. When the appraisers examine your property, you should assist them by answering any questions which they may have and also by pointing out any special features which you feel may add to the value of the property.

WHAT IF ONLY A PART OF MY PROPERTY IS TAKEN BY THE GOVERNMENT?

If the taking of a part of your property leaves the REMAINDER of your land LESS VALUABLE than it was before, you will be paid for that loss. In other words, you will be paid fair market value for the land which was taken by the Government, and in addition you will receive the amount by which your remaining land has been decreased in market value. However, if it is determined that the acquisition of only part of your property would leave you with an uneconomic remnant, the Government shall offer to acquire your entire property. Of course, if the public project will increase the value of your remaining land, this benefit will be offset against the compensation which will be paid to you.



...ained and a judgment will be entered by the court
g the amount which the landowner is entitled to
ive.

A CONDEMNATION SUIT IS FILED, HOW WILL I BE NOTIFIED?

The United States Marshal will serve you with a
copy of the Complaint that the United States has filed a "COM-
PLAINT" and usually also a "DECLARATION OF
TAKING." This means that a condemnation suit has
been filed. The Complaint may include not only your land,
but the land of other property owners as well. Your
attorney, however, usually will describe only your
particular tract of land. Ordinarily the local United
States Attorney also advises landowners by mail of the
filing of the condemnation suit and the amount of money
which has been deposited as estimated just compensation.
If a Declaration of Taking has been filed, and offers to
assist in obtaining disbursement of such funds.

WHAT IS A DECLARATION OF TAKING?

A DECLARATION OF TAKING is a document which the
Federal Government files in court. It contains a legal
description of the land and interests to be acquired,
together with an estimate of the amount of just compen-
sation that your Government feels is due you. At the
same time, the United States will DEPOSIT into court
the amount of the ESTIMATED COMPENSATION. When
this is done, title to the property passes to the United
States and you have the right immediately to withdraw
the amount of money which has been deposited for your
land, subject of course to liens and other encumbrances.

WILL I NEED A LAWYER?

While you are not required to have a lawyer, it usually
is desirable that you be represented by an attorney. He
will ADVISE you about your RIGHTS and tell you what
steps you should take next.

HOW IS THE MARKET VALUE OF MY LAND DETERMINED IN A CONDEMNATION CASE?

The landowner and the Government both are permitted to
introduce EVIDENCE as to the fair market value of
the property and the court will hear the evidence and
determine its fair market value. This decision may be
made by the JUDGE, or by a JURY if either party
asks for one, or the judge may appoint COMMISSIONERS

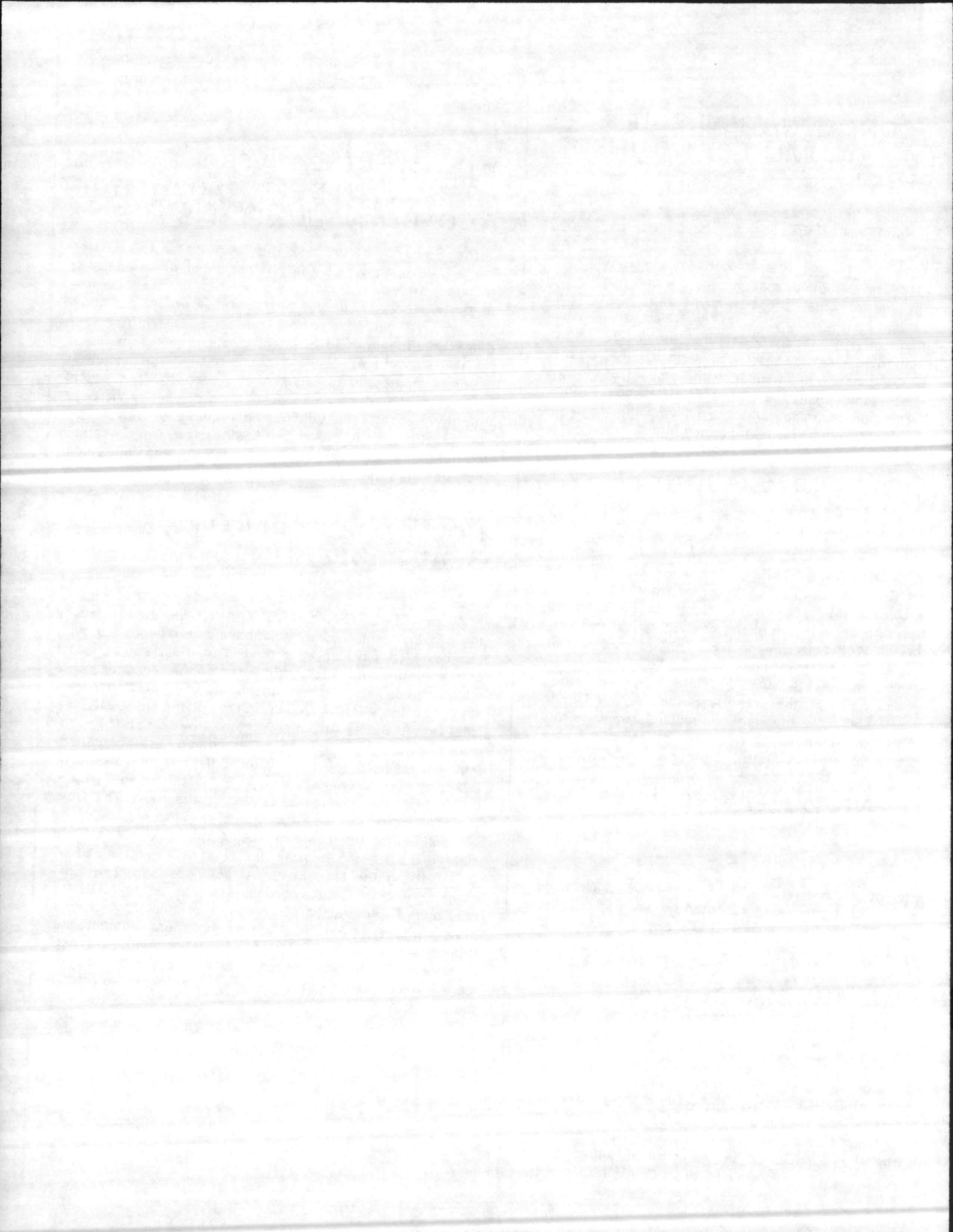
to hear the evidence and make an award. As a landowner,
you may testify as to your opinion of the land's fair
market value, and you also may bring with you others who
are qualified under Federal court rules to express an
opinion on market value.

WHEN WILL THE GOVERNMENT TAKE POSSESSION OF MY PROPERTY IF A CONDEMNATION SUIT IS FILED ?

The Government will ask the court for an ORDER fix-
ing a date upon which the possession of the property is
required and on which the landowner must vacate the
property. However, unless possession is urgently needed,
you will not be required to surrender possession of your
property until the Government deposits with the court
for your benefit an amount not less than the acquiring
agency's approved appraisal of the property; and, except
in unusual instances when possession of your property is
urgently needed, you will not be required to move from
your dwelling, or to move your business or farm operation
without a 90-day notice in writing of the date by which
your move is required.

HOW DO I GET PAID FOR MY REAL PROPERTY?

When a DECLARATION OF TAKING has been filed by
the Government, money will have been deposited with
the court to pay for your land. You must submit proof
of ownership and show what mortgages, liens or other
encumbrances are against the land. The court then will
allow you to WITHDRAW your share of the DEPOSIT. The
local United States Attorney will assist owners in the with-
drawal of funds deposited as estimated just compensa-
tion. However, if you are not the only person with an in-
terest in the property, or if your TITLE is in dispute,
this matter will have to be settled by the court. The Gov-
ernment normally does not participate in such hearings
but will assist the court in seeing that title matters are
cleared up. After a hearing, the court will enter a JUDG-
MENT fixing the amount of just compensation. The Gov-
ernment will pay the award as soon as possible. If the
final award is more than the amount of money which you
have withdrawn, you will get a judgment against the
United States for the difference, together with interest.
Of course, if the final award is less than the amount of
money you have withdrawn, you will be required to refund
the excess.



I DISAGREE WITH THE COURT'S AWARD, WHAT CAN I DO?

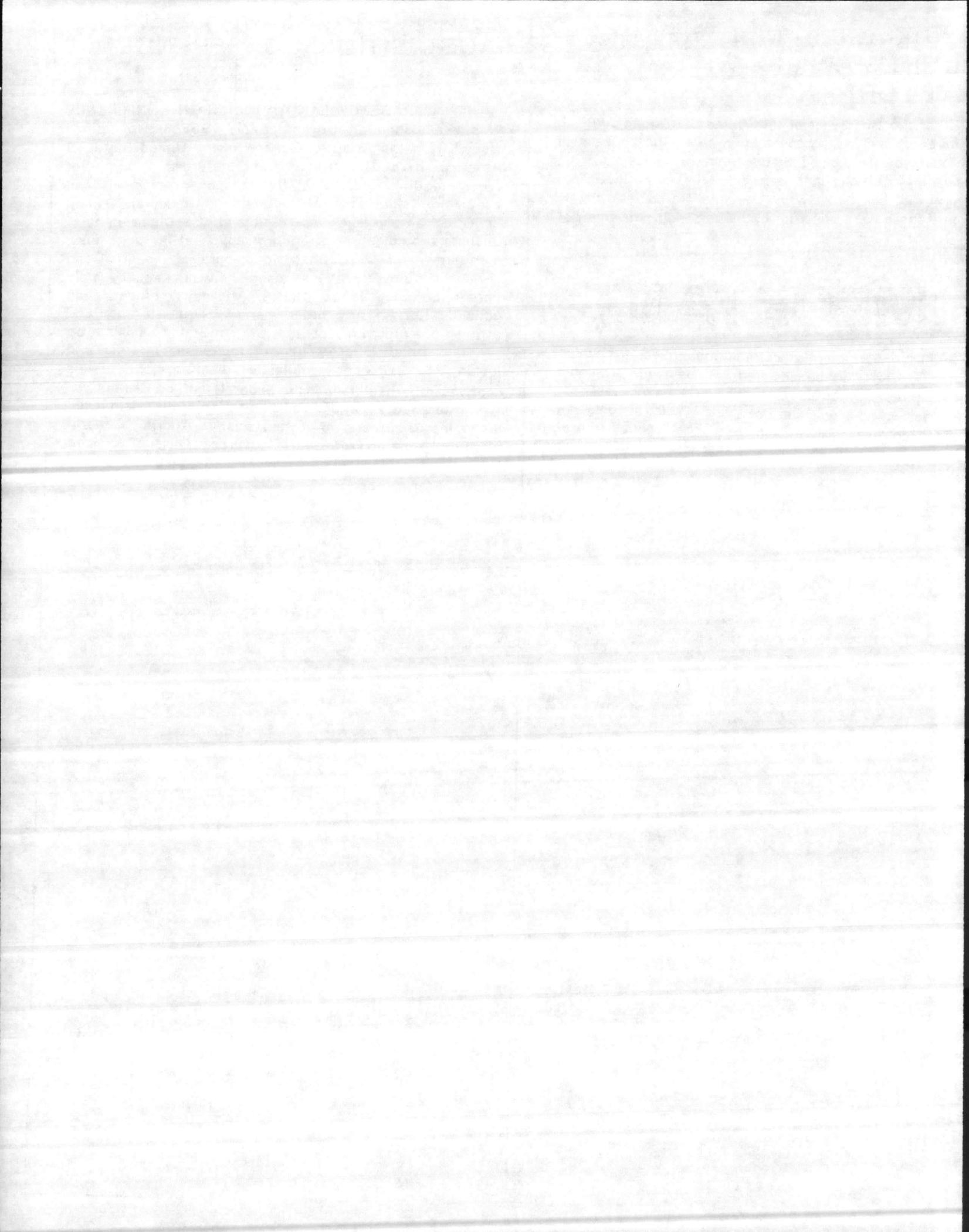
Either the landowner or the United States can APPEAL an award in a condemnation case. The appeal will be heard by the United States Court of Appeals for the circuit in which the land is located. However, this is not a new trial but a review by the appellate court to determine if there were any error in the proceedings in the trial court.

IMPORTANT

Detailed information concerning the project for which your property is to be acquired will be made available to local representatives of the Federal agency responsible for the acquisition of land. You should not hesitate to seek information from the agency representative, who will be glad to assist you and to answer your questions.

INTERAGENCY LAND ACQUISITION CONFERENCE

The INTERAGENCY LAND ACQUISITION CONFERENCE was established on November 27, 1968, by invitations issued from the Attorney General of the United States of America. This Conference has the responsibility for recommending uniform land acquisition policies for land acquisition agencies; coordination of land acquisition activities among such agencies and the Department of Justice; promulgation of uniform appraisal fee schedules, standards and guidelines for appraisal reports and review; improvement in liaison between agency field personnel and United States Attorneys' offices; and consideration of any other matter relating to the land acquisition programs of the United States, looking on the one hand to protection of the public interest and looking to fair and equitable treatment of persons deprived of their lands for Federal use on the other. The Interagency Land Acquisition Conference is placed under the Chairmanship of the Assistant Attorney General of the Land and Natural Resources Division of the Department of Justice.



Group

fighters base expansion

By RICHARD F. SMITH
Daily News Staff

Foes painted a bleak picture Friday night of the effects a proposed expansion of Camp Lejeune into the Holly Ridge-Verona area would have on Onslow County.

They conveyed this scenario of higher taxes and lost homes during a meeting designed to organize an effort against possible federal condemnations.

About 125 people packed the Onslow County Courthouse for the meeting. Principal speakers were Charles Padgett and Keith Fisher, co-chairmen of the Committee of Citizens Concerned about the Preservation of Private Land and Equal Taxes.

Politicians attending and pledging support included state Sen. A.D. Guy, state Rep. Gerald Hurst, Cecil Morton, chairman of the Onslow County Board of Commissioners, and County Commissioner John Sewell, who brought the base expansion issue before county board.

"I'm glad to see some politicians out there. We need your help. This meeting is not just for those affected by the base expansion. Every Onslow County resident will be affected," Padgett said.

He said the meeting was called "to begin to organize an extensive effort for all Onslow County residents in a common cause that will affect every one."

Padgett said he wants to protect the county's property tax base and prevent residents from being "unrooted" from family homes and land. "We'll make every attempt to get the latest information and pass it on as soon as we get it," Padgett said.

He said residents of the Holly Ridge, Verona and Sandy Run areas affected by base expansion plans "are the most concerned group, but I'm here to tell you tonight you can't accomplish anything by yourselves. It will take a total county effort."

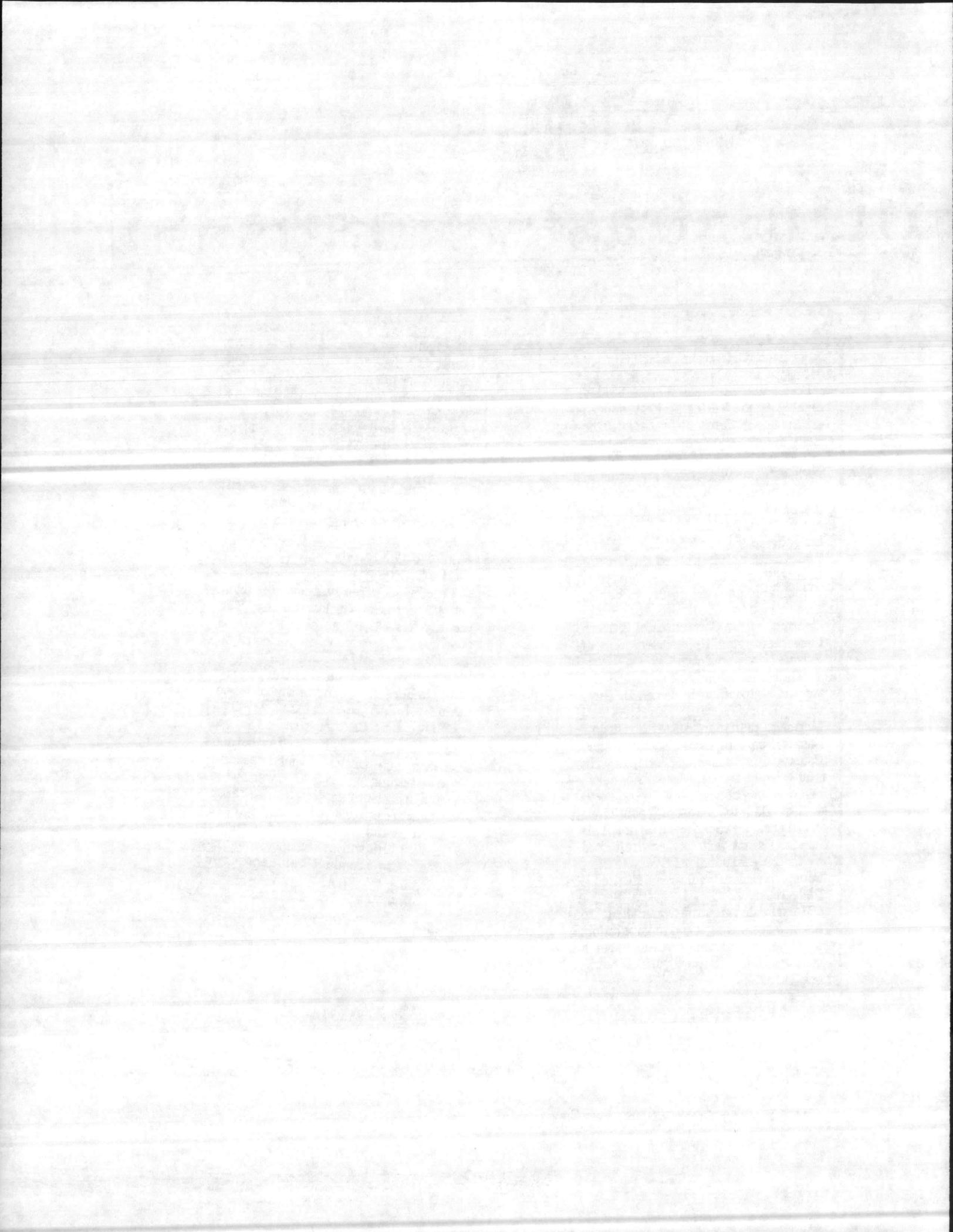
Lejeune currently covers about 108,480 acres of Onslow County. The county has 483,440 acres, so the base now has 22.4 percent of the county's land, Padgett said.

Any further expansion could drastically reduce the county's tax base, he said.

"If we take this area out of the tax base, it will put a heavier tax burden on everyone. Onslow County needs to grow. I think we have a jewel in the rough. I hate to see our future taken up in areas that will never have industries and growth," Padgett said.

He said he will ask county commissioners to conduct an economic study.

See BASE, 12A



● Base—

From Page 1A

impact study on possible expansion of the base.

"People that live in the area that will be potentially annexed will be hurt immediately, but I'm concerned about our children and grandchildren.

"We do think we've got a real just cause here. We want people to know right up front that our committee loves God, our country and patriotism. We're proud of our Marines; we think they're the greatest fighting force in the world.

"We're pro-military, but we think there are alternatives to taking private land," Padgett said.

"If we look beyond Onslow County, we have a national forest (Croatan) with 120,000 acres in it.

About 20,000 acres are being used by the National Forestry. We can't tell them (Marines) it's a good alternative, but every potential alternative should be looked at."

Padgett referred to environmentally protected areas currently at Lejeune that are restricted from training to protect wildlife such as woodpeckers and sea turtles.

"I believe our roots and our forefathers' roots are what made this country great. Humans should come first" and wildlife could be moved, Padgett said.

"We can do it by joining together in a total team effort and letting the government know there's a problem down here and they ought to look at it.

"I don't believe expansion of the

military reservation would enhance or expand our economic base" because there has been no announcement of additional Marines to be transferred to Lejeune if the expansion occurs, he said.

"Respond to your congressmen, senators, state senators and representatives and local politicians. Let them feel the heat," Padgett said.

Fisher said Marines "want 52,000 acres or more and I don't know where that is."

He said personnel at Lejeune's Joint Public Affairs Office "basically told me they don't have the information they're in the study phase."

"This condemnation proceeding, this expansion is controlled by our federal government. Let's remember that it is our government. We have a right to speak out against something we don't believe in. We can oppose the actions of our government," Fisher said.

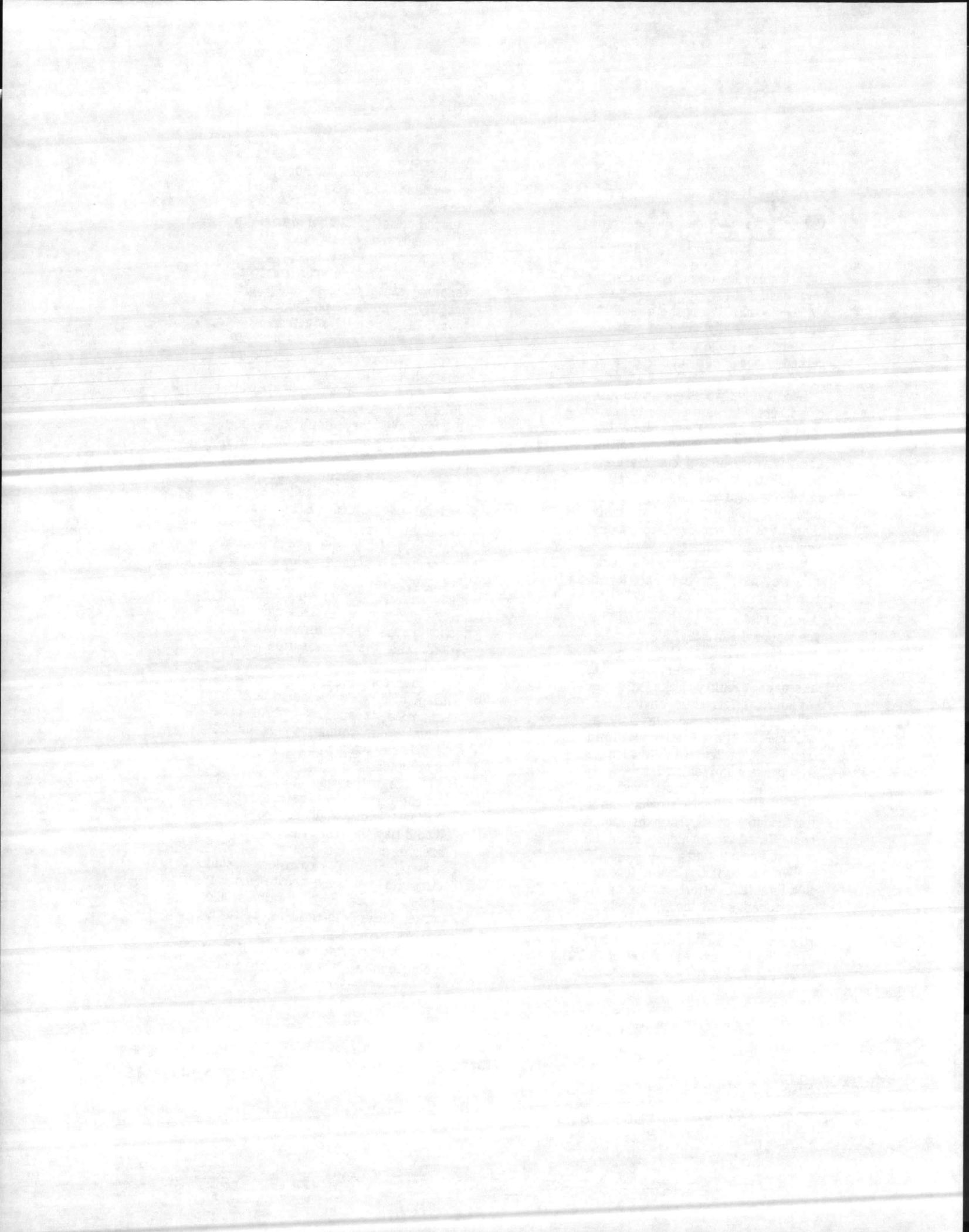
"We're saying in this case they should seek other alternatives. They don't see the human side. We're talking about people."

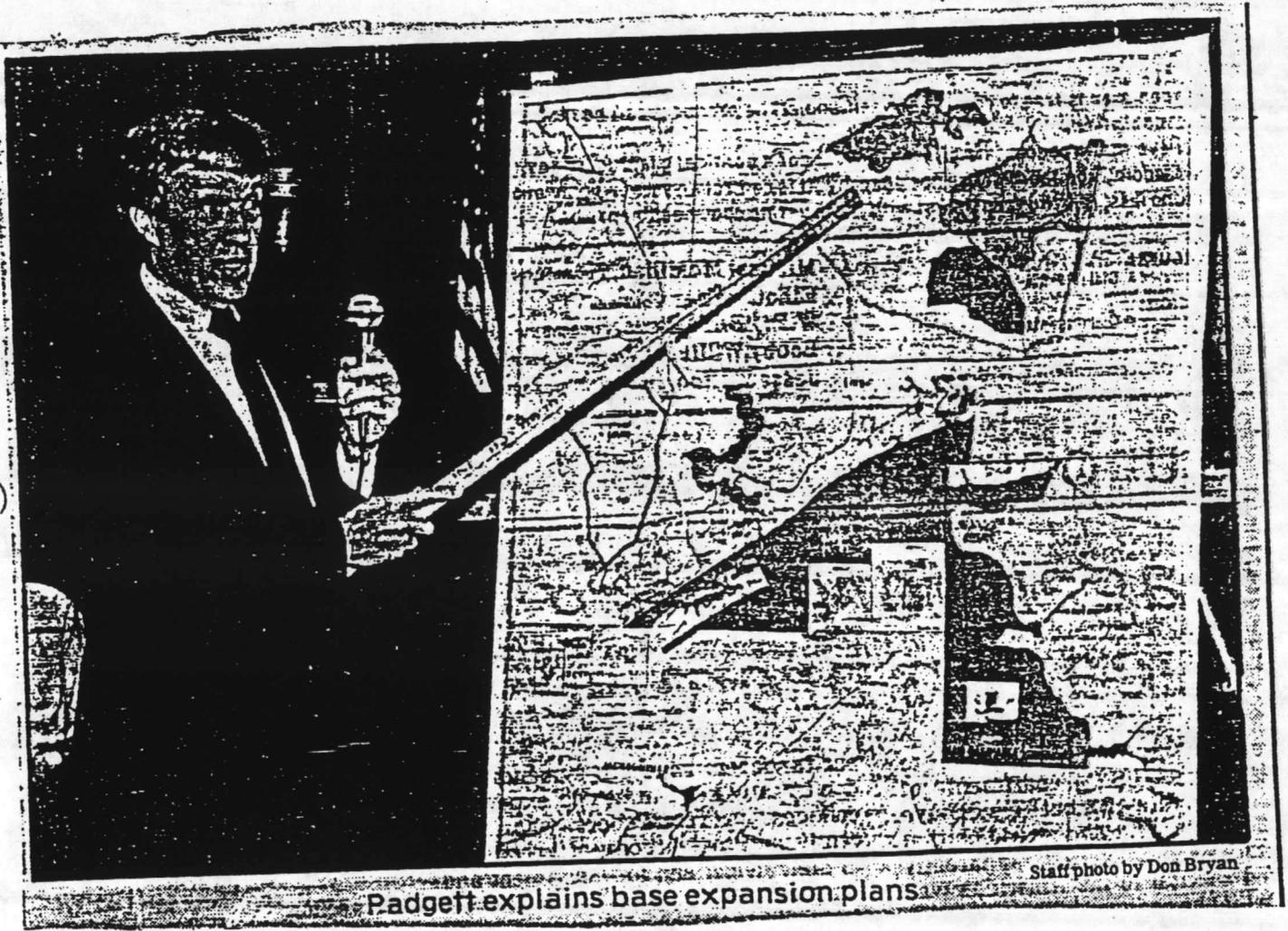
Fisher conjured for the crowd an image of how things would be if the expansion is approved: "All of a sudden your community is busted up. It's your community we're fighting for."

If the expansion takes effect, "about one-half of the property in Onslow County will not be taxed. Who'll pay the rest of the taxes? We are," he said.

Foes of the expansion should circulate petitions, write federal, state and local representatives, and write letters to editors of local papers, Fisher said.

"If we don't do anything, they're going to take it," he warned.





Padgett explains base expansion plans

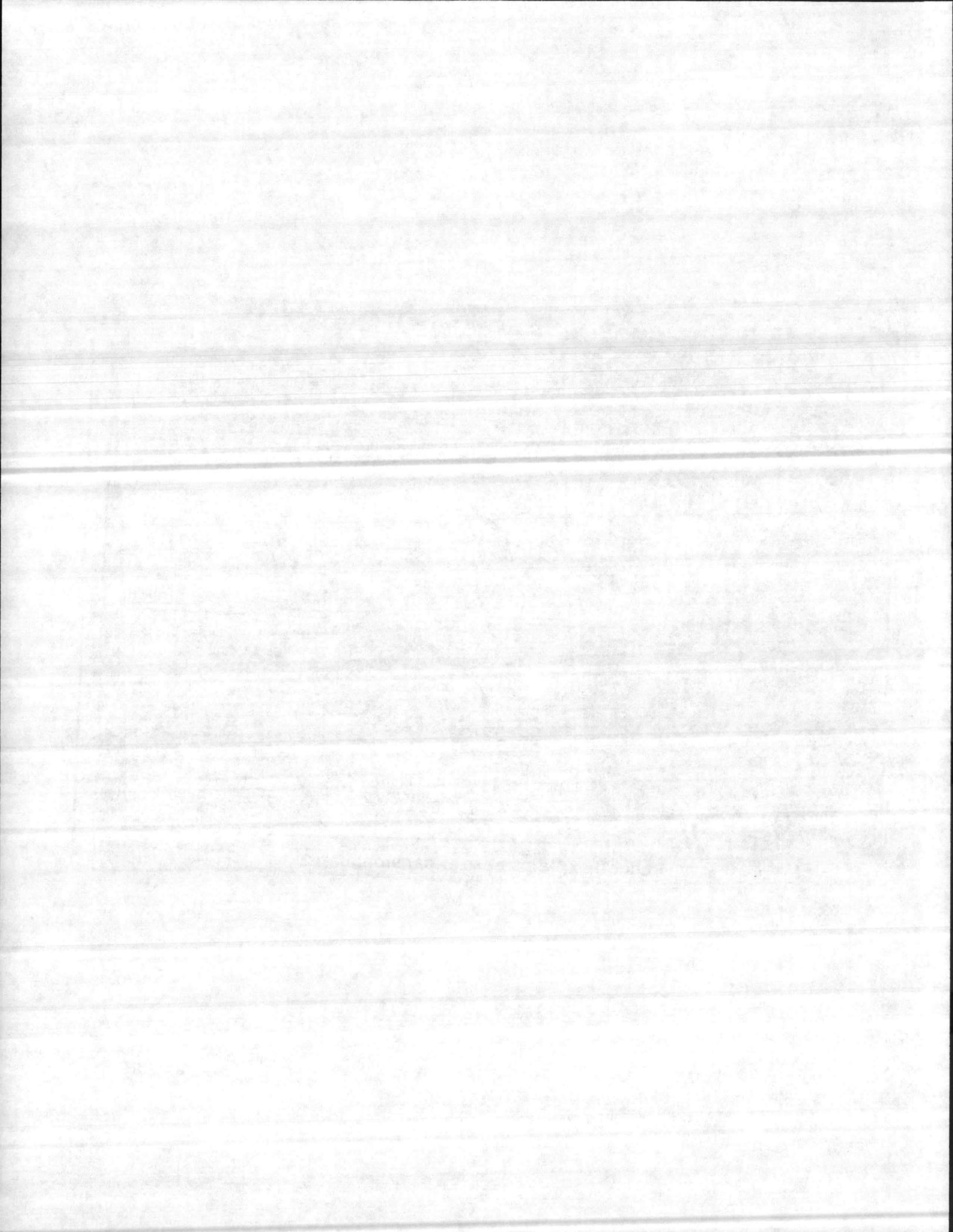
Staff photo by Don Bryan

PUBLICATION: DAILY NEWS

PAGE 1-A

DATE: 5 APRIL 86

CITY, STATE: JACKSONVILLE, N.C.



Hundreds vow to fight expansion of Lejeune

By Donna Long
Star-News Correspondent

JACKSONVILLE — More than 350 Onslow County residents opposed to Camp Lejeune's possible acquisition of some 52,000 acres between Verona and Camp Davis heard calls for unity during a public meeting here Friday night.

"We must unite," Charles Padgett, co-chairman of a group of concerned citizens, told the crowd packed into the Onslow County Superior Courtroom. "It must be a total effort. . . . Let the government know there is a problem down here and we want them to help us."

About 250 Holly Ridge area property owners formed the citizens committee last month. Committee members include representatives from Holly Ridge, Sandy Run, Verona, Jacksonville and Haws Run.

Camp Lejeune began studies last month concerning the possible acquisition of some 52,000 acres of new land in the Holly Ridge area. The base wants to expand to accommodate modern weapons systems and training techniques.

Padgett, a Sneads Ferry developer, said the acquisition of the land would hurt the tax base of Onslow County. He said if the base did expand, 44.9 percent of the county would be in a non-paying tax area.

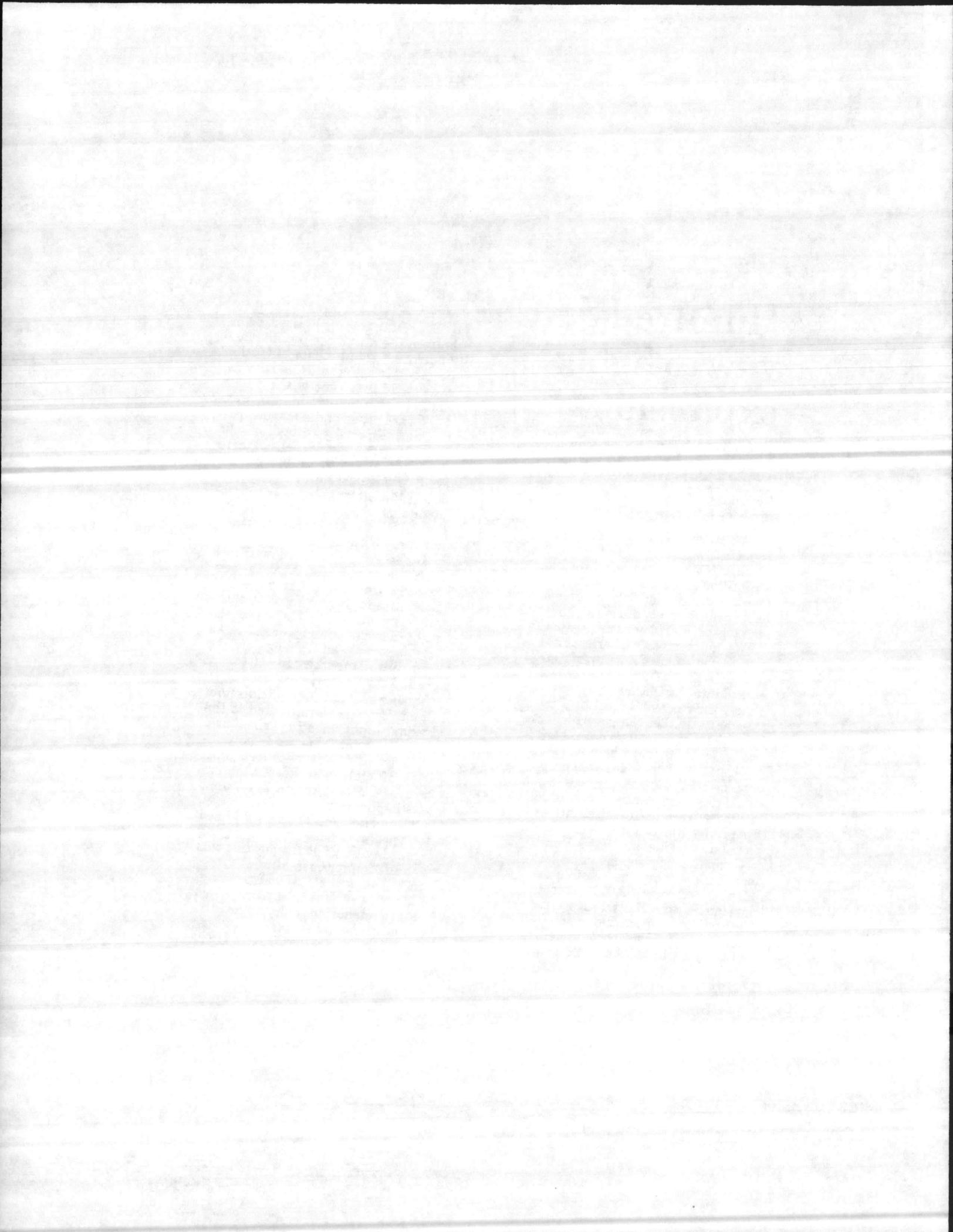
"We are proud of the Marine base . . . and especially proud of our brave Marines, but we believe there are alternatives to taking private land," Padgett said. Padgett said one of the alternatives the government should look at is land in the Croatan National Forest, which is north of Camp Lejeune.

Jacksonville attorney Keith Fisher, also co-chairman of the concerned citizens group, said the U.S. Constitution was on the side of the property owners. "We have the right to speak out on something we feel is wrong and change it," he said, telling the crowd to write their elected representatives.

Fisher said military officials from Camp Lejeune were invited to the Friday night meeting but "they wouldn't come." He said the committee would attempt to meet with base officials and keep the concerned citizens informed of what was happening.

Camp Lejeune officials declined to appear Friday night, saying Thursday they felt the meeting was not an "appropriate forum."

Following the 1½-hour meeting, \$330.10 was donated by the people in attendance to help defray the committee's expenses.



Officials decline meeting invitation

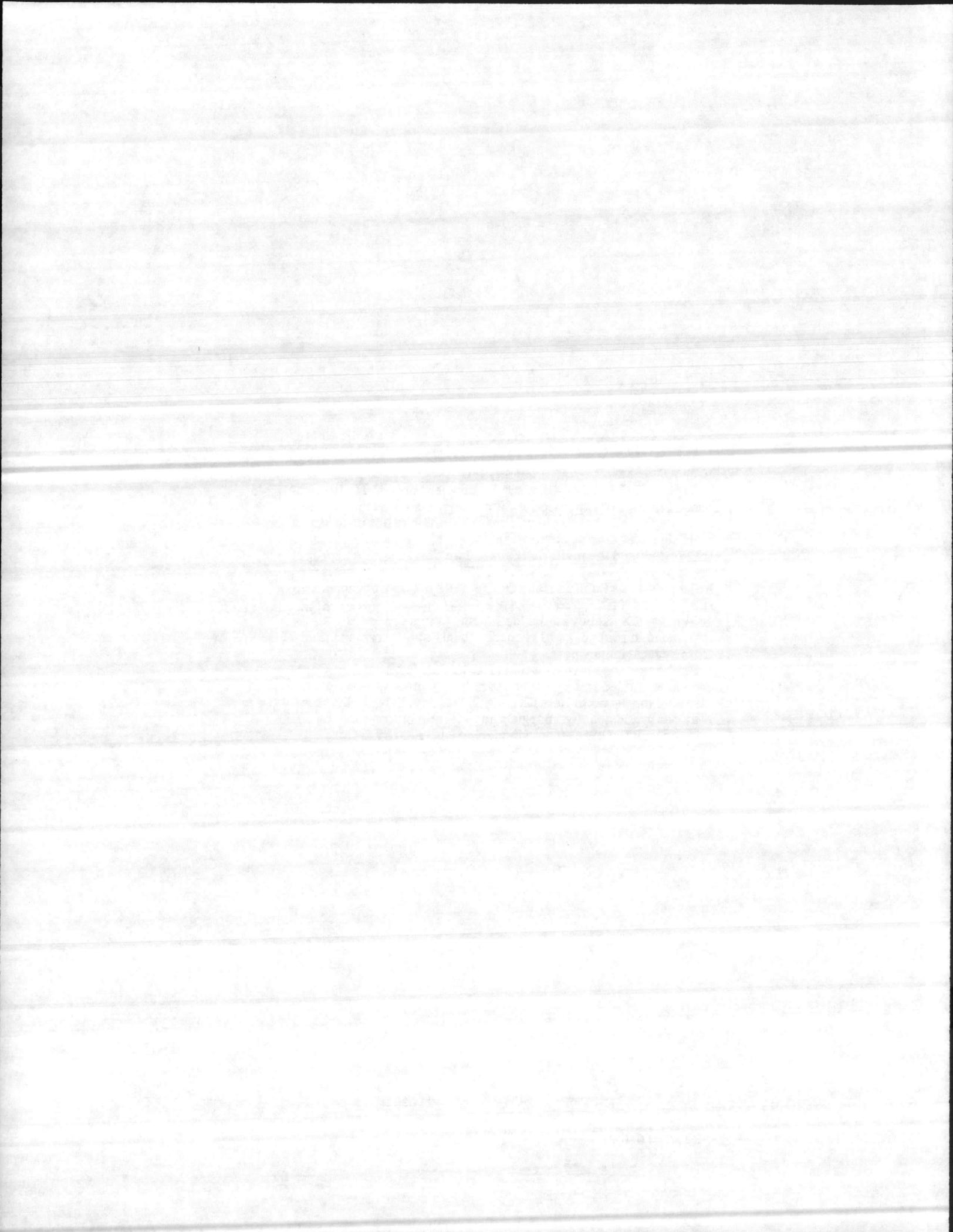
The Associated Press

CAMP LEJEUNE — About 250 landowners opposed to the proposed 52,000-acre expansion of Camp Lejeune were expected to meet Friday night at Onslow County Courthouse, but base officials said they didn't plan to attend.

"We declined the invitation because we don't feel it's appropriate to attend," said Lt. Col. David F. Tomsky, director of Camp Lejeune's Joint Public Affairs Office. "It's not an appropriate forum."

Gen. Paul X. Kelley said if the Marine Corps proceeds with the expansion, it probably will be forced to buy small tracts of land from several landowners.

But he said the Marines would offer the landowners fair market value and federal assistance to help pay moving costs. Kelley also said in a letter to Rep. Charles O. Whitley, D-N.C., that the Marines would acquire enough land to form a buffer zone to prevent its training areas from interfering with nearby farms.



Onslow residents are urged to unite, protest camp Lejeune land expansion

JACKSONVILLE (AP) — More than 350 Onslow County residents opposed to Camp Lejeune's possible acquisition of 52,000 acres adjacent to the base heard calls for unity at a recent meeting.

"We must unite," Charles Padgett, co-chairman of a group of concerned citizens, said at the meeting Friday night. "It must be a total effort. . . . Let the government know there is a problem down here and we want them to help us."

Camp Lejeune began studies in March on the possible acquisition of 52,000 acres in the neighboring Holly Ridge area. The base wants to expand to accommodate mod-

ern weapons systems and training techniques.

Padgett, a Sneads Ferry developer, said the acquisition of the land would hurt the tax base of Onslow County. He said that if the military base expanded, about 45 percent of the county would be in a non-paying tax area.

"We are proud of the Marine base and especially proud of our brave Marines, but we believe there are alternatives to taking private land," he said.

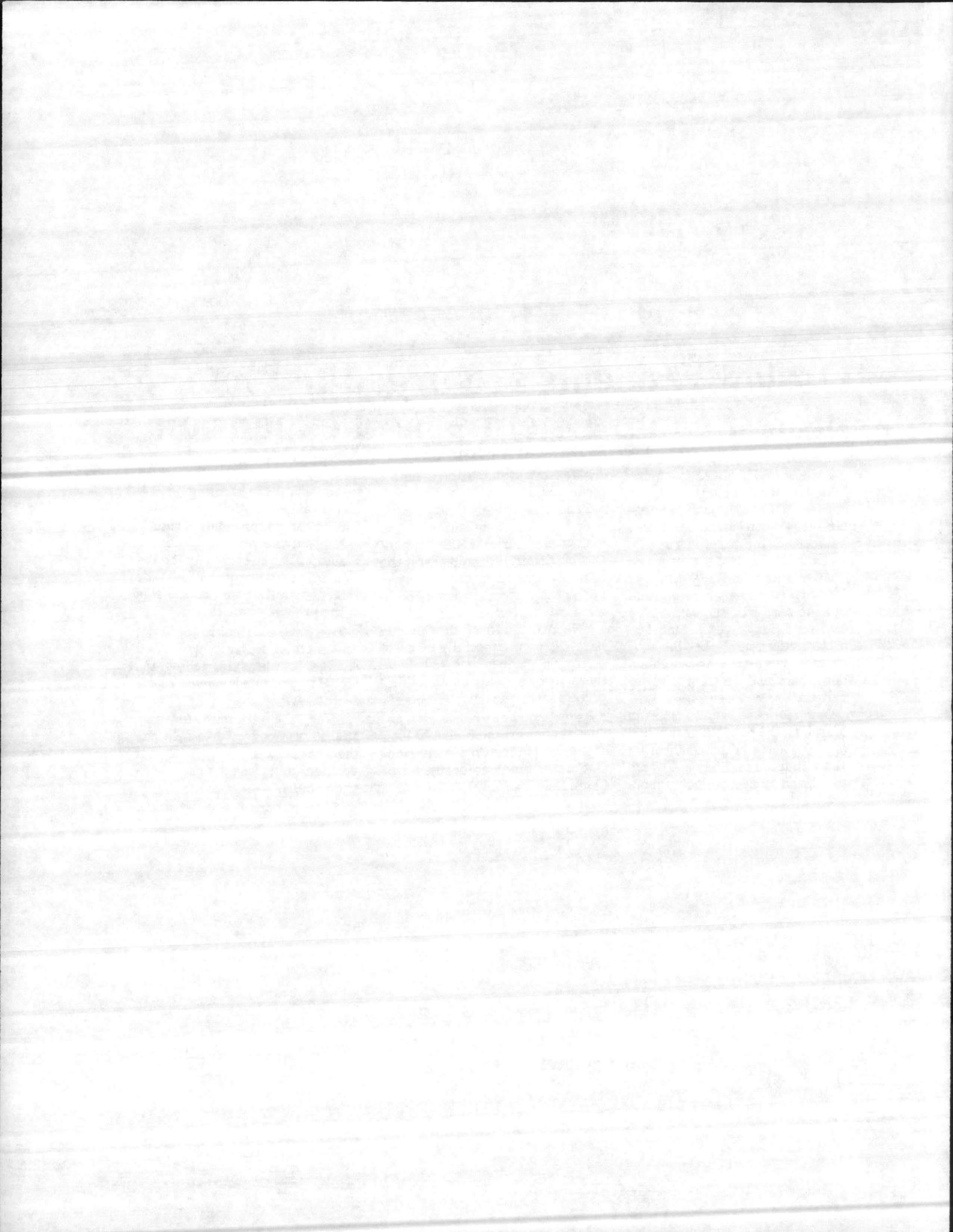
Padgett said one of the alternatives the government should look at was land in the Croatan National Forest, which is northeast of Camp Lejeune.

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"We have the right to speak out on something we feel is wrong and change it," he said, telling the crowd to write their elected representatives.

After the 1½-hour meeting, \$330.10 was collected to help pay the committee's expenses for postage and long-distance telephone calls.



Onslow board backs Camp Lejeune protest

By Donna Long
Star-News Correspondent

JACKSONVILLE — A group fighting the possible expansion of Camp Lejeune into the Holly Ridge area received support Monday from the Onslow County Board of Commissioners.

The commissioners voted unanimously to request federal funding for a comprehensive study on the effects of Camp Lejeune's possible acquisition of some 52,000 acres between Verona and Camp Davis. Camp Lejeune began studies last month on the feasibility of expanding its base south of Jacksonville. The base wants to expand to accom-

modate modern weapons systems and training techniques.

The impact study, which was requested by Keith Fisher, co-chairman of Concerned Citizens for Preservation of Private Property and Fair Taxes, would include the expansion's effect on Onslow County's tax base and environment and its effect on residents in areas surrounding the expanded base.

About 250 Holly Ridge area property owners formed the citizens committee last month to oppose the condemnation of private property for base expansion.

In March, the Board of Commissioners unanimously approved a

resolution opposing the condemnation of private property.

"Once Congress approves this expansion, we have lost," Fisher told the commissioners in requesting the study. "The only chance we have to defeat this is to ask for as quick a response as possible."

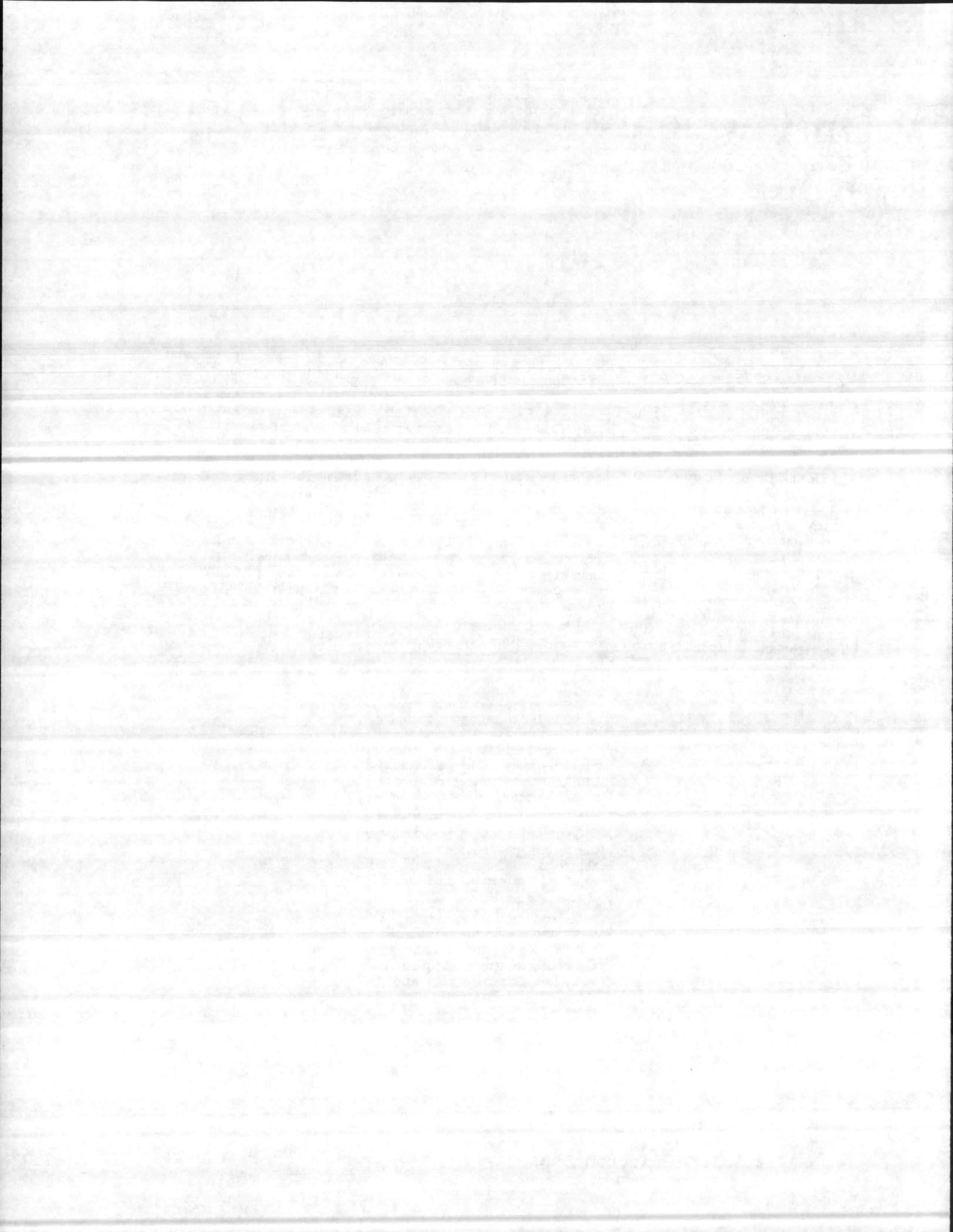
The commissioners agreed to ask 3rd District Rep. Charles Whitley, D-N.C., to request immediate federal funding through his office for a comprehensive impact statement on the effects of the expansion on Onslow County. The commissioners said they would request that the study either be made by the government or that the funds be trans-

ferred to the county so it could conduct the study.

"We are requesting the money on a priority basis . . . like do it today," said Commissioner Paul Starzynski, who made the motion for the study.

Commissioner Jim Stewart said the federal government should be able to afford the impact study if it can fund the expansion feasibility studies.

In addition to requesting the study, the commissioners agreed to ask Whitley to request that Marine Corps headquarters set up a liaison with the citizens group and the Board of Commissioners.



Onslow residents are urged to unite, protest camp Lejeune land expansion

JACKSONVILLE (AP) — More than 350 Onslow County residents opposed to Camp Lejeune's possible acquisition of 52,000 acres adjacent to the base heard calls for unity at a recent meeting.

"We must unite," Charles Padgett, co-chairman of a group of concerned citizens, said at the meeting Friday night. "It must be a total effort. Let the government know there is a problem down here and we want them to help us."

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ern weapons systems and training techniques.

Padgett, a Sneads Ferry developer, said the acquisition of the land would hurt the tax base of Onslow County. He said that if the military base expanded, about 45 percent of the county would be in a non-paying tax area.

"We are proud of the Marine base and especially proud of our brave Marines, but we believe there are alternatives to taking private land," he said.

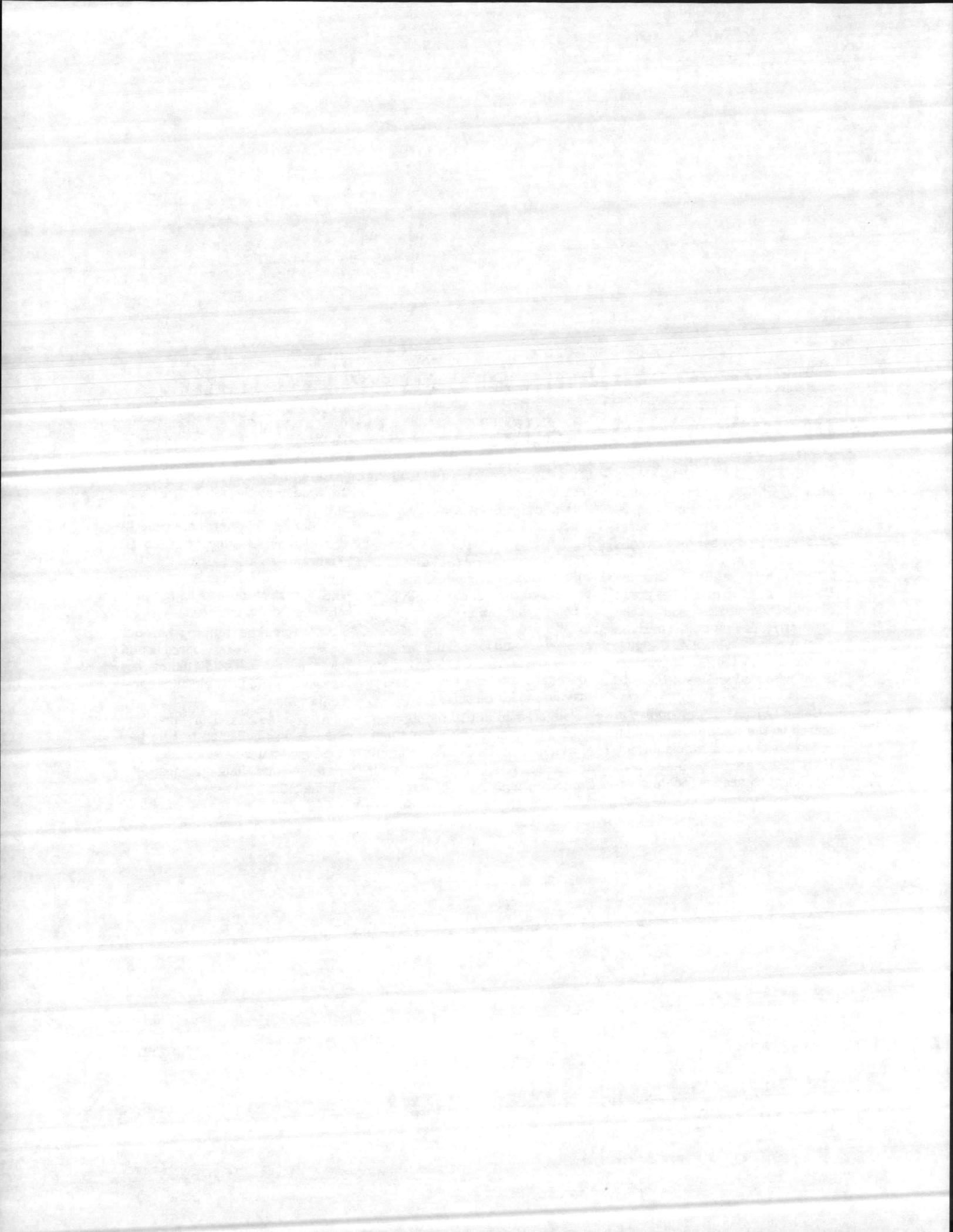
Padgett said one of the alternatives the government should look at was land in the Croatan National Forest, which is northeast of Camp Lejeune.

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"We have the right to speak out on something we feel is wrong and change it," he said, telling the crowd to write their elected representatives.

After the 1½-hour meeting, \$330.10 was collected to help pay the committee's expenses for postage and long-distance telephone calls.



Guy proposes base-Bragg link

By RICHARD F. SMITH
Daily News Staff

State Sen. A.D. Guy of Jacksonville has suggested a study of widening N.C. 24 to four lanes between Camp Lejeune and the Army's Fort Bragg to allow more use of both bases as a possible alternative to proposed expansion of Lejeune.

A Lejeune spokesman said today the base welcomes recommendations and the road improvement "is a good idea," but said Marines need a new training site adjacent to the base here.

A Fort Bragg spokesman said today he could not comment on Guy's road proposal, but warned, "We are running out of training area" at Bragg.

Guy said Wednesday, "If it (N.C. 24) was upgraded and made a modern highway, it would connect two of the largest military bases in the world.

"It's certainly an alternative to be discussed. It's my understanding some Marines already go to Bragg" for some firing of weapons, Guy said.

The 100-mile road to Bragg outside Fayetteville, if improved, could be a vital commercial link and provide four-lane access from Onslow County to the interior of the state, Guy said.

The project would also improve the military's access to the port at Morehead City, Guy said.

"N.C. 24 between Camp Lejeune and Bragg is one of the poorest roads in the state, it's a narrow road. The federal government could do it (widen N.C. 24) and these Camp Lejeune maneuvers could be carried on at Fort Bragg until it is determined if the Lejeune expansion is necessary," the state senator said.

Lejeune officials are studying possible expansion of the Marine base by 52,000 acres in the Holly Ridge area.

Lt. Col. David F. Tomsky, director of Lejeune's Joint Public Affairs Office, commented today on Guy's proposal.

"We think that it's a good idea to improve the road between Camp Lejeune and Fort Bragg, but that does not address itself to the

requirement of having a contiguous training area," Tomsky said.

Widening N.C. 24 "would obviously make transporting troops and equipment to Bragg easier, but the idea of the expansion is to train here without going to Bragg," he said.

"The idea is to cut down travel time. We need a contiguous piece of land that borders on the present boundaries of Camp Lejeune," Tomsky said.

Guy said, "It appears with as much as the federal government has invested in Camp Lejeune and Fort Bragg, in case of a national emergency we need a good road for heavy vehicles to go back and forth on.

"The military could use it and we'd use it too. I believe they (Lejeune officials) ought to look into the possibility of working something out with Fort Bragg officials."

Guy said that he has "no earthly idea" how much the road improvements would cost and that he has not officially presented the proposal to authorities at Lejeune.

The former Jacksonville mayor was asked if he believes the Marine Corps will be satisfied with the road widening as an alternative to base expansion.

"I doubt it. You'd rather step out your back door (for training) than drive a 100 miles," he replied.

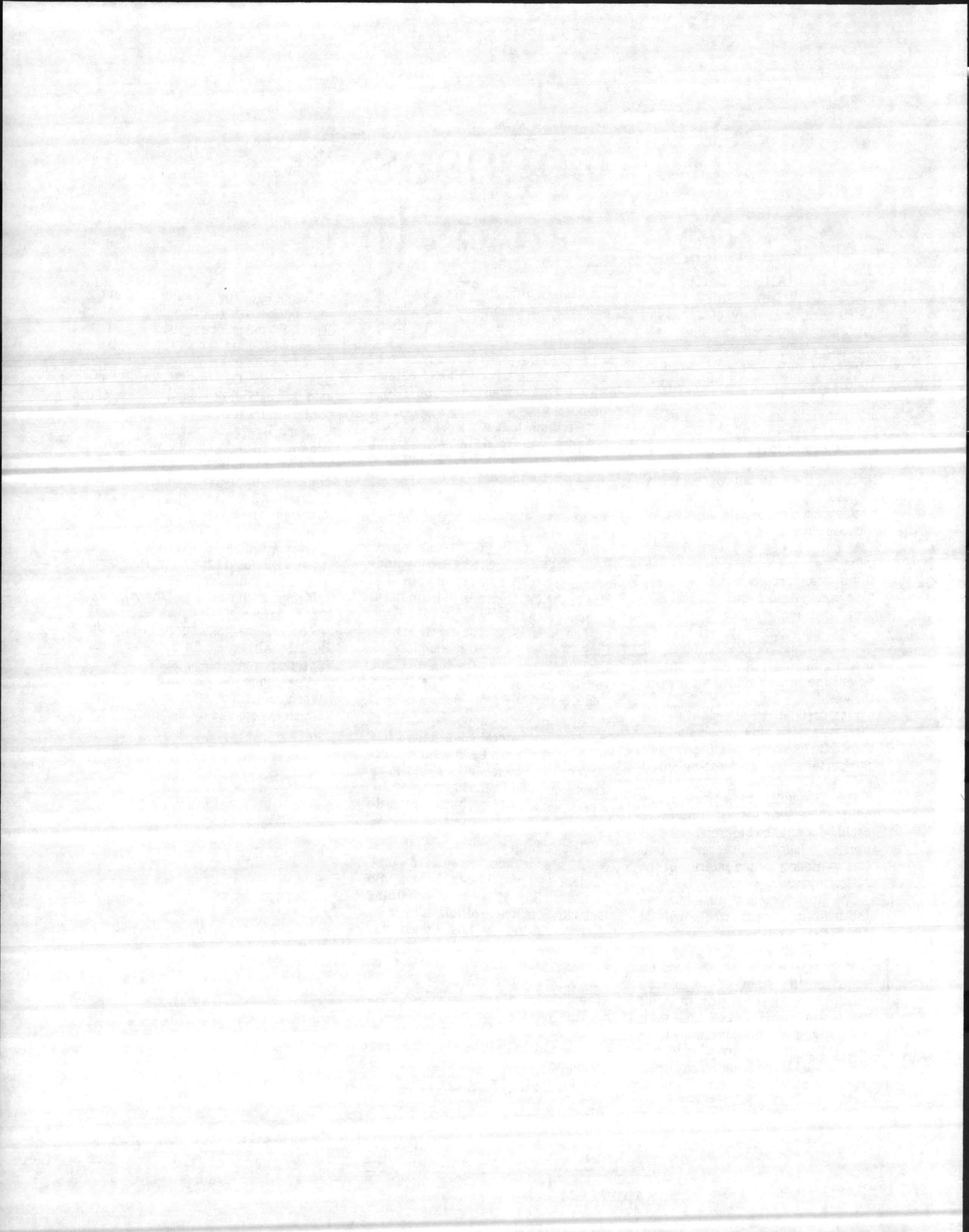
Bragg officials are in the process of buying 12,621 acres from International Paper Co. for \$10.8 million, said Mike Shutak, deputy chief of public affairs at Bragg.

"Fort Bragg is having a tough time accommodating its own training. We have lots of reserve and National Guard troops that use Fort Bragg as a training site. The Marines come here, too," Shutak said.

Overcrowding of training sites was a major reason for the land purchase, Shutak said.

Bragg is the base for the Army's 82nd Airborne Division of paratroopers, the headquarters of the XVIII Airborne Corps and has Special Forces detachments.

The John F. Kennedy Special Warfare Center is also at Bragg, which is adjoined by Pope Air Force Base.



40 landowners affected by expansion, Marines say

By **JERRY ALLEGOOD**
Staff Writer

Responding to fears of a military takeover of private land, the Marine Corps has notified U.S. Rep. Charles O. Whitley that fewer than 40 property owners in Onslow County would be affected by a possible 52,000-acre expansion of Camp Lejeune.

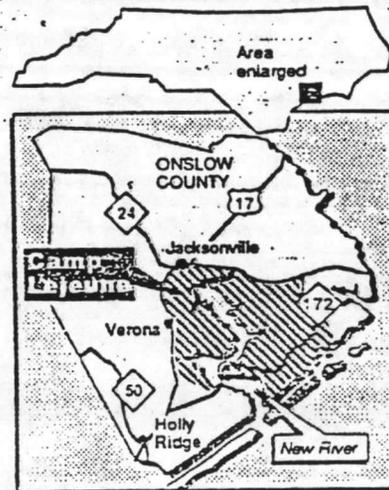
Howard Barker, manager of Whitley's office in Washington, D.C., said Friday that the commandant of the Marine Corps cited the number of property owners in a recent letter but did not identify the landowners or the boundaries of the area being studied for acquisition. Officials

had said that property owned by more than 200 people might be absorbed in the expansion, and Barker said the letter was the first indication that fewer would be involved.

"Forty is still significant, but it beats the heck of of 200," Barker said in a telephone interview. He said the May 16 letter from Gen. Paul X. Kelley indicated that the Marine Corps had not changed its mind about the amount of land needed.

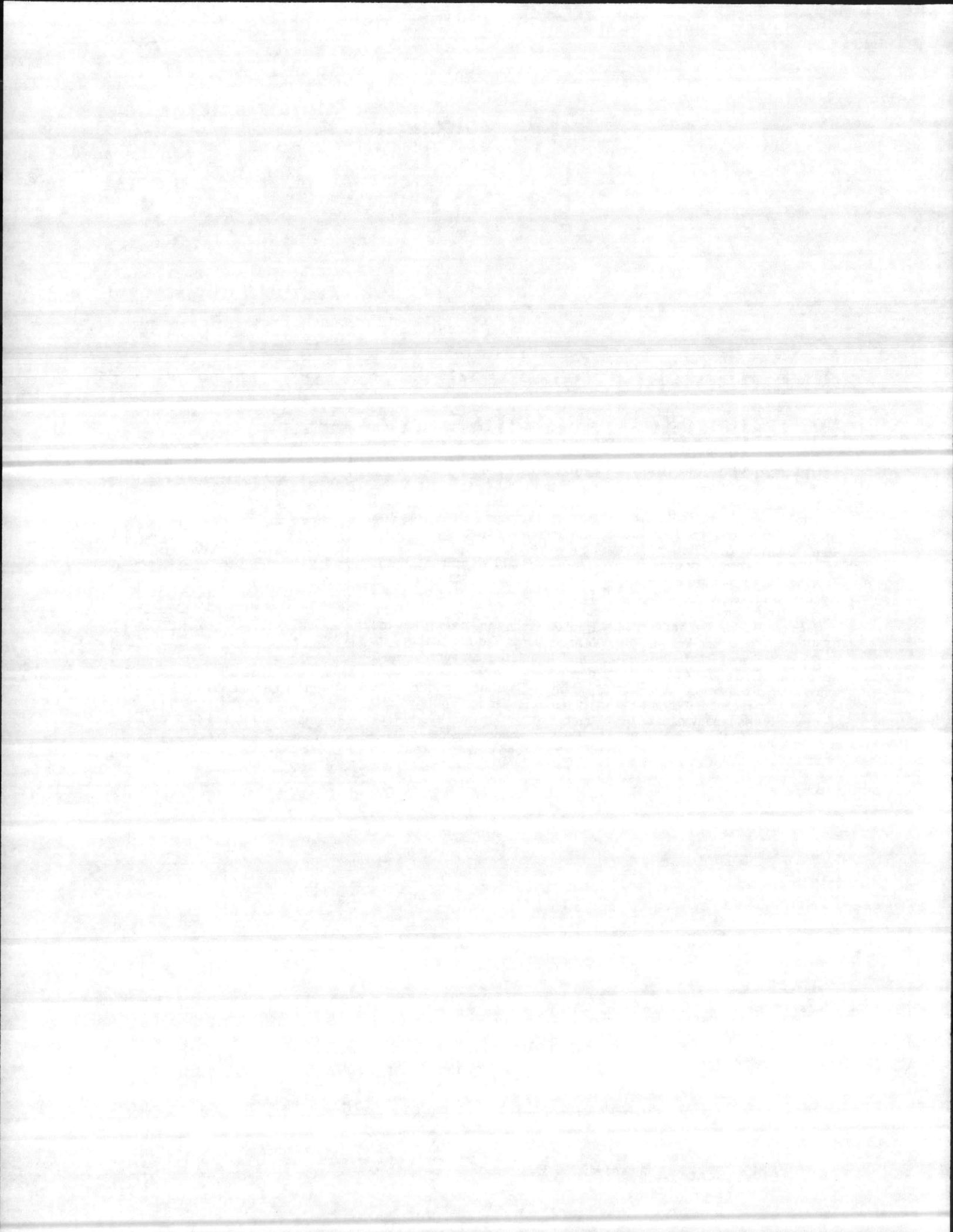
Camp Lejeune, which has 110,000 acres, is in Whitley's district.

Onslow County residents have vigorously opposed any expansion



that would take private land west of Camp Lejeune along U.S. 17. The Marine Corps announced in February that it was studying the

See EXPANSION, page 2C



Expansion affects 40 landowners, Marines say

Continued from page 1C

general area from Verona to Holly Ridge for expansion because of the need for additional land for modern training and maneuvers.

G. Keith Fisher, a Jacksonville lawyer and spokesman for the opponents, said Friday that property owners in the area had not been notified whether their land was under consideration for acquisition. He said that reducing the number of affected property owners would be an improvement

but that his group still opposed any attempt to take over privately owned land.

"Our goal at this point is to save private property," he said.

Fisher said he did not understand how the number of affected property owners could drop if the Marine Corps had not changed its land needs.

About 40,000 acres of the tract west of the base is owned by International Paper Co.

The opposition group, called Concerned Citizens for Preserva-

tion of Private Property and Equal Taxes, has conducted a series of community meetings to discuss the proposed base expansion. The group is attempting to arrange meetings with U.S. Sens. Jesse A. Helms and John P. East, Fisher said.

Barker, Whitley's assistant, said the congressman needed additional information about the Marine Corps study before taking a position on the expansion. He said Whitley has suggested that other land be considered for the

expansion, but military officials contended they need land adjacent to base boundaries.

Barker and Fisher said military officials would be able to use condemnation proceedings to acquire the land if the government and landowners did not agree on a purchase price.

"At this point, we don't know if they are going to take any property, if they are going to try to negotiate and buy it outright or if they will eventually go to condemnation proceedings," Barker said.





Information From Marine Corps Base
CAMP LEJEUNE

Home of the 2nd Marine Division, 2nd Force Service Support Group
and 6th Marine Amphibious Brigade

Joint Public Affairs Office
Box 8438, Camp Lejeune, N.C. 28542-5000

For more information call
(919) 451-5655/5782/1607

Release Number: 211-86
By: LtCol David F. TOMSKY

BASE EXPANSION (UPDATE)

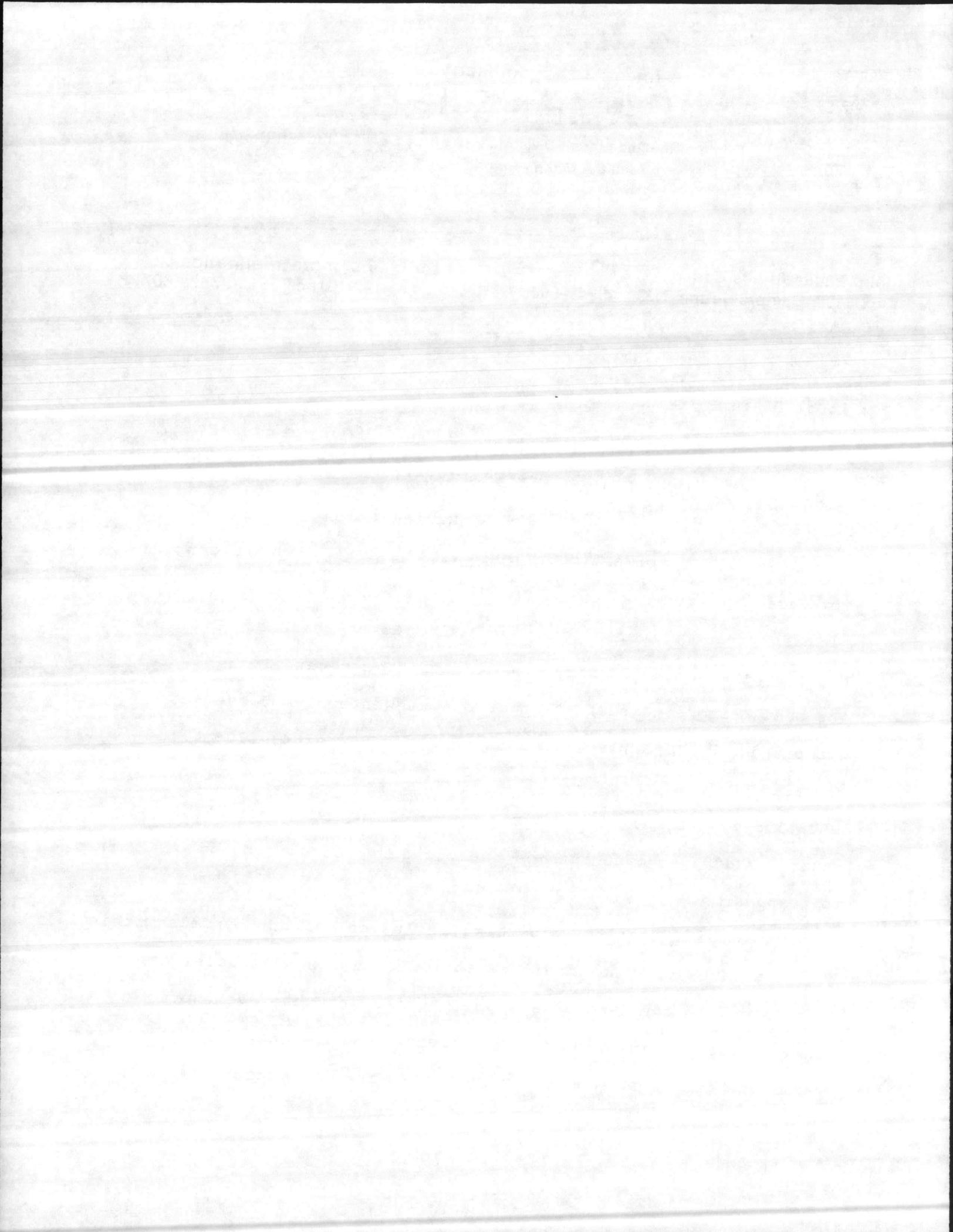
CAMP LEJEUNE, N.C., 12 June 1986 -- Marine Corps Base officials have identified the outermost boundaries of the area they are considering for Base expansion.

In a letter delivered today to Onslow County Manager R.G. Leary, Major General J. E. Cassity, Base commanding general, identified the area being studied as "situated southwesternly of the Base and bounded by US Route 17 and State Roads 50, 1104, 1105, 1107 and 1119."

Included with the letter was a tax grid map with the boundary roads marked. No land outside the boundary roads is being considered for expansion.

Major General Cassity said that "inclusion of any parcels within the study area does not indicate that such lands will necessarily be included in any land expansion. Be assured that every effort will be made to minimize to the fullest extent -- any disruption or dislocation of the people occupying these residences."

-more-



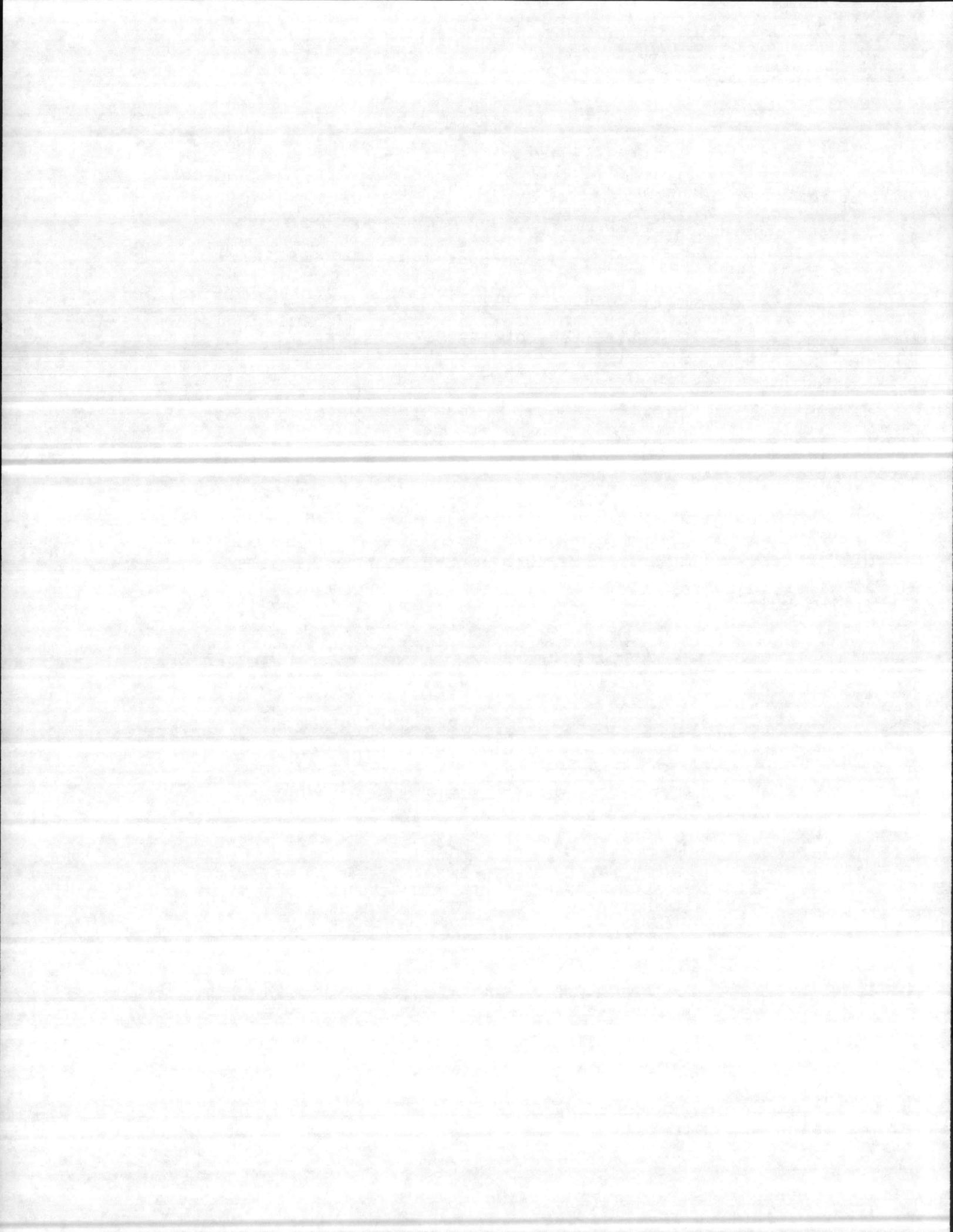
LAND EXPANSION UPDATE
2-2-2-2-2-2-2-2-2-2

More specific information on which parcels will ultimately be included in the proposed expansion area must await completion of the ongoing detailed land use and ownership analysis.

"It is our utmost desire to keep communications open in an attempt to dispel or reduce unfounded rumors. As the process continues, we will be better able to provide more definitive information," General Cassity said.

-30-

MAP ATTACHED



Lejeune officials outline possible expansion area

By Anne Jackson and Jack Murphy

JACKSONVILLE — Camp Lejeune officials have identified the outermost boundaries of the area being considered for base expansion.

In a letter to Onslow County Manager Rick Leary, Maj. Gen. J. Edward Cassity, the base commander, identified the area being studied as "situated southwesterly of the base and bounded by U.S. 17 and state roads 50, 1104, 1105, 1107 and 1119."

Lt. Col. David Tomsky, director of the base Joint Public Affairs Office, said the letter, delivered Thursday, included a tax grid map with the boundary roads marked. Base authorities say no land outside the boundary roads is being considered in the possible expansion, and may not use all the land under consideration.

"Inclusion of any parcels within the study area does not indicate that such lands will necessarily be included in any land expansion," Cassity's letter states. "Be assured that every effort will be made to minimize to the fullest extent any disruption or dislocation of the people occupying these residences."

Worries about such disruptions prompted state Sen. A.D. Guy, D-Onslow, to file a bill Thursday in the General Assembly urging Con-

gress not to displace Onslow County homeowners by condemning land for the expansion.

The resolution was filed for introduction today. It says that condemning the land would be "manifestly unfair" and would cost Onslow County \$81,000 a year in tax revenues.

Guy said he realized the resolution has no power to force congressional action.

"We're just really asking them as nicely as we know how, 'Don't do this to us. Find other alternatives,'" Guy said.

He said some of the homeowners who would be displaced were among those whose land was condemned when the base was established. For the affected residents, he added, the prospect of losing their homes is "frustrating and heartbreaking."

Tomsky said more specific information on which parcels will be included in the proposed expansion must await completion of a land use and ownership analysis.

"It is our utmost desire to keep communications open in an attempt to dispel or reduce unfounded rumors. As the process continues, we will be better able to provide more definite information," Cassity says in the letter.

Lejeune officials have been conducting studies on purchasing or leasing 52,000 acres for expansion to give the base more training areas for new weapons and techniques.

Anne Jackson is Raleigh bureau chief and Jack Murphy is a Star-News correspondent.



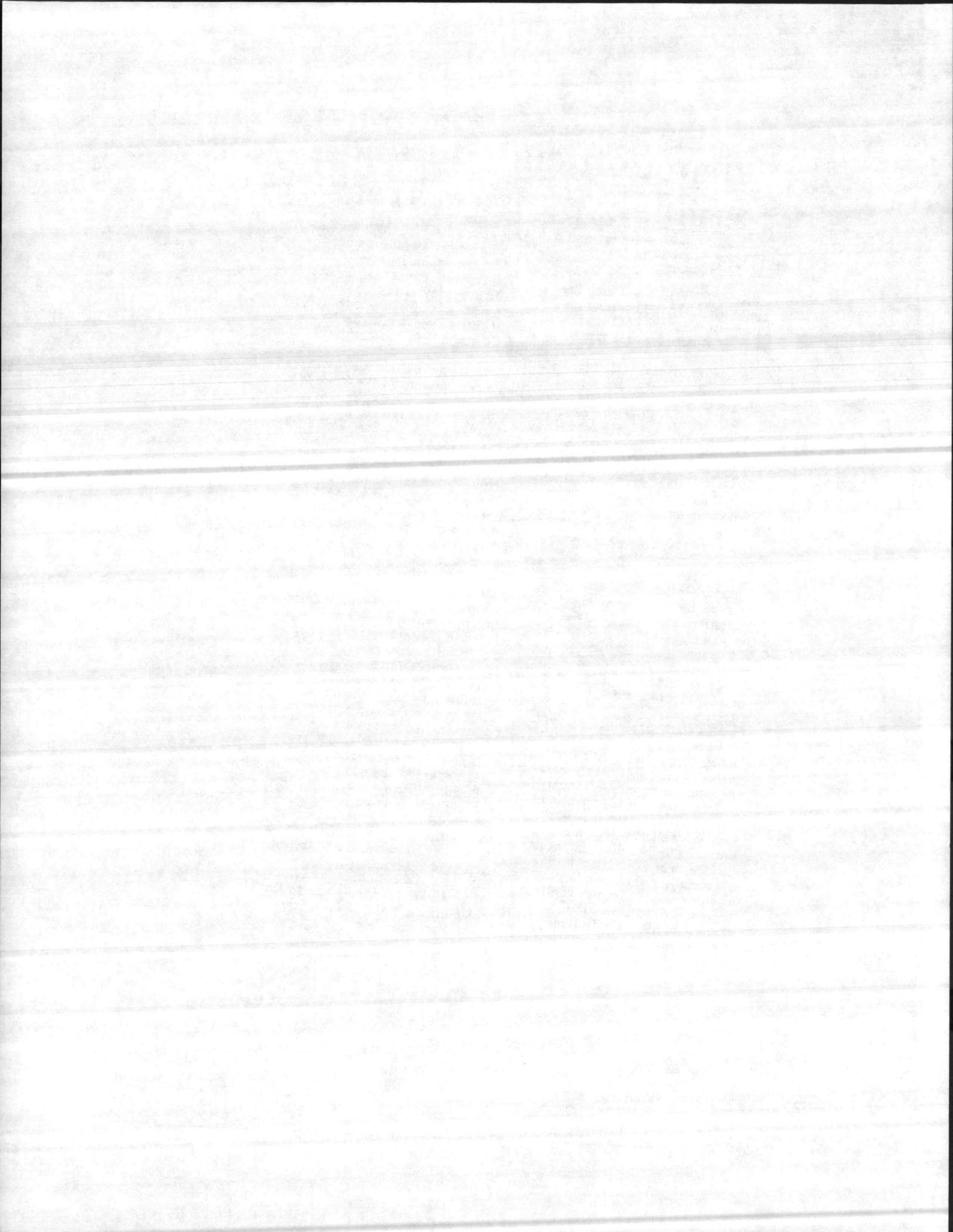
Cassity

PUBLICATION: Morning Star

PAGE: 2C

DATE: 13 Jun 86

CITY, STATE: Wilmington, N. C.





Information From Marine Corps Base

CAMP LEJEUNE

Home of the 2nd Marine Division, 2nd Force Service Support Group
and 6th Marine Amphibious Brigade

Joint Public Affairs Office
Box 8438, Camp Lejeune, N.C. 28542-5000

For more information call
(919) 451-5655/5782/1607

Release Number: 245-86

By: LtCol David F. Tomsy

CAMP LEJEUNE LAND ACQUISITION UPDATE

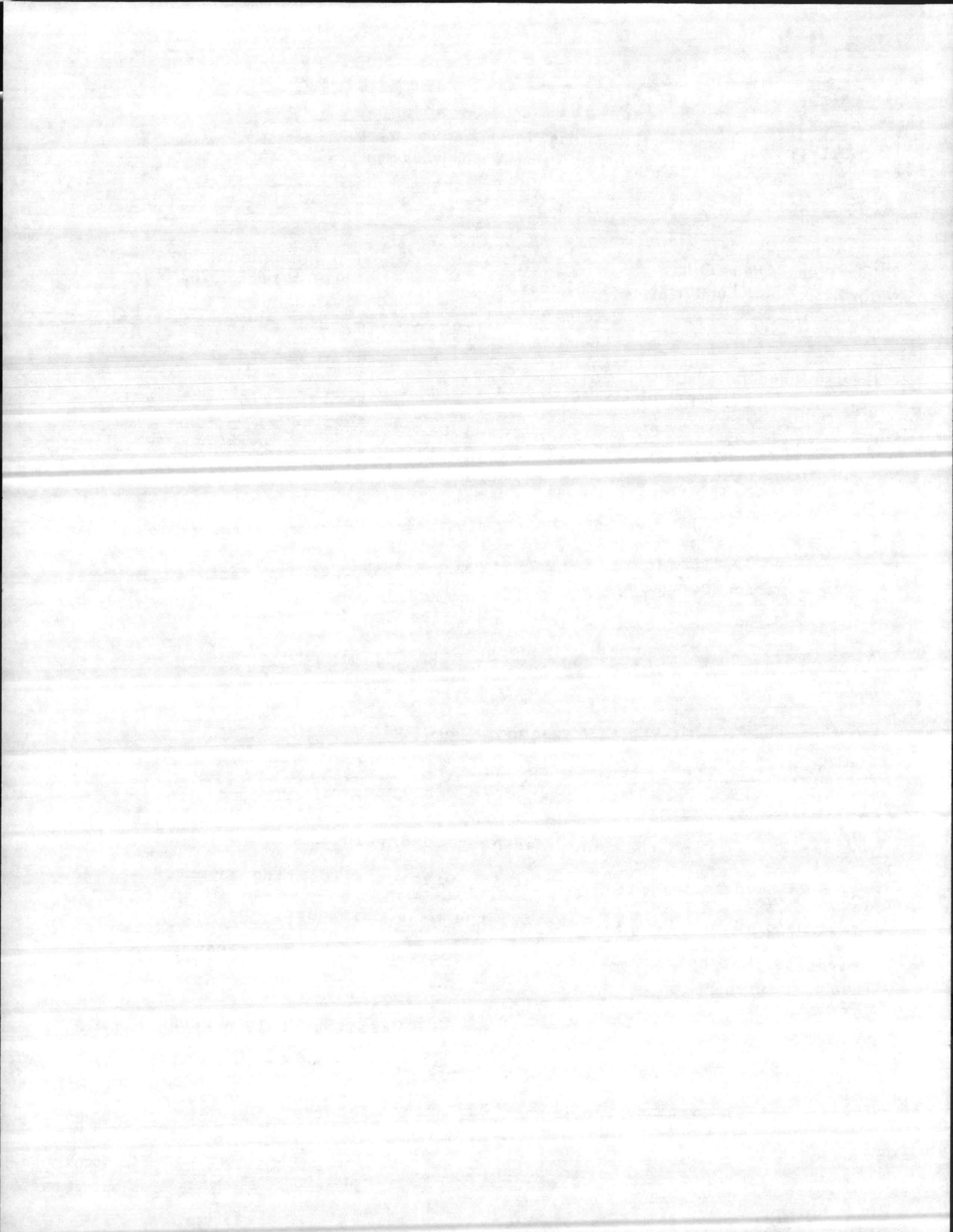
The Marine Corps Base is continuing to explore alternatives aimed at reducing the area under consideration for expansion of Camp Lejeune. The new proposed boundaries significantly reduce the number of potentially affected residences.

Current plans call for a significant setback from the study area boundaries that contain the highest concentration of residences or businesses.

"Our goal from the onset has been to obtain the additional land we need to enhance our training without relocating anyone," said Major General J. E. Cassity, the base commander. He stressed that no firm decisions will be made until the study is completed.

"It appears at this stage of our analysis that only a handful of residences may be affected," Cassity said, "and we're making every effort to minimize or eliminate entirely any dislocation."

-more-



Add 1-1-1-1

CAMP LEJEUNE LAND ACQUISITION UPDATE

Inclusion of any parcel of land within the previously released boundaries of the study area in no way means that it will necessarily be included in any expansion plan proposed.

The study to determine the feasibility will also recommend final boundaries and a proposed acquisition area, determine land use, and analyze ownership within the area. Results of the study are expected later this summer.

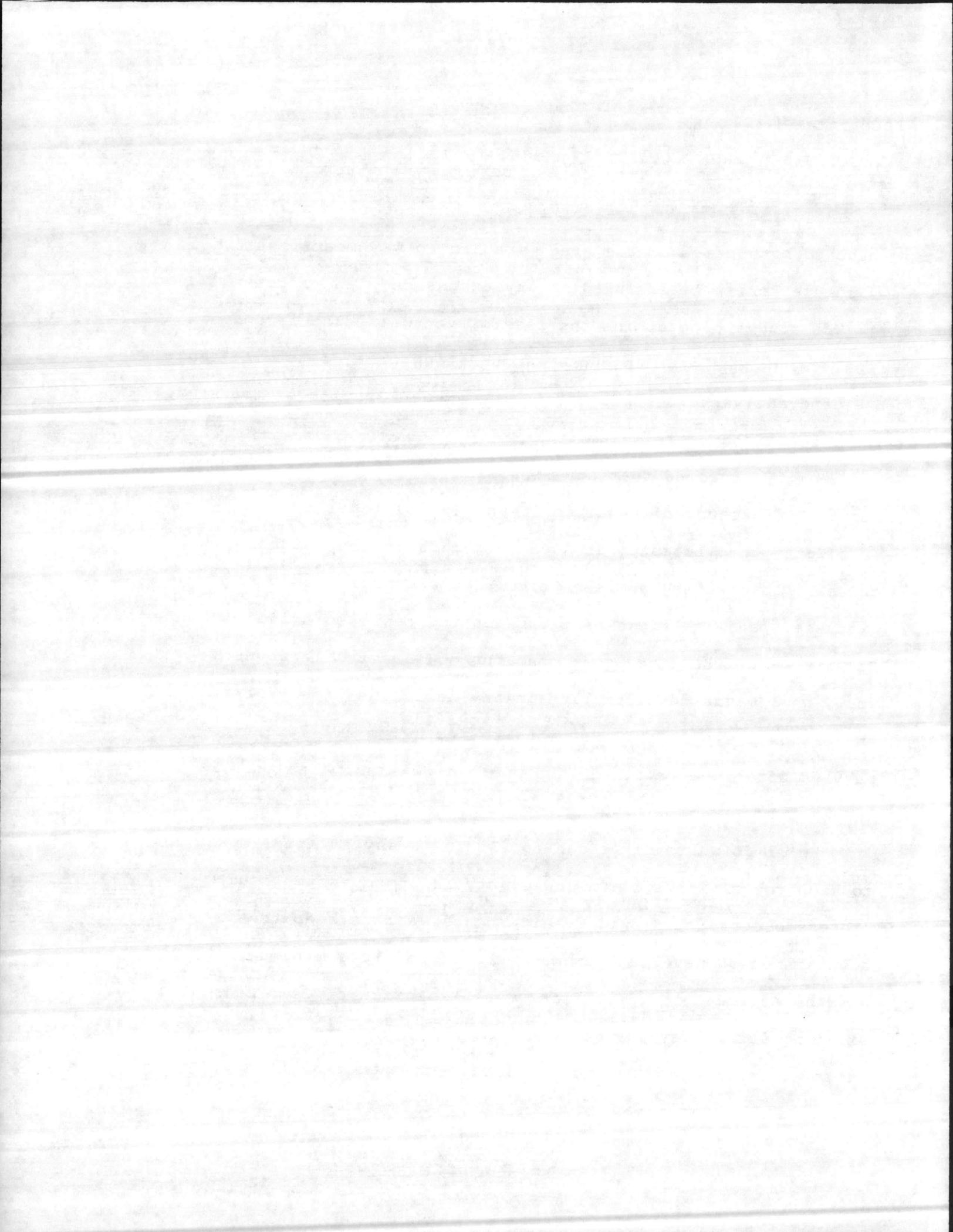
Cassity stressed that any expansion would not begin until at least 1990 because of required financial and legal actions.

"We at Camp Lejeune, as good neighbors of long standing to the area's citizens, are sensitive to the concerns they've expressed, and the views of their elected representatives,"

Cassity said. He added that concerns of affected landowners would be a major consideration in any decisions made regarding the proposed expansion. He plans to meet with all interested parties after the detailed land use and ownership analysis is completed.

"We'll do whatever we can to eliminate any adverse impact and to keep the citizens of Onslow County informed as the study process progresses," said Cassity. "We want to keep the acquisition of developed property to an absolute minimum."

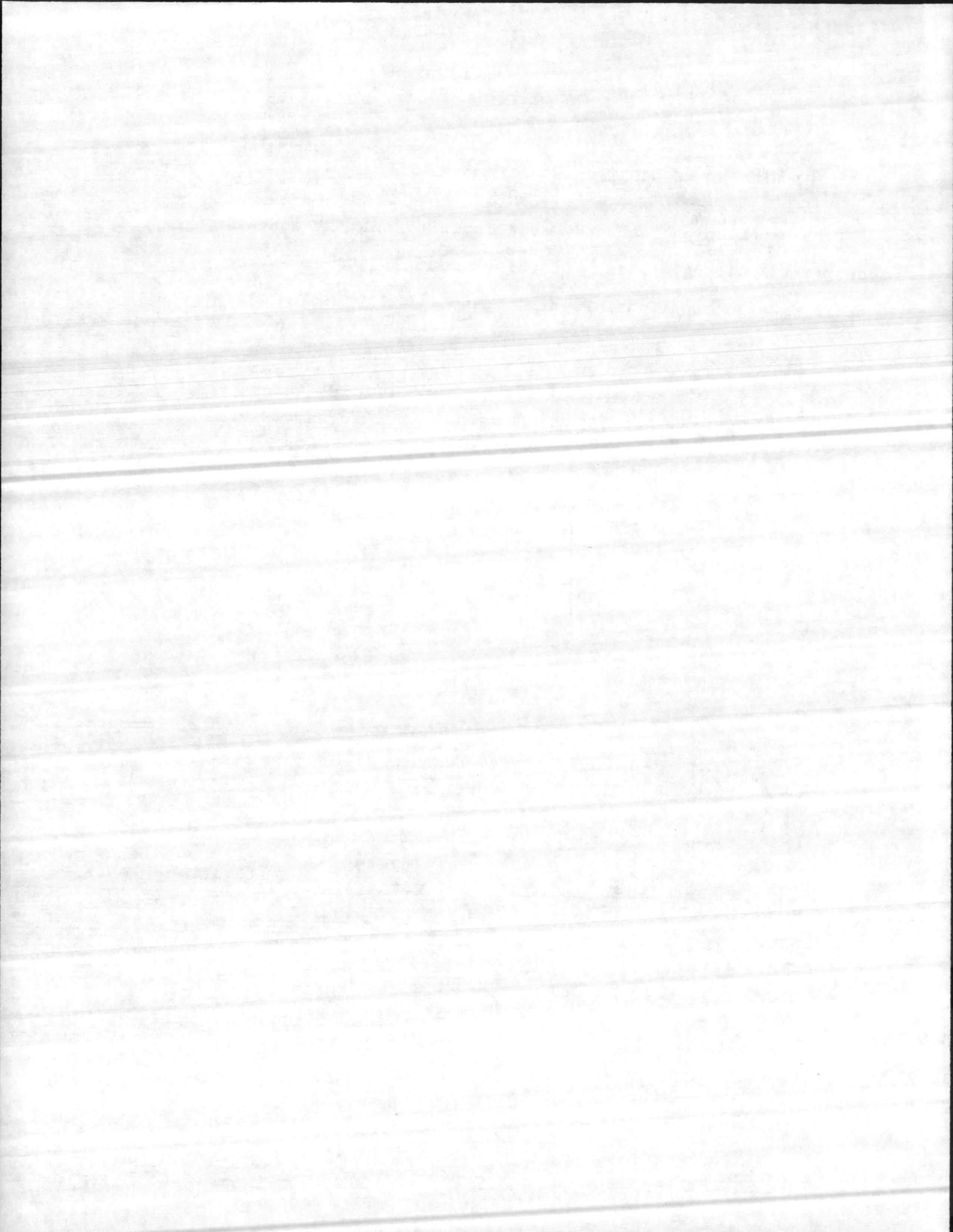
The Marine Corps determined that expansion of Camp Lejeune's existing facilities was essential due to the increased capabilities of new weapons and equipment that require expanded firing ranges and maneuver areas for realistic training.



ADD 2-2-2-2

CAMP LEJEUNE LAND ACQUISITION UPDATE

Data compiled on the study area indicate that it contains approximately 41,000 acres. Of this, about 35,000 acres are owned by the International Paper Company.



By Jack Murphy
Star-News Correspondent

'We're making every effort to minimize or eliminate entirely any dislocation.'

JACKSONVILLE — Camp Lejeune authorities — under the gun from residents and politicians since announcing base expansion plans — said late Friday that they are aiming to trim those plans. A revised estimate pegs the expansion at 41,000 acres; down from 52,000 acres.

Maj. Gen. J. Edward Cassity

Lejeune

may

Lt. Col. David Tomsy, a base spokesman, said the boundaries of the expansion area now being studied "significantly reduce the number of potentially affected residences." He said "current plans call for significant setbacks from the study area boundaries that contain the highest concentration of residences and businesses."

eliminate entirely any dislocation, Cassity said in the base release.

But citizens opposed to the expansion by government condemnation and who see the proposed move as eroding the county's tax base say the number of owners affected is immaterial when speaking to a family whose particular home and land is being taken.

downscale

growth

plan

In a June 12 letter to Onslow County Manager Rick Leary, Maj. Gen. J. Edward Cassity, base commander, identified the area being studied as "situated southwesterly of the base and bounded by U.S. 17 and state roads 50, 1104, 1105, 1107 and 1119."



Cassity

Cassity emphasized Friday that any expansion would not begin until at least 1990 because of required financial and legal actions. He said any decision would give priority to the concerns of affected land owners.

"We at Camp Lejeune, as good neighbors of long standing to the area's citizens, are sensitive to the concerns they've expressed and the views of their elected representatives," Cassity said.

The letter included a tax grid map with the boundaries marked. Base authorities told Leary that no land outside the boundary roads was being considered and that the expansion might not use all the land under consideration.

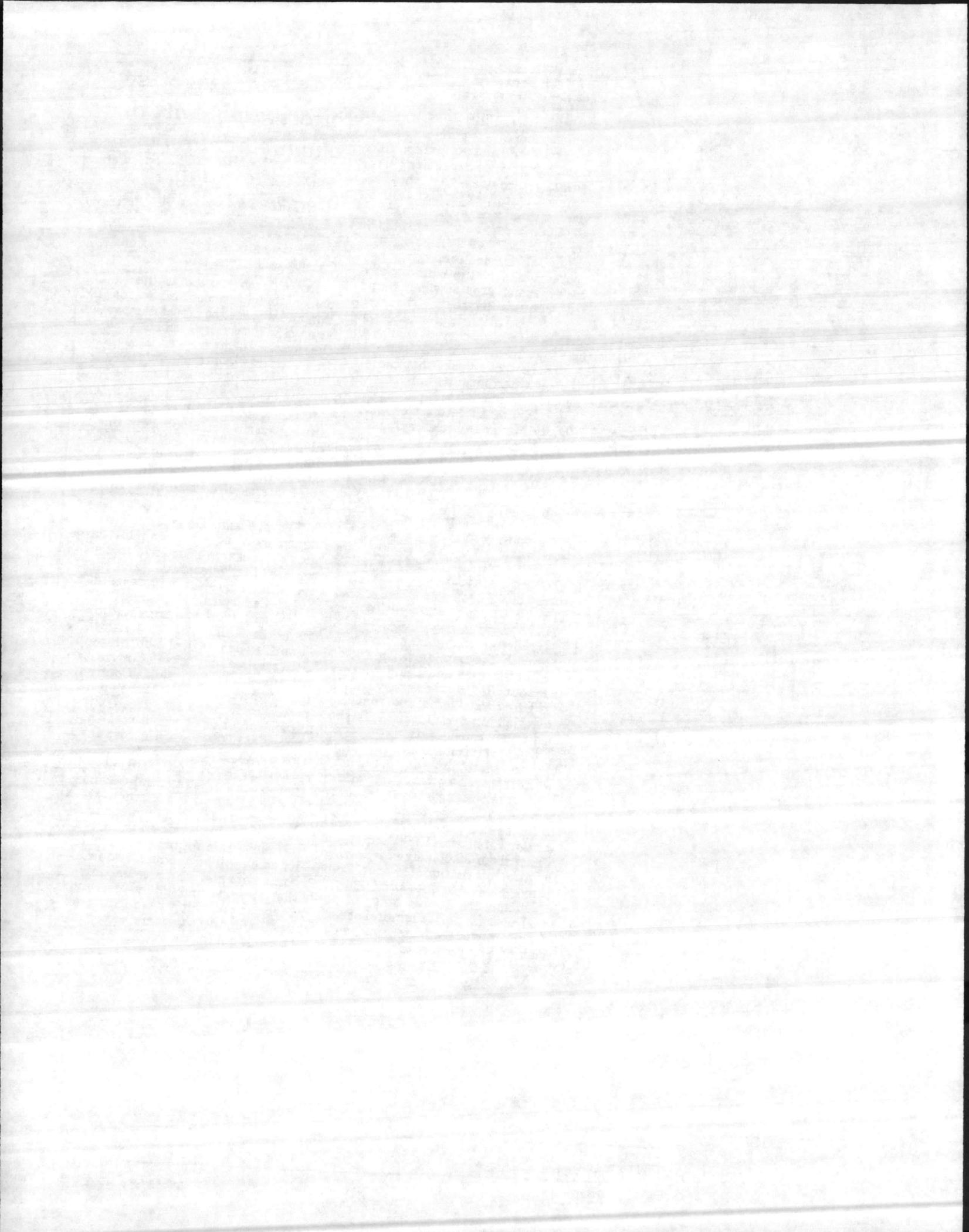
One such view was expressed by state Sen. A.D. Guy, D-Onslow, June 12, when he filed a bill in the General Assembly urging Congress not to displace Onslow County homeowners. He called the proposed condemnation "manifestly unfair" and said it would cost the county \$81,000 a year in lost tax revenue.

"Our goal from the outset has been to obtain the additional land we need to enhance training without relocating anyone," Cassity said in a release late Friday. Tomsy said the latest study area contains about 41,000 acres, of which about 35,000 acres are owned by the International Paper Company.

Lejeune authorities still assert that expansion is essential because new weapons and equipment require expanded firing and maneuver areas for realistic training.

"It appears at this stage of our analysis that only a handful of residences may be affected and we're making every effort to minimize or

Tomsy said the current feasibility study will also recommend final boundaries and a proposed acquisition area, determine land use and analyze ownership within the area. Results of the study are expected late this summer.



General tells Rotarians of Marine Corps changes

By Merton Vance
Staff Writer

By the early 1990s, the Marine Corps plans to replace all of its inventory of combat equipment, from rifles to tanks.

The replacement inventory will include a list of new equipment intended to increase the Marine Corps' ability to strike rapidly and powerfully in an updated version of its traditional role of amphibious assault.

Along with new tactics and equipment that emphasize speed and maneuver, the Marine Corps is also looking for more land to provide room for training.

"Our weapons and our systems are outpacing our land for adequate training," said Maj. Gen. J. Edward Cassity, commander of Camp Lejeune Marine Corps Base.

While the new weapons are being acquired, the base is considering an expansion of about 41,000 acres in Onslow County. The base already covers about 111,000 acres, although wetlands, waterways and other land uses permit only about 61,000 acres to be used for training, Cassity said.

Cassity, speaking to the Wilmington Rotary Club Tuesday, said the lack of training space is already forcing the Marine Corps to send personnel elsewhere temporarily for some training, either at other Marine Corps bases or bases of other military services. About 36,000 active-duty Marines are based at Camp Lejeune.

"I want to keep our people here and also attract other Marines and

personnel from other services,

Cassity said. "It will take some time before it comes to fruition, if it does," Cassity said of the expansion.

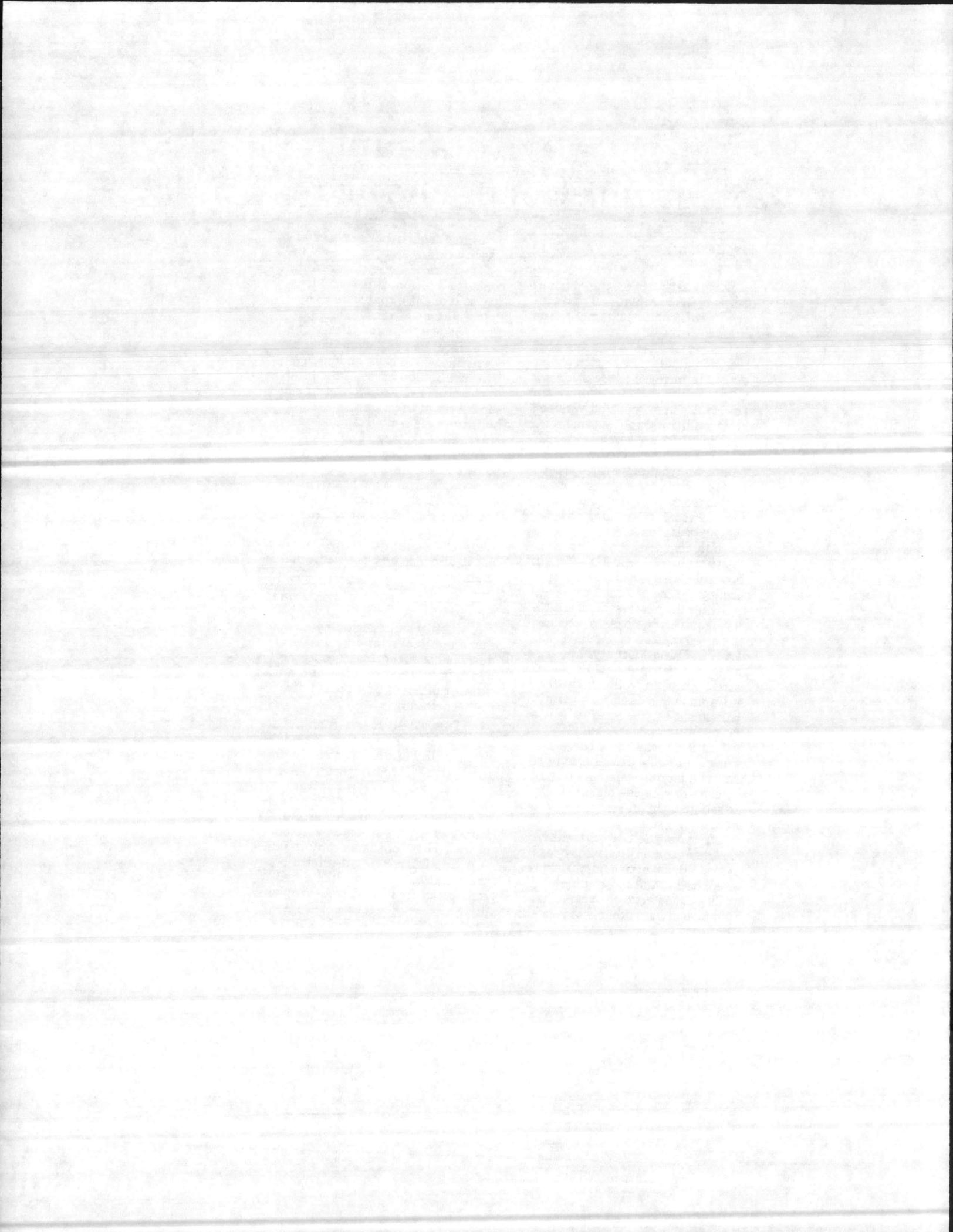
It would be at least in the early 1990s before the expansion would take place, he said, even though a preliminary study is under way.

About 35,000 acres of the land in the proposed area for expansion southwest of the existing base boundaries is timberland owned by International Paper Co.

But the prospect of displacing some homeowners in the area has drawn criticism from some residents and public officials, including State Sen. A.D. Guy, D-Onslow, who introduced a bill in the General Assembly urging Congress not to displace any people from their homes.

Behind the need for expansion is the use of new tactics and weapons, Cassity said, including new, fast amphibious landing vessels designed to bring Marines to the beach from assault ships, and a number of new and updated aircraft, including:

- The AV-8B Harrier, an updated version of the vertical take-off and landing attack jet already in the Marine Corps' arsenal.
- New F/A-18 Hornet attack aircraft.
- Super Cobra new helicopter gunships, which are updated versions of the AH-1 Cobras already in use.
- The Osprey, a tilt-rotor aircraft that can take off like a helicopter and fly like a fixed-wing airplane.



known until we do a detailed survey of the land" as part of a land-use study expected to be completed by November 1987, Cassity said.

If Gen. Paul X. Kelley, commander of the Corps, approves the plan and Congress funds it, Marine units would eventually be able to conduct fire-and-maneuver exercises over 70 kilometers, including river crossings, Cassity said.

"That's the kind of training our

Marines need to accomplish our mission. We've been called 'land grabbers' by several people and we're not. We'll continue to be the good neighbors we've always been," Cassity said.

There could be one to three overpasses over U.S. 17 built by Marines to prevent disruption of traffic, Cassity said.

The proposal for land acquisition is for 1990, Speicher said.

A land-planning study and environmental impact statement "will take between 18 months and two years to complete and will be very definitive," the colonel said.

"I will caution you that the acreage figures are estimates based on tax maps, photographs and local records. Similarly, the land ownership and residence information is based solely on local tax records;

See LEJEUNE, 14A

Lejeune

From Page 1A

and our placement of the recommended boundary is based on map and aerial photography studies, the tax records, and visits to the International Paper Co. property," Speicher said.

"The final boundary line will be determined when an engineering land survey is conducted," the colonel said.

Lejeune officials say the expansion is needed because the base does not have enough training space.

Lack of training space causes the annual loss of more than 535,000 man-days of training because Marines are sent elsewhere for training, Cassity said.

If each Marine spent only \$1 per day, that causes an annual loss of \$535,000 to Onslow County businesses, the general said. "Ten dollars a day would be more real-

istic," Cassity said.

G. Keith Fisher, a leader of foes of the expansion, said today, "I question how available those people in training are to spend money in Jacksonville when they're 15 or 20 miles away."

Fisher said his group will continue to oppose the plan. "The point is that for each of those 27 people or families, it doesn't make any difference how many other people are involved."

"The requirement for additional ranges and maneuver space surfaced in the early 1980s with the introduction of new weapons systems and equipment in the Fleet Marine Force," Speicher said.

"In some cases, the problem is range — that is, the current configuration of Camp Lejeune severely restricts the weapons' use — and in others it might be the width of the

safety fan or the type of ammunition it fires," he said.

"The range deficiencies associated with these weapons were confirmed and quantified in a special training analysis conducted by Harland Bartholomew and Associates during 1985 in conjunction with an update of the Lejeune master plan," the colonel said.

"Essentially, this showed a shortfall of approximately 54,000 acres, a need for a large mechanized maneuver area; a larger artillery impact area and several additional ranges," he said.

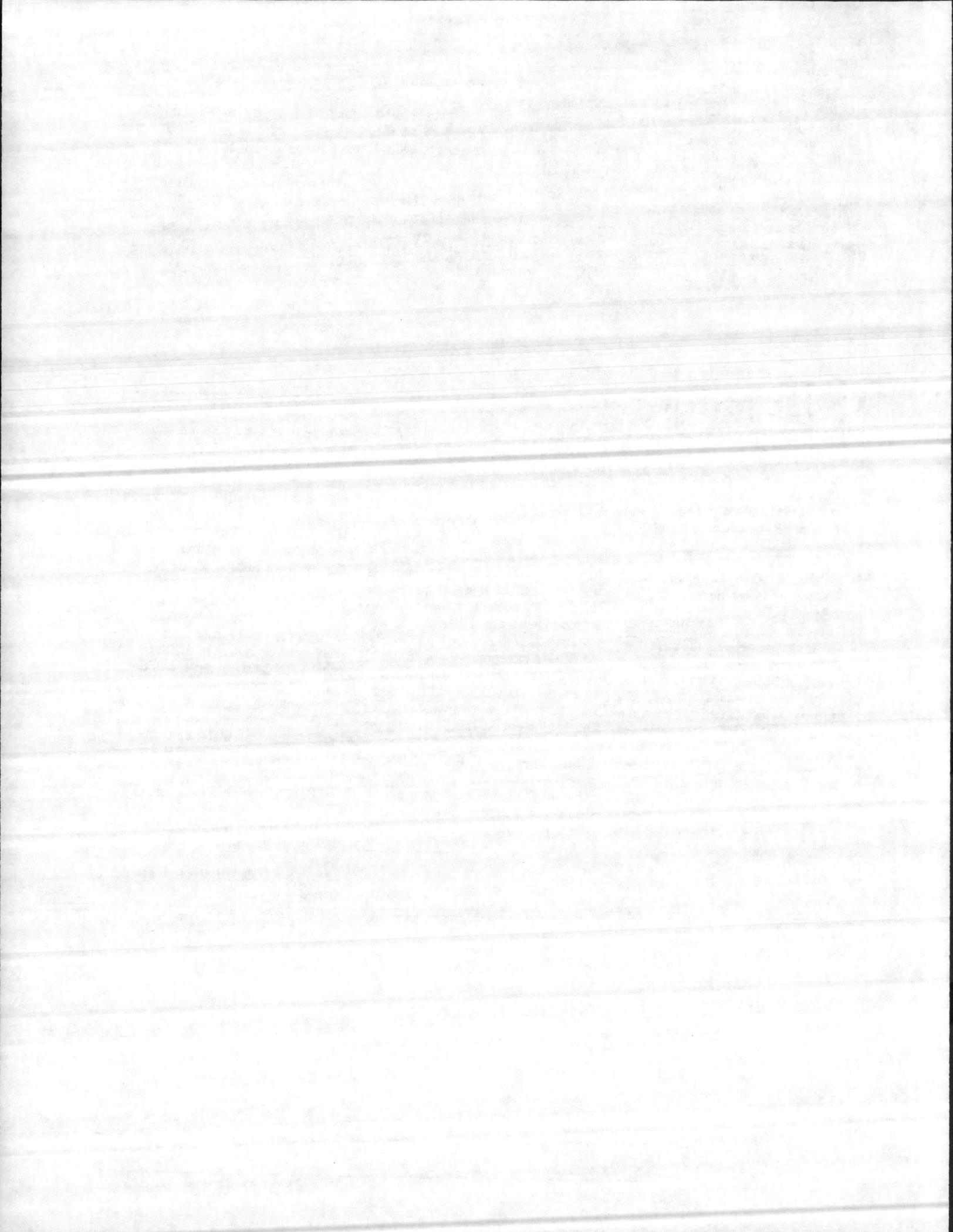
The analysis "documented the interference problems associated with the Intracoastal Waterway, the Atlantic Ocean and Highway 172, as well as some environmental and airspace restrictions," Speicher said.

"While some improvements can and are being made within the existing Camp Lejeune boundary, the study concluded that land acquisition is the only way to ensure that ranges and maneuver space are

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available to properly train and exercise Marines, stationed at Camp Lejeune in the 1990s and beyond," the colonel said.

Maps of the area identify the northern portion as the Great Sandy Run Pocosin, including Great Sandy Run and Shelter Swamp Run. The Juniper Run drainage area dominates the southern portion. There are multiple man-made draining ditches in the northern area.

Secondary Road 1103, primarily an access road to International Paper property, would probably be closed if the base gets the land.

— "Three other short roads could be involved — Secondary Road 1100 (Shepherd Road) in the south and Secondary Roads 1101 (Edens Road) and 1102 (Coston Road) on the west," the colonel said.

"In order for live firing, maneuvers by large mechanized formations, night operations and regular helicopter operations to occur, no residences can remain in the interior of the training complex and existing cemeteries must be relocated," he said.

"Residential use is simply not compatible with extensive training. It would result in the loss to the Marine Corps of more than just the land which is actually occupied and would be a source of irritation to those who remained there," Speicher said.

"In the northern area, the concentration of civilian residences is the greatest, but we propose only nine relocations from this area; — five near the power line, three just below

Sandy Run, actually one trailer and two RV's which appear to be inhabited, and one residence here which may in fact be a barn," he said.

"A few residents would retain their homes, but portions of the property which extend too far into the training area would be purchased. We realize that the actual boundary will be extremely important to these landowners and some flexibility and sensibility will have to be applied.

"Between these perimeter residences and the actual ranges and training areas we propose to leave the trees and as much space as possible as a buffer," Speicher explained.

"The central portion of the acquisition area has five residences which need to be acquired, four here on 1102 and one along SR 1103. Two graveyards will require relocation.

"The residences on the west side are required to meet the safety fan of both the current tank and the new 120mm gun on the M-1 tank and to avoid overhead artillery fire," Speicher said. He also cited heavy vehicle and air traffic in the area.

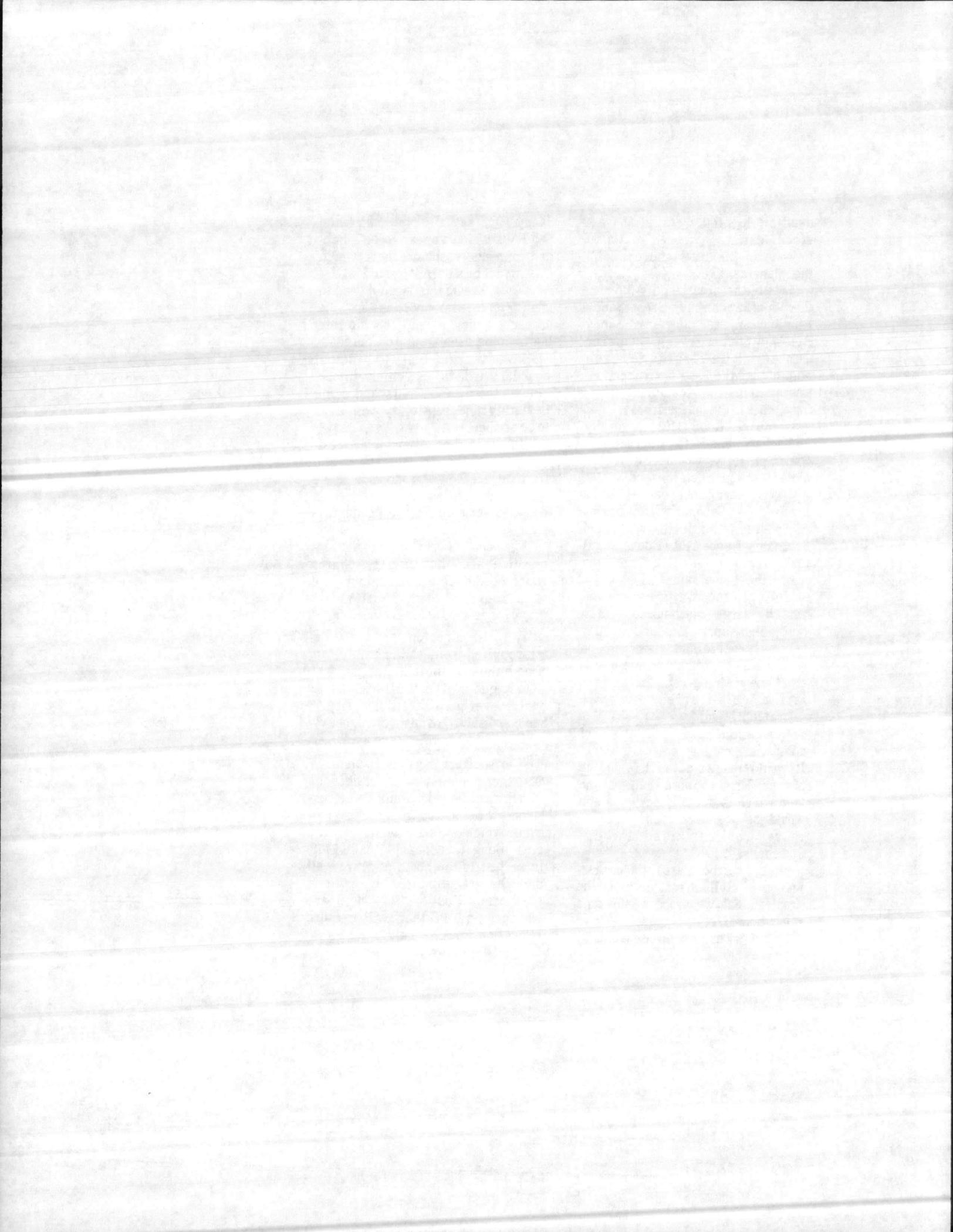
"The southern portion of the area has the remainder of residences which must be relocated. These residences are located in one cluster of eight which extends well into the area along (Secondary Road) 1101, three just to the north and two well into the training area here along (Secondary Road) 1100. There are two graveyards that will require relocation, Speicher said.

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Staff photo by Don Bryan

Cassity with map of proposed Camp Lejeune expansion

Expansion plan unveiled; 27 homes affected

By RICHARD F. SMITH
Daily News Staff

Camp Lejeune officials today revealed a proposal to expand the base by an estimated 39,310 acres near Holly Ridge, requiring relocation of 27 homes.

Boundaries of the proposed Sandy Run Training Area are U.S. 17 on the east, N.C. 50 on the west, the intersection of U.S. 17 and N.C. 50 on the south and Secondary Roads 1119, 1107, 1105 and 1104 on the north.

"The 27 (relocations) will probably be reduced to 20 in that three houses appear to be vacant, one is under construction next to a trailer, two are actually recreational vehi-

cles and one appears to be a barn or shed rather than a residence," said Col. John A. Speicher.

He is assistant chief of staff for training and operations at Marine Corps Base, Lejeune.

"You may be inclined to ask about costs. Although we are beginning work in this area, it is much too early for us to estimate either the cost of the acquisition or the cost of subsequent development," Speicher said.

Recommended boundaries are offset to avoid the majority of homes along the boundary roads, Speicher said.

The plan "requires taking some property to allow for a supporting perimeter road, relocation of power transmission lines and the range fans of several weapons systems," the colonel said.

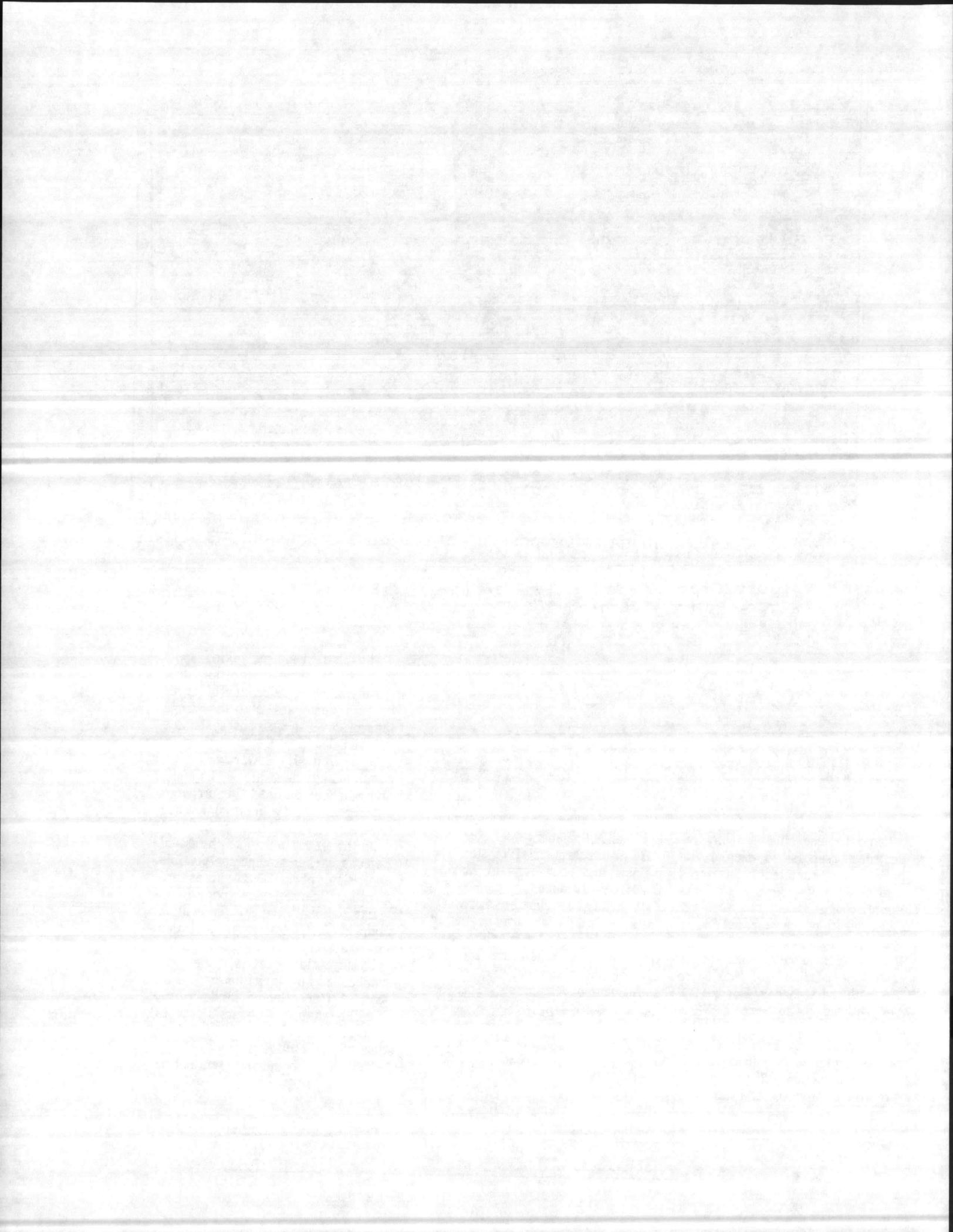
Maj. Gen J. Edward Cassity, commanding general of Lejeune, and Speicher outlined the proposed expansion during a press conference this morning at Building 1 on base.

Of the 41,000 acres southwest of Lejeune earlier studied for possible expansion, about 35,800 acres are owned by International Paper Co.

International Paper "is willing and, in fact, desires to sell this land," Speicher said.

Cassity told reporters, "We have established an acquisition hotline on 451-5100 (for affected landowners). It will be manned 24 hours a day" to take questions and give out information.

"The exact boundaries will not be



EXPANSION FOES

gathering their forces

By RICHARD F. SMITH
Daily News Staff

A committee opposed to expansion of Camp Lejeune will meet in early January to draw up plans for continuing its fight, Charles Padgett said today.

He is co-chairman of Concerned Citizens for the Preservation of Private Property and Equal Taxes.

No definite date or place for the meeting have been scheduled, but the 16-member panel will meet in private and conduct a press conference afterwards, Padgett said.

"We want to look over-all they (base officials) have had to say, work on some different angles and get back in the ball game with a stronger hand," said Padgett, a Topsail Island developer.

The committee also will conduct more community meetings in sections affected by the planned 39,310-acre expansion of the base.

Boundaries of the proposed Sandy Run Training Area are U.S. 17 on the east, N.C. 50 on the west, the intersection of U.S. 17 and N.C. 50 on the south and Secondary Roads 1119, 1107, 1105 and 1104 on the north.

Base officials say they need the land for training and to allow firing of numerous weapons systems.

The proposal for land acquisition is for 1990, Col. John A. Speicher said Dec. 10. He is assistant chief of staff for training and operations at Marine Corps Base, Lejeune.

Of the 41,000 acres southwest of Lejeune studied for possible expansion, about 35,800 are owned by International Paper Co.

International Paper is "willing, and in fact, desires to sell this land," Speicher said.

A Lejeune spokesman said there are 108 parcels of land in the affected tract, of which 81 would be partial land acquisitions not including residences and 27 are

"I think that definitely fits in the picture. I think we owe it to the people to communicate with them and inform them of their rights," Padgett said.

Expansion foes have said they will continue efforts to stop congressional funding for the expansion.

Padgett referred to a Dec. 10 news conference on base. Lejeune officers revealed boundaries of the planned expansion and said 20 to 27 homes could be relocated.

"I think the reaction in the community is the same as it was. People are stubborn about turning loose of their land. Most of the people have deep roots there and it will take condemnation proceedings to take their land," he said.

"Nothing has changed, only that the military has made a public statement on the land they wanted where they were evasive before. Just because they want the land doesn't mean they'll get it," Padgett warned.

the home sites.

Base officials have established a 24-hour acquisition hotline for affected landowners. The number is 451-5100.

Foes of the expansion say it will cripple Onslow County's tax base and cut off county beaches from development.

Other members of the anti-expansion group are co-chairman G. Keith Fisher; Louis Sewell of Jacksonville; Wendell Padgett of Jacksonville; Donald James of Haws Run; Paul Davis of Sandy Run; Elwood Taylor of Sandy Run; and Malton Rochelle of Sandy Run.

Also on the committee are Rayford Costen of Holly Ridge; James L. Henderson, president of Coastal Carolina Community College; William Edens of Holly Ridge; Douglas Fisher of Haws Run; Louie Foy of Verona; Edsel Ottaway of Verona; Durlin Padgett of Haws Run; and secretary Lynda Padgett, whose husband, Neal Padgett, operates Davis Variety at the intersection of N.C. 50 and Haws Run Road.

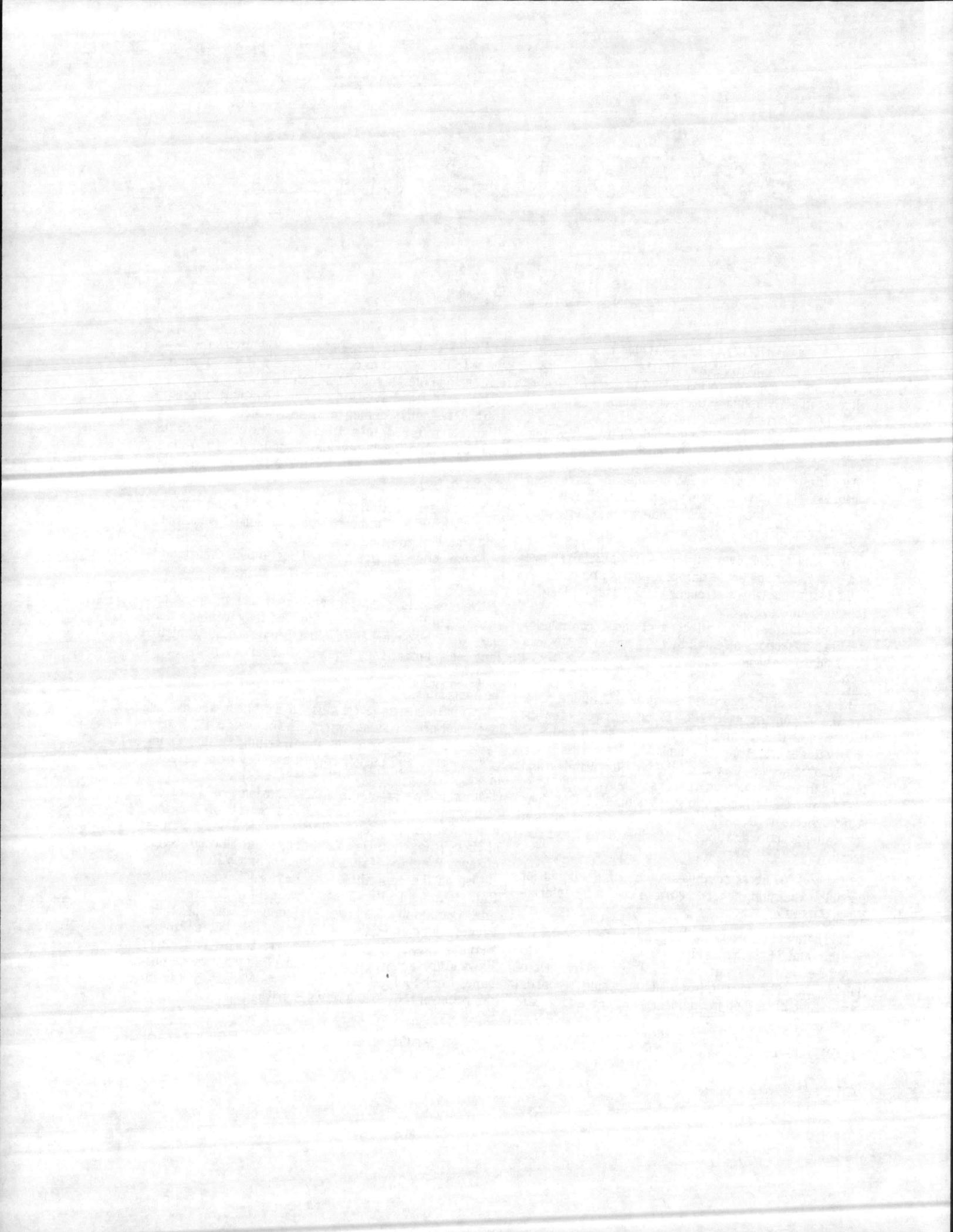
Foes =
Davis Varieties

PUBLICATION: DAILY NEWS

CITY/STATE: JACKSONVILLE, N.C.

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DATE: 23DEC86



5720/1

Partial Acquisition Letter Response Analysis DFT

3 Feb 1987

MEMORANDUM FOR THE COMMANDING GENERAL, MARINE CORPS BASE

MEMORANDUM FOR THE COMMANDING GENERAL, MARINE CORPS BASE

Via: (1) Assistant Chief of Staff, Training and Operations
(2) Assistant Chief of Staff, Facilities

Returned undeliverable: 2
Subj: PARTIAL ACQUISITION LETTER RESPONSE ANALYSIS

Encl: (1) Sample partial letter w/survey response form
(2) Partial acquisition letter response analysis

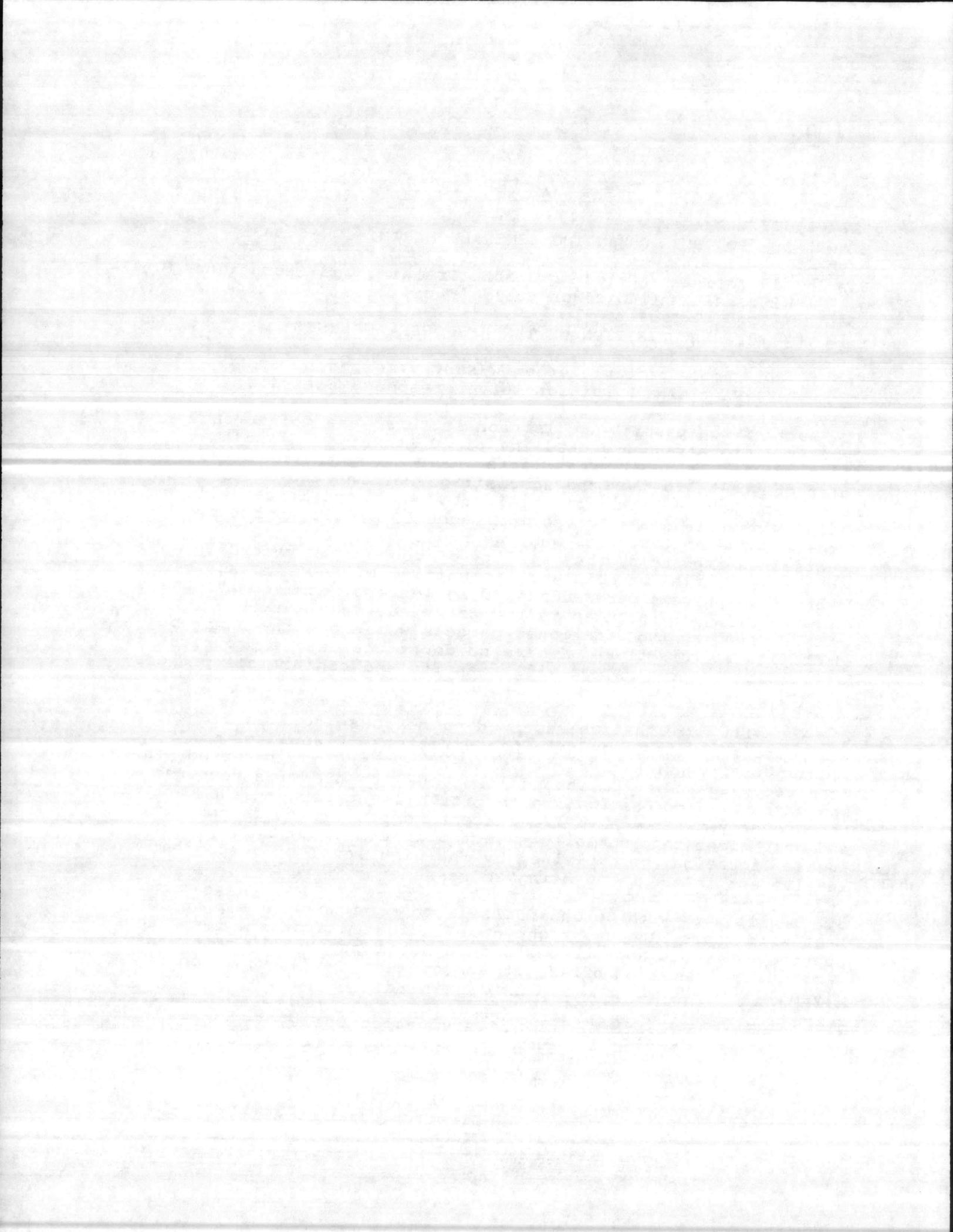
1. Most of the partial acquisition letters were mailed on 9 January, with a response deadline of 20 January. Since that first mailing, several other letters have been mailed, based on telephone calls to the Land Acquisition Hotline and information from responses to the initial mailout. One more letter will be mailed with an address correction recently acquired, but by and large we have contacted as many as possible within the constraints imposed by the validity of county tax records. Eighty-one partial parcels were identified by Facilities. Seventy-six parcels were addressed in letters received by owners. Three parcels are included in the returned, undeliverable letters; leaving two additional parcels whose owners cannot be identified at this time. I have no doubt that as we progress further in the process, we will identify and contact all property owners.

2. You will note that we received no response to 36.5 percent of our letters. With regards to these letters, I would make a couple of assumptions: first, since they were not returned, they were received and read; second, that the absence of a response indicates mild opposition, apathy, or mild support on the part of the property owner. A 63 1/2 percent response rate is about two and half times that normally expected in a mailout survey, but such a figure may be explained by the high level of respondent involvement in the issue being addressed.

3. I will work with Colonel Dalzell to come up with a plan to meet with those landowners who have indicated a desire for such a meeting. I would hope to begin such meetings shortly after the Commandant's decision brief, if approval of the acquisition is given.

Very respectfully,

DAVID F. TOMSKY
Director, Public Affairs



Partial Acquisition Letter Response Analysis

3 Feb 1967

QUANTATATIVE ANALYSIS

Overall

Letters mailed: 63
Returned undeliverable: 10
Responses received: 40
Response rate: 63.5%

By-Question Analysis

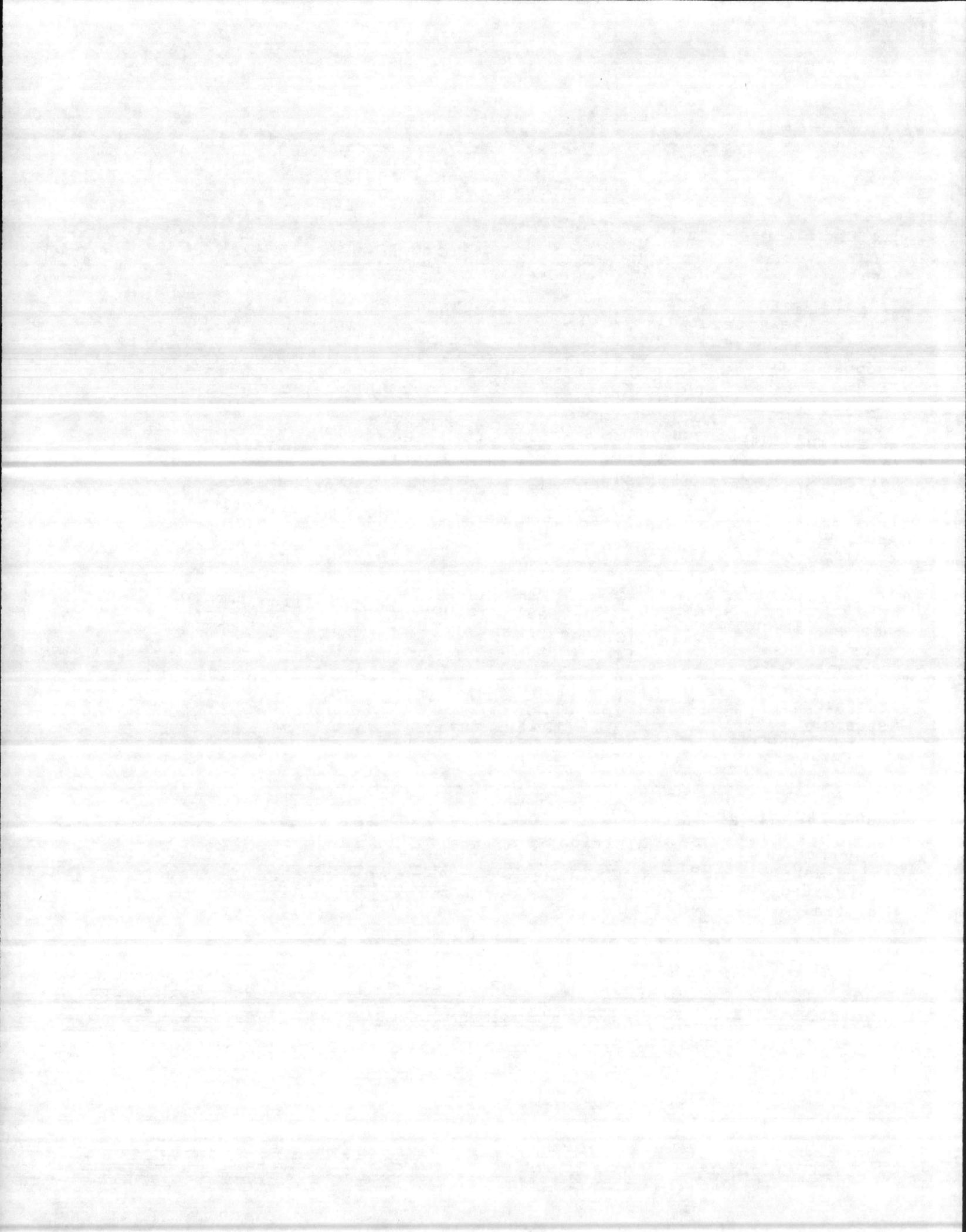
Is the information on your property correct?
Yes: 23 (57.5%)
No: 16 (40%)
Don't know: 1 (2.5%)

Are you interested in meeting with Marine Corps representatives to discuss your property?
Yes: 33 (82.5%)
No: 7 (17.5%)

How would you categorize your feelings now about selling part of your property to the U. S. Government?
Strongly opposed: 14 (35%)
Somewhat opposed: 12 (30%)
In favor: 8 (20%)
Strongly in favor: 1 (2.5%)
No response: 4 (10%)
Don't know: 1 (2.5%)

QUALITATIVE ANALYSIS (Comments)

Recommend against acquisition: 6
Fair market value: 5
Corrected information provided: 5
Partial acquisition o.k.: 5
Take all of land or none: 4
Too close to an impact area: 2
Map enclosed: 1



January 9, 1987

Mr. and Mrs. Jimmy Batson
119 Batson Road
Hampstead, NC 28443

Dear Mr. and Mrs. Batson:

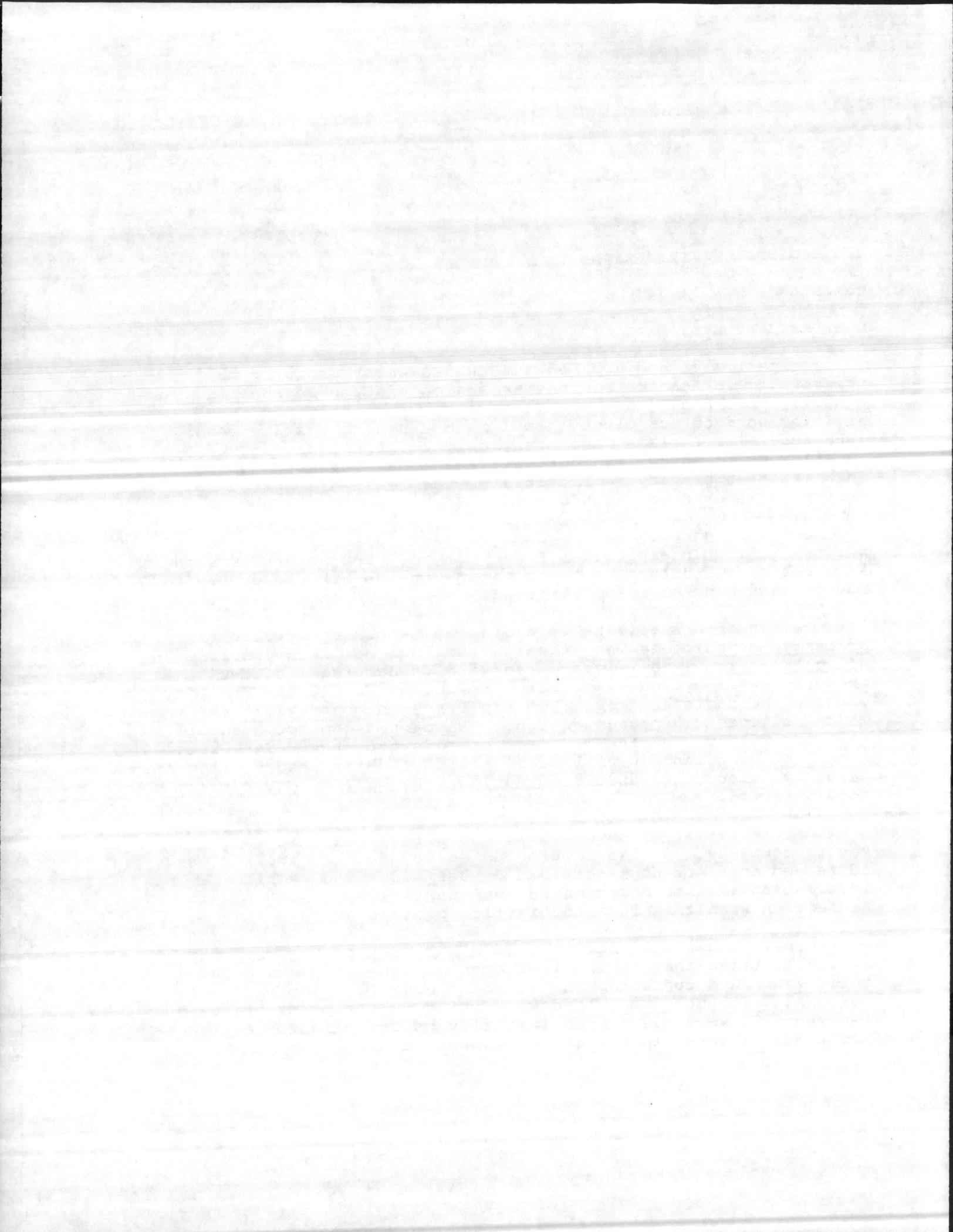
The period of speculation and rumors about property we are seeking to acquire for the expansion of Camp Lejeune is finally over, and I know you have waited anxiously for some official word of our plans. As I have repeatedly stated, our land acquisition plans have been designed, from the outset, to allow us to accomplish our vital national defense mission, into the next century, while causing the least disruption to residents in or near the property.

The vast majority of the land we seek to acquire currently belongs to the International Paper Company, and we are pursuing an agreement with them to lease their acreage with an option to buy it when funds are appropriated.

In spite of our efforts to avoid the necessity of acquiring property belonging to individuals, this has not been possible in all cases. The land we are attempting to acquire includes property owned by you. According to Onslow County tax records, you are the registered owner of Map/Parcel number 4229/5845 which includes 3.08 acres of land. We cannot conduct adequate training without obtaining a part of this property. The exact amount of your land we will need cannot be determined until we actually survey the land, and your desires will be given every consideration.

In this letter, I have provided a survey response form for you to complete. Please return the survey form in the enclosed, addressed envelope no later than January 20, 1987. This information will be regarded as confidential and used only in connection with this land acquisition process.

My personal representatives have been contacting property owners to brief them on our land acquisition study and obtain their views and concerns. As it would have been impossible to personally contact every landowner prior to the press briefing on December 10, we concentrated initially on those landowners whose homes were located in the acquisition area.



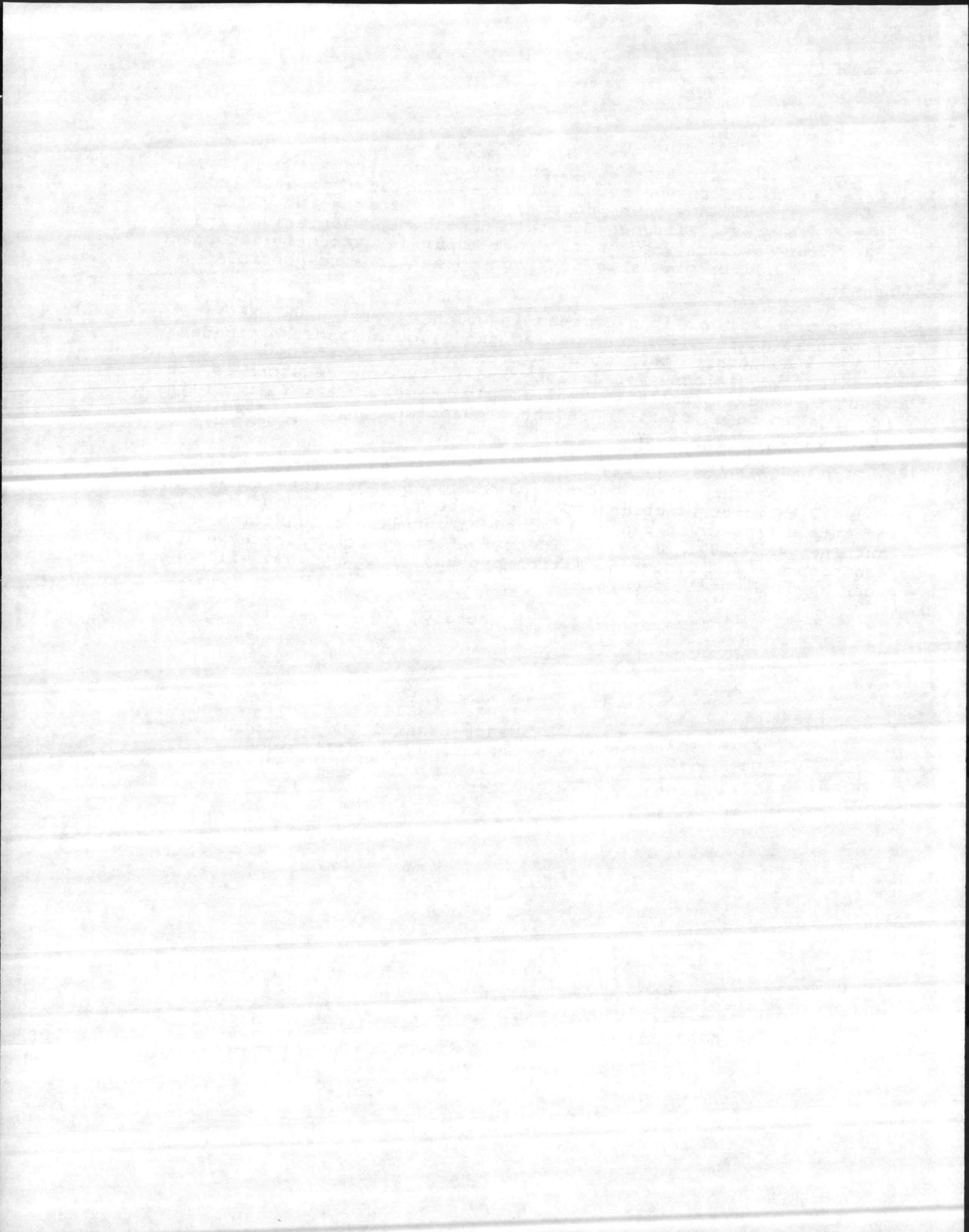
Now we can turn our attention to your concerns as well. This letter is to inform you of our plans and to offer to meet and discuss with you how your property may be affected. I would appreciate your willingness to talk to our representatives and to share your feelings with them. Your input is extremely important to me and will permit us to continue to act in a responsible manner.

We have begun a long process in which we will have many opportunities to share information and discuss important issues of vital concern to both of us. I promise to continue a constructive dialogue for as long and in as many sessions as you require. And I promise to deal openly, honestly and fairly with you, and to be as flexible as the regulations permit regarding acquisition of property.

If you have any questions about what is happening now, or what will happen in the future, please do not hesitate to get in touch with me or Lieutenant Colonel Dave Tomsy, my Public Affairs Officer, who can be reached on our land acquisition hotline, 451-5100. I am confident that if we communicate well, we can complete the land acquisition process in a way that will meet your needs as well as ours.

Sincerely,

J. E. CASSITY
Major General, U. S. Marine Corps
Commanding General



December 7, 1986

Mrs. Iris Coston
Route 1
Folkstone, N. C. 28445

Dear Mrs. Coston:

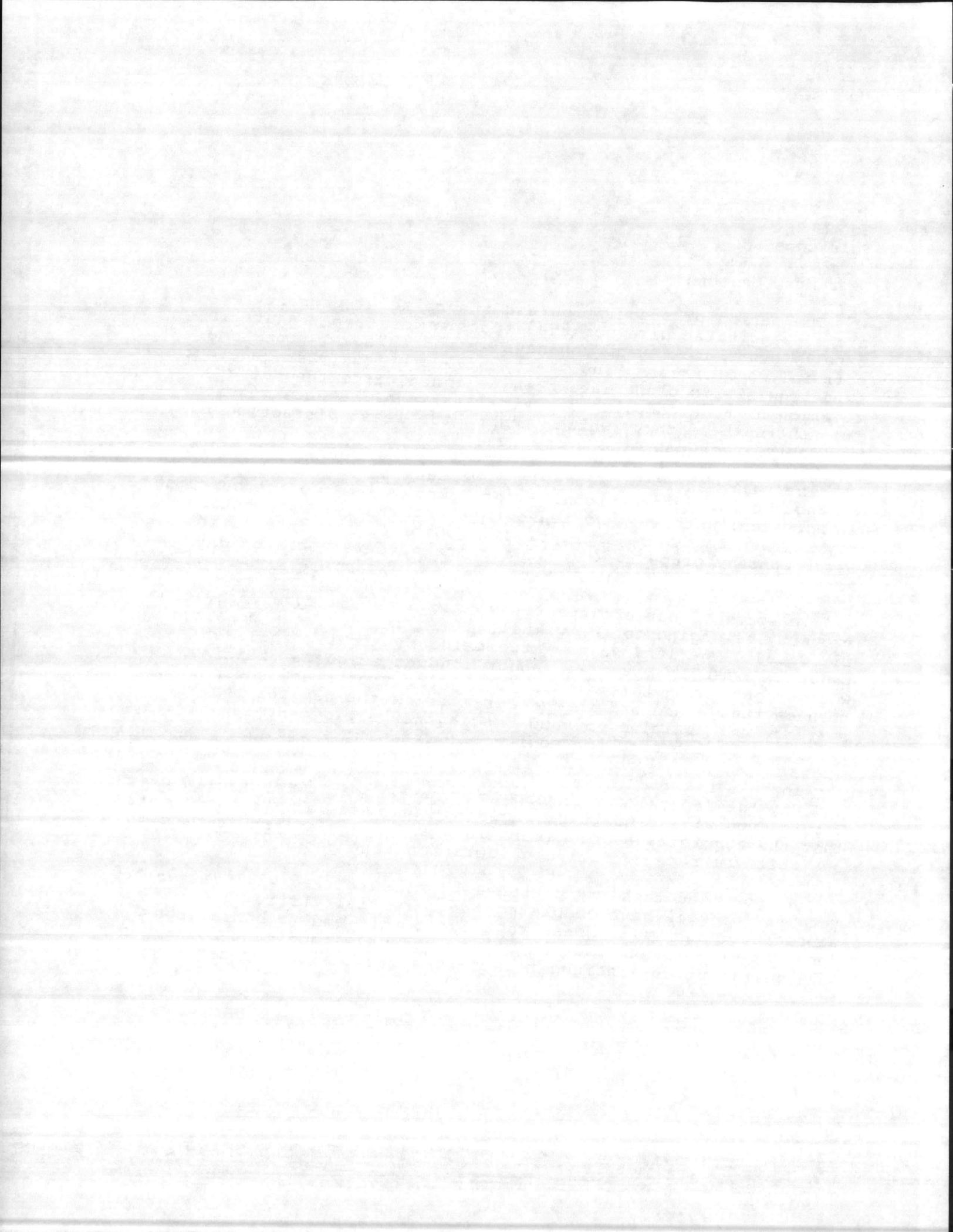
The period of speculation and rumors about property we are seeking to acquire for the expansion of Camp Lejeune is finally over, and I know you have waited anxiously for some official word of our plans. As I have previously stated, our land acquisition plans have been designed, from the outset, to allow us to accomplish our vital national defense mission, into the next century, while causing the least disruption to residents in or near the property.

The vast majority of the land we seek to acquire currently belongs to the International Paper Company; and we are pursuing an agreement with them to lease their acreage with an option to buy it when funds are appropriated. Some of the International Paper Company property we will acquire borders yours on one side.

In spite of our efforts to avoid the necessity of acquiring property belonging to individuals, this has not been possible in all cases. The land we are attempting to acquire includes property owned by you. We cannot conduct adequate training without obtaining this property. Moving troops and equipment, both on the ground and in the air, firing the new weapons systems, and training for and testing new employment techniques, have created the need for additional training space.

In this folder I have provided a copy of a brochure on "How and Why the Federal Government Acquires Property for Public Use." I think you will find it helpful and informative. You will note that the acquisition process is long and every effort is made to see that you receive full consideration throughout.

As you read this, my personal representatives will either be with you or will have completed their initial visit. I appreciate your willingness to talk to them and to share your feelings with them. Your input is extremely important to me and will permit us to continue to act in a responsible manner.

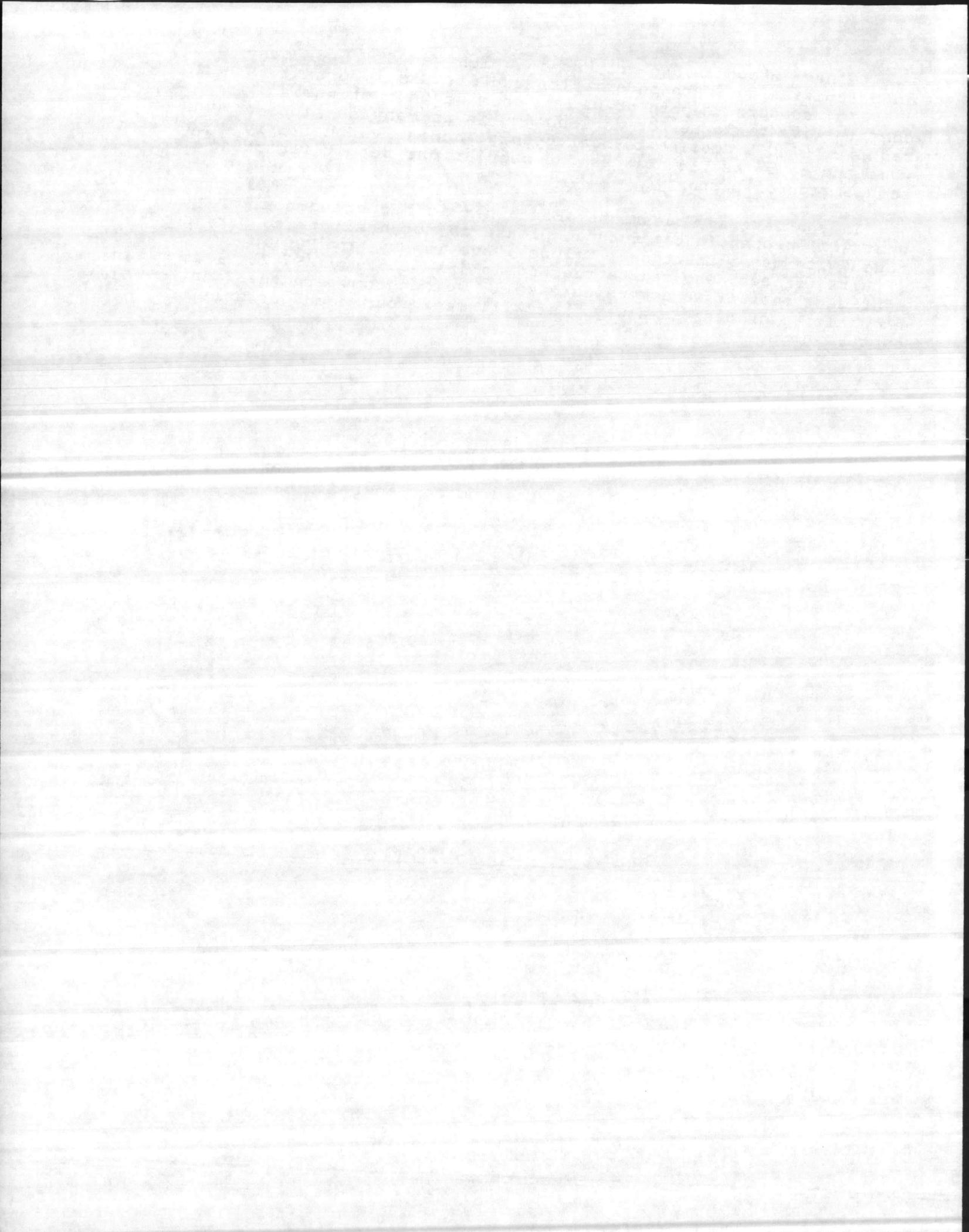


We have begun a long process in which we will have many opportunities to share information and discuss important issues of vital concern to both of us. I promise to continue a constructive dialogue for as long and in as many sessions as you require. And I promise to deal openly, honestly and fairly with you, and to be as flexible as the regulations permit regarding acquisition of property.

If you have any questions about what is happening now, or what will happen in the future, please do not hesitate to get in touch with me or Lieutenant Colonel Dave Tomsy, my Public Affairs Officer, who can be reached at 451-5655/160.7/5782. I am confident that if we communicate well, we can complete the land acquisition process in a way that will meet your needs as well as ours.

Sincerely,

J. E. CASSITY
Major General, U. S. Marine Corps
Commanding General



LAND ACQUISITION

NOTES FROM VISITS WITH LANDOWNERS

Northern concentration of civilian residences. Relocation should be five vice nine.

- 4 near power line. 2 houses (actually double wide trailers) and 2 trailers (one trailer has large building, wood frame, used as welding shop). 1 just below Sandy Run, a trailer. Residence we thought was a barn is in fact a barn with living quarters on top floor. Is outside of study area.

- Residents near power line talked with. 3 Marine Corps families, other civilian just moved down from Michigan. Do not really care to move but understand our need and will move if a fair and equitable price paid for property. All fairly young families, no sentimental attachment to land they are on.

- Sandy Run area known for extensive moonshine operations. Need to be careful in going into area.

Central Portion. Rt. 1102 Coston Road.

- 4 residences all occupied.
 - 1 beautiful brick home owned by recent widow. Wants house moved.
 - 1 old wood home occupied by elderly women.
 - 1 nice brick home owned by family.
 - 1 wood home owned by family.
 - 1 cemetery on land, 3-5 graves.

Do not desire to move but would move if homes could be moved and fair market value given for land.

Rt. 1103 - 1 old home. Have tried to contact owner but he is somewhat of a recluse.

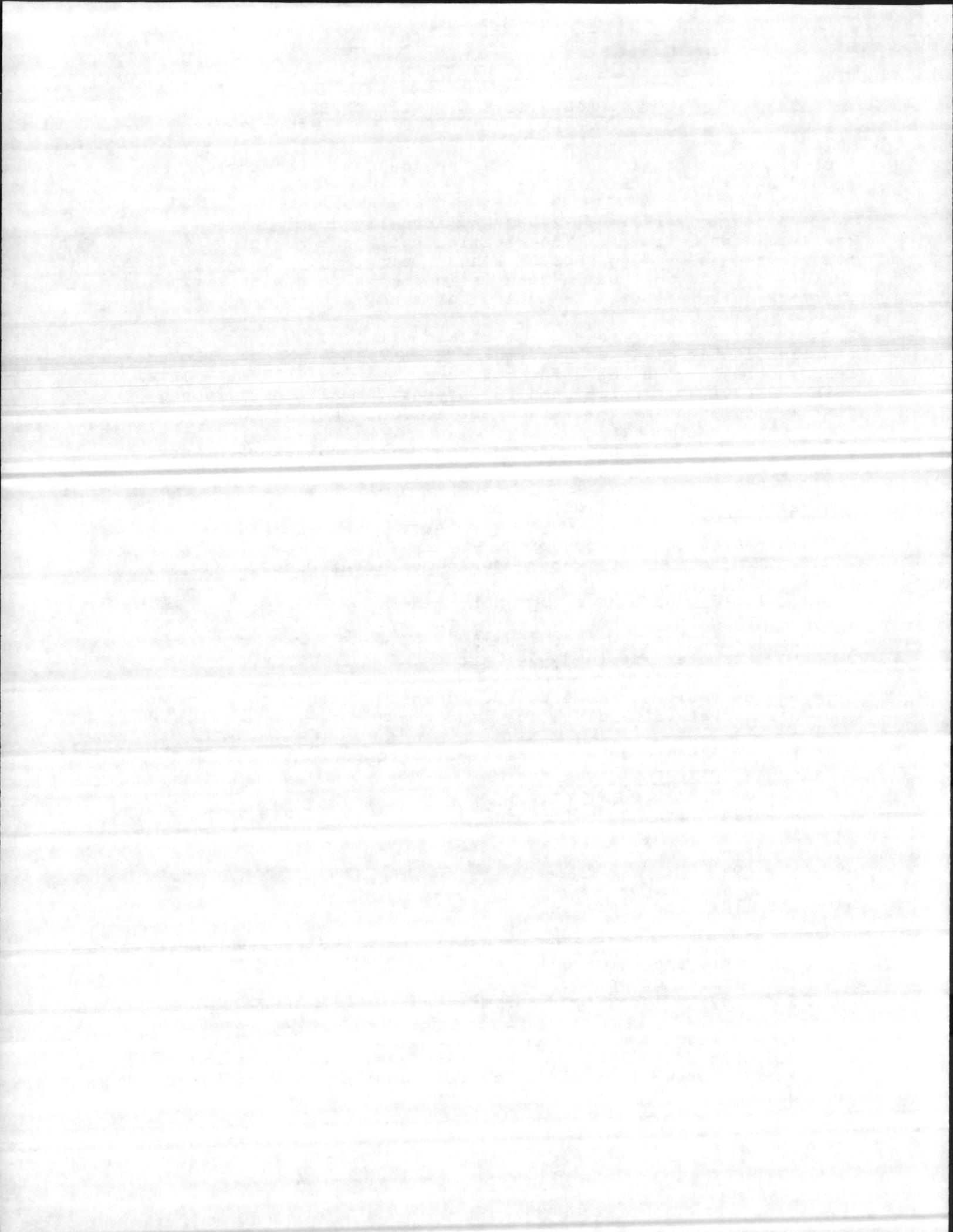
1 large cemetery in excess of 100 graves - some very, very old.

Southern Portion

Rt. 1101, Edens Road - 8 residences.

- 5 wood houses (1 empty but habitable - old family homestead. Other 4 are occupied)
- 3 trailers, occupied.
- 1 graveyard (very few, 1-5 graves)

Family (Edens) have been on land since early 1900's. Strongly opposed to moving. They were very nice to us and understood what we were trying to do. Just don't want their land included.



North of 1101, 3 residences.

3 trailers - 2 occupied, 1 unoccupied but habitable.

1 man works for Base Maintenance.

1 young couple - property for sale.

1 out-of-town owner. Moved trailer from beach.

Talked to two occupants. Young couple has had land and trailer up for sale over nine months - no bites. Would like to move if price is right. Base Maintenance man not desirous to move but will if he gets a fair price. Both would like to move now rather than wait.

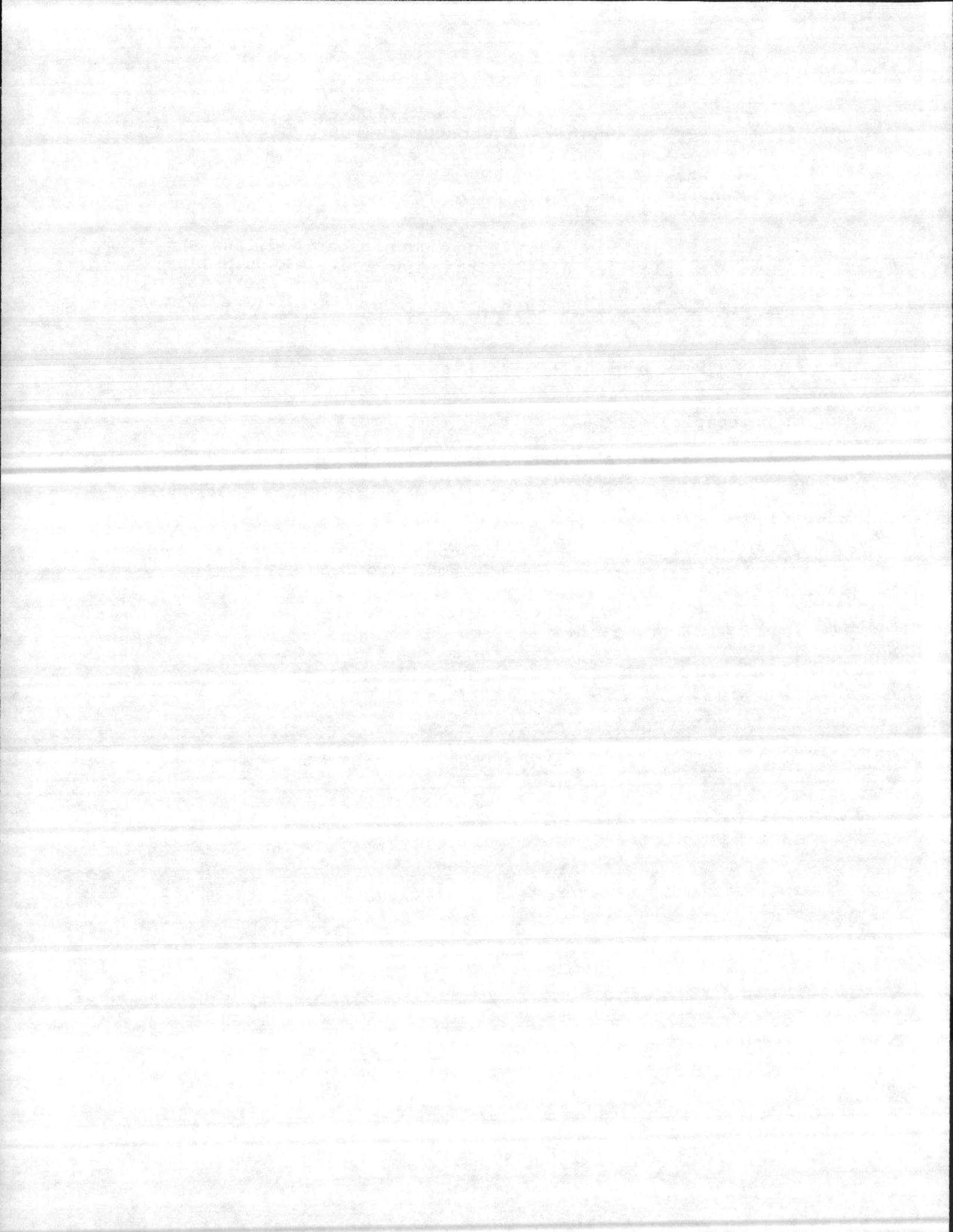
Rt. 1100, Shepard Road, 2 residences.

1 occupied.

1 unoccupied but habitable.

Family, Shepard's, have lived on land since late 1800's. Strong attachment to land. Father has divided land among children. Land is farmed but all have outside jobs. Strongly opposed to moving.

Edens and Shepards are going to be the most difficult areas to tackle due to sentimental attachment to land.



Marine Corps OKs funding to expand base

By Jack Murphy
Star-News Correspondent

CAMP LEJEUNE — Marine Corps officials in Washington are moving ahead with plans to acquire land they say is needed to expand training areas here. The size of the expansion, however, appears to have gone from an original 52,000 acres to 39,000 acres.

The addition may also take a year longer than originally proposed.

Lt. Col. David Tomsy, director of Camp Lejeune's Joint Public Affairs Office, said Wednesday that Gen. Paul X. Kelley, Marine Corps commandant, had approved funding to continue the process of acquiring land for the proposed Sandy Run Training Area.

Tomsy added that approval is contingent on an environmental impact study scheduled to begin in April and conclude in December.

Marine Corps plans call for acquiring "an extensive tract of International Paper holdings" and one private parcel in the fiscal year that begins Oct. 1, 1991.

The addition of the 39,000 acres will effectively double our current training space and will provide a realistic training environment for Fleet Marine Force Marines into the 21st century," said Maj. Gen. J. Edward Cassity, base commander.

Kelley approved the boundaries for the training area described by local base officials in a Dec. 10 press briefing, Tomsy said.

At that time, the area was shown as southwest of Camp Lejeune and bounded by U.S. 17, N.C. 50, and Secondary Roads 1104, 1105, 1107

and 1119. Cassity added at the time, however, that exact boundaries would not be fixed until a survey was completed in about a year.

In December, base officials spoke of acquiring about 41,000 acres, of which 35,800 are owned by International Paper Co. They said the company was willing to sell, but said it was too early to speculate on price.

Also in December, Cassity said if the project is approved by Congress that the land would be bought in 1990 and 1991, with plans calling for the training area to be fully

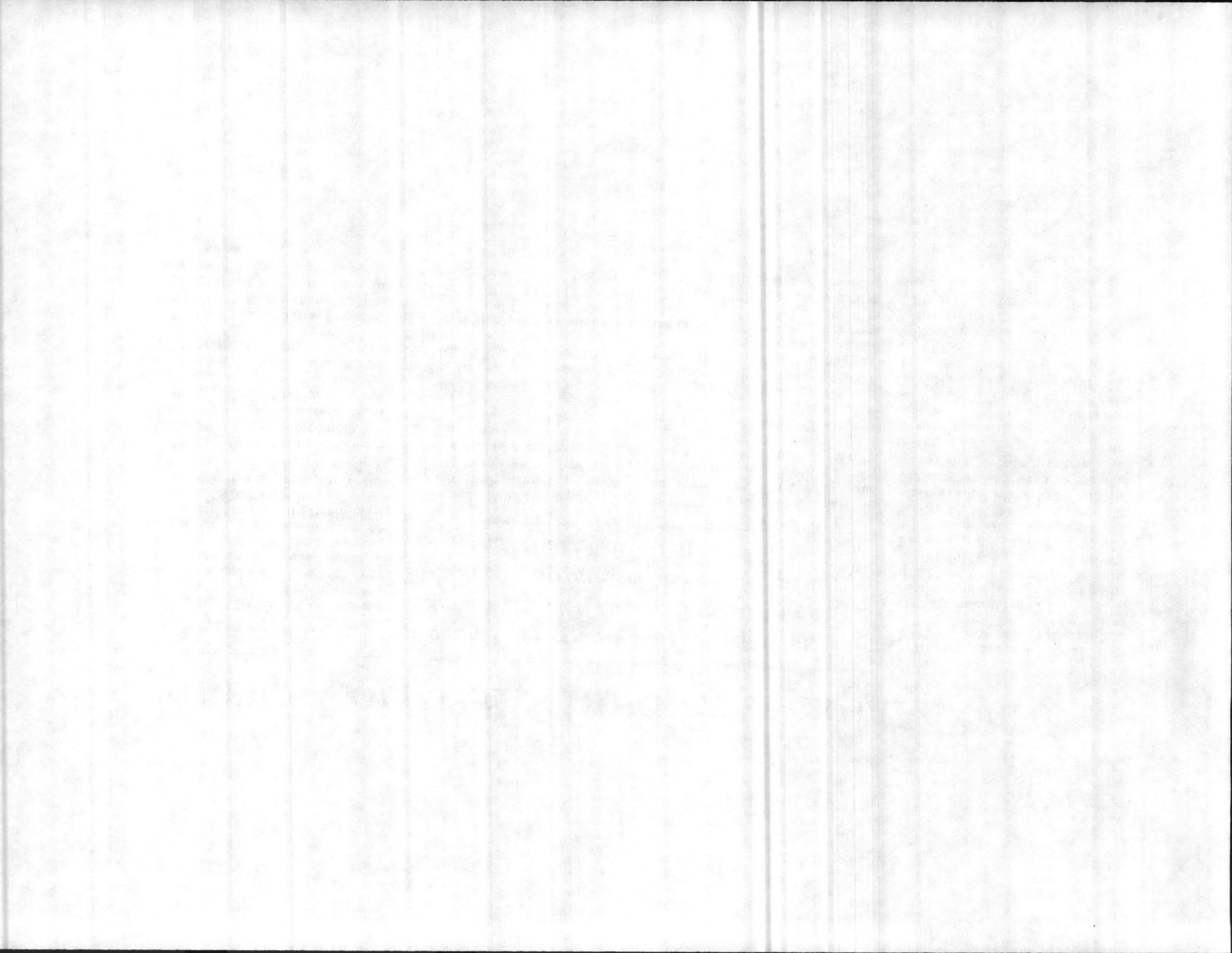
operational by 1994.

Tomsy said Wednesday that Marine Corps headquarters plans call for acquiring "an extensive tract of International Paper holdings" and one private parcel in the fiscal year that begins Oct. 1, 1991.

He would not say who the private owner is, stating only that the parcel is along S.R. 1103 and that its acquisition is crucial because "the state will not allow the closing of the road as long as it is the sole access to a person's property."

Tomsy said most of the homeowners who will be affected have been contacted by base officials who will make arrangements to meet with them "in the near future." In December, officials said they counted 27 dwellings in the area.

Residents and property owners with questions can call the Marine's 24-hour Land Acquisition Hotline at 451-5100.



Expansion talks with owners set

By MIKE DART
City Editor

Camp Lejeune officials are to meet next week with people whose land is targeted for acquisition under a plan to add a training area to the base.

The officials will hold two meetings with owners of 81 parcels of land where no homes exist or the homes are outside the tentative boundaries of the area, said Lt. Col. David F. Tomsy, director of Lejeune's Joint Public Affairs Office.

The meetings will provide base officials with their first face-to-face exchange with these landowners, Tomsy said, though they have been in contact with most of them by letter or telephone.

The meetings will not involve 23 families that have homes in the targeted area and that already have been contacted by Lejeune officials, he said.

The meetings are scheduled for 3 p.m. Sunday and 7 p.m. Tuesday at the Rifle Range gymnasium, Tomsy said. The Rifle Range is off N.C. 210.

About 50 landowners are expected to attend Sunday's meeting and a "much smaller" group is expected Tuesday, Tomsy said.

They will be given basically the

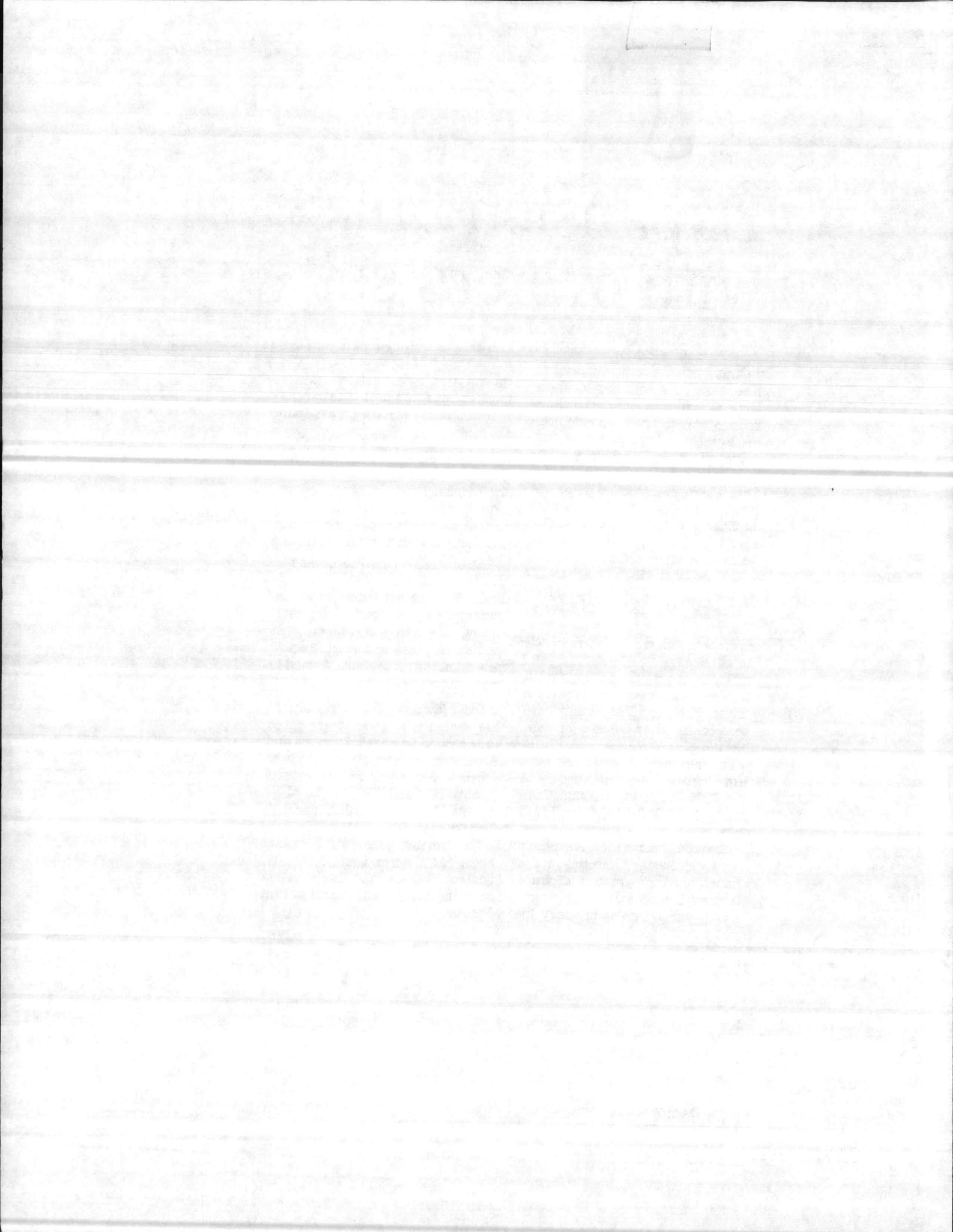
same information about the expansion as was provided during a Dec. 10 news media briefing, he said. The information will reflect minor modifications made by the commandant of the Marine Corps, Tomsy said.

Officials also will ask the landowners where they would like to see the boundary cut across their property, Tomsy said. "We will be flexible as to how far back they'd like the line from their home," he said.

The officials would like owners of all 81 parcels to attend, Tomsy said. "We sent out letters to all the owners we could identify," he said, adding the letters garnered a 62 percent response and more than 80 percent of the respondents wanted to meet with base officials.

Those owners who were missed are invited to attend but are asked to telephone Lejeune's 24-hour Land Acquisition Hotline, 451-5100, so base officials can "bring the appropriate paperwork" and "be prepared to discuss their particular parcel," Tomsy said.

The training area would contain about 39,310 acres west of U.S. 17, between Verona and Holly Ridge and in the Great Sandy Run Pocosin.



Part II

November 1987

-Initial meeting for discussion of Environmental Impact Study (EIS)

December 1987

Notice of Scoping and Intent to Prepare EIS

Scoping Meetings held

-13 December at Rifle Range

-14 December at Raleigh

MEDIA COVERAGE

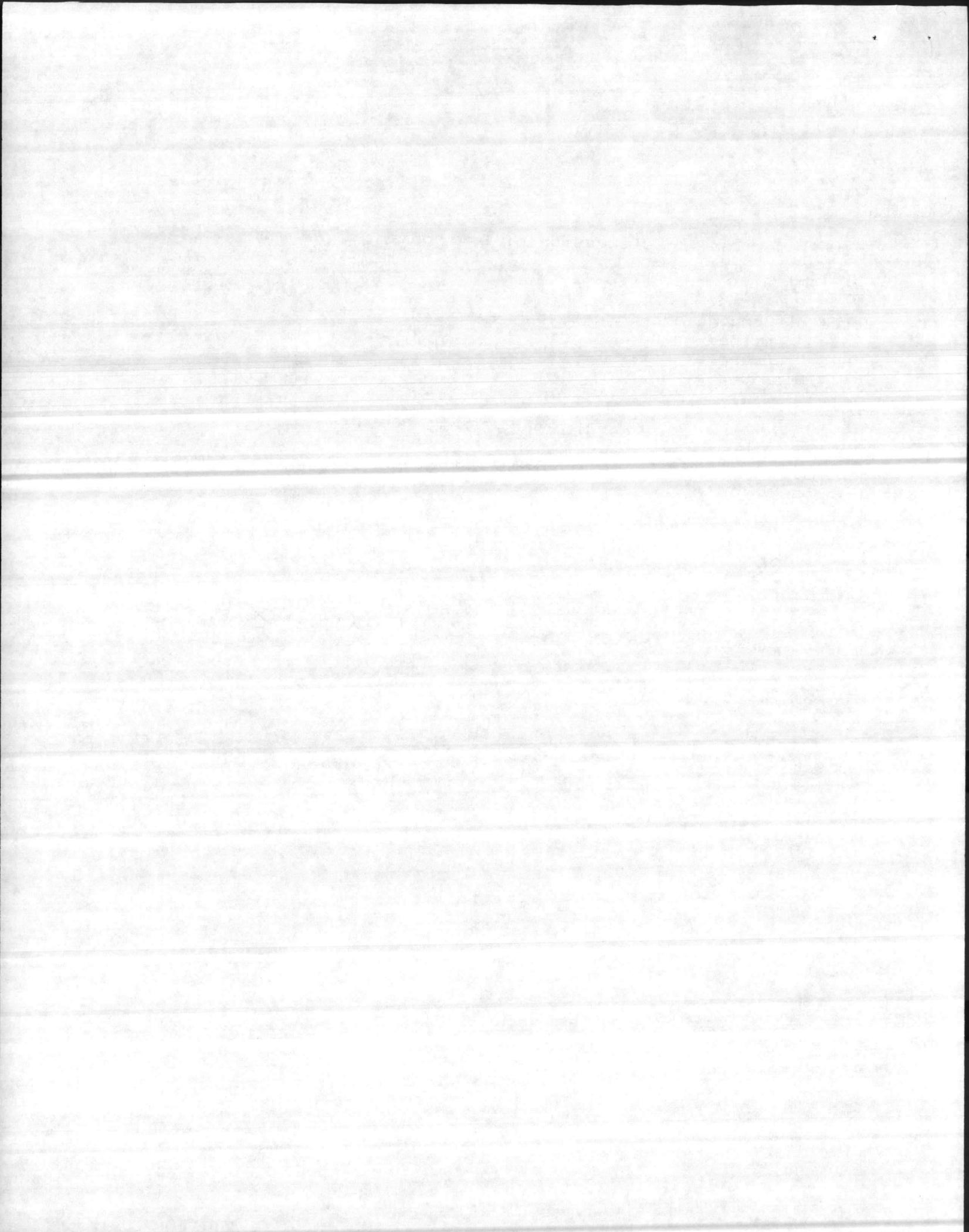
-generally balanced, some problems with incorrect times of meetings listed in media.

Jan 1988

Commissioner note on Land Exp. Resolution

Meety w/ CG

Article - Karla Jennings





Information From Marine Corps Base
CAMP LEJEUNE

Home of the 2nd Marine Division, 2nd Force Service Support Group
and 6th Marine Amphibious Brigade

Joint Public Affairs Office
Box 8438, Camp Lejeune, N.C. 28542-5000

For more information call
(919) 451-5655/5782/1607

Release Number: 340-87

Land Expansion DEIS

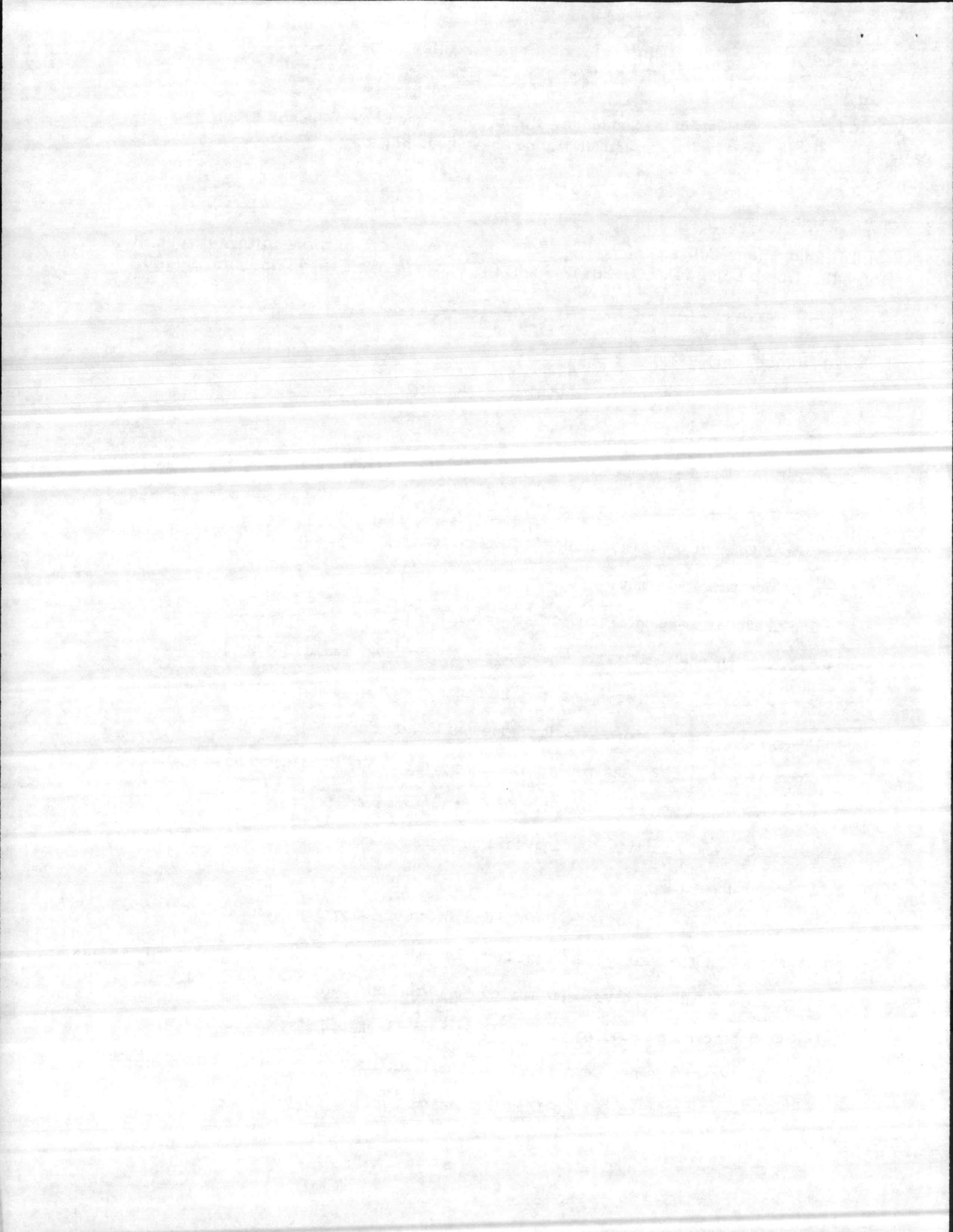
CAMP LEJEUNE, N.C.—A Draft Environmental Impact Study (DEIS) is being prepared for the proposed land expansion of Camp Lejeune. The Marine Corps has contracted Coastal Zone Resources (CZR), an architectural and engineering firm, to conduct the study.

The draft environmental impact study will evaluate the possible options associated with the proposal. These options included evaluations of noise, wetlands, land use and air space requirements. In addition, a full range of environmental, social and economic issues will be addressed.

Community workshops and public meetings will be held to discuss the full range of options with land owners, residents, interested parties, organizations and agencies. During this process, comments and recommendations will be encouraged.

Two public meetings will be held, one in the Jacksonville area on Dec. 13, 1987 and in the Raleigh area on Dec. 14, 1987.

Individual letters have been mailed to each land owner, resident and interested parties announcing the study and public meetings. If for some reason the letter has not been received, individuals are encouraged to contact the Joint Public Affairs Office Land Expansion Hotline (451-5100).

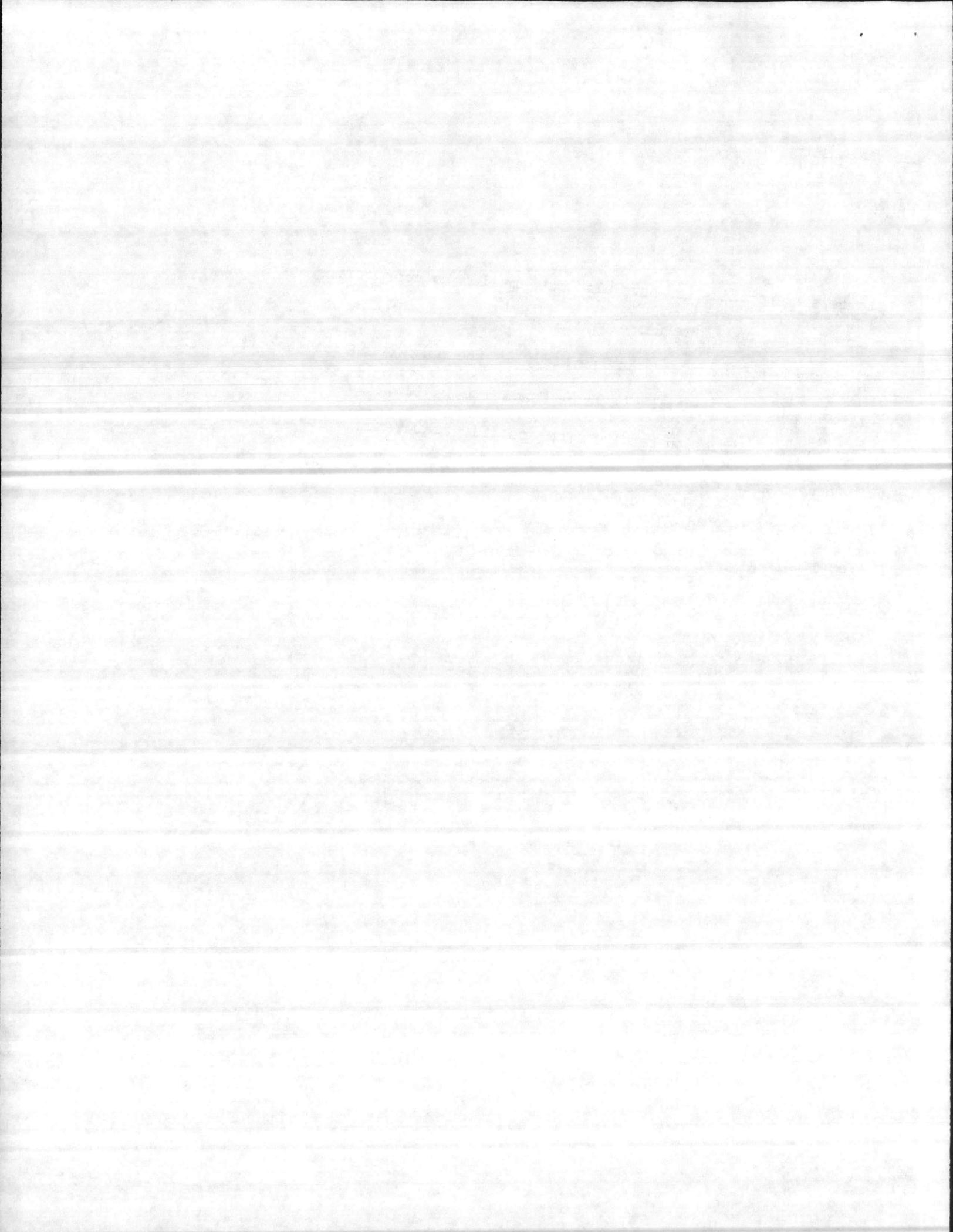


Land Expansion add 1/1/1/1

Letters of notification have also been mailed to appropriate North Carolina Federal and State Representatives.

The area being considered in the study is the parcel generally north of Holly Ridge, bounded by U.S. 17, State Roads 1104, 1105, 1107, 1119 and U.S. 50. The proposed expansion results from specific requirements for additional land maneuver area and live fire ranges to meet technological and tactical advances in new weapons systems.

The study will continue through 1988 and will be ready for review later that year





Information From Marine Corps Base
CAMP LEJEUNE

Home of the 2nd Marine Division, 2nd Force Service Support Group
and 6th Marine Amphibious Brigade

Ch 12
180
080 3000

Joint Public Affairs Office
Box 8438, Camp Lejeune, N.C. 28542-5000

For more information call
(919) 451-5655/5782/1607

Release Number: 349-87

Land Expansion meeting

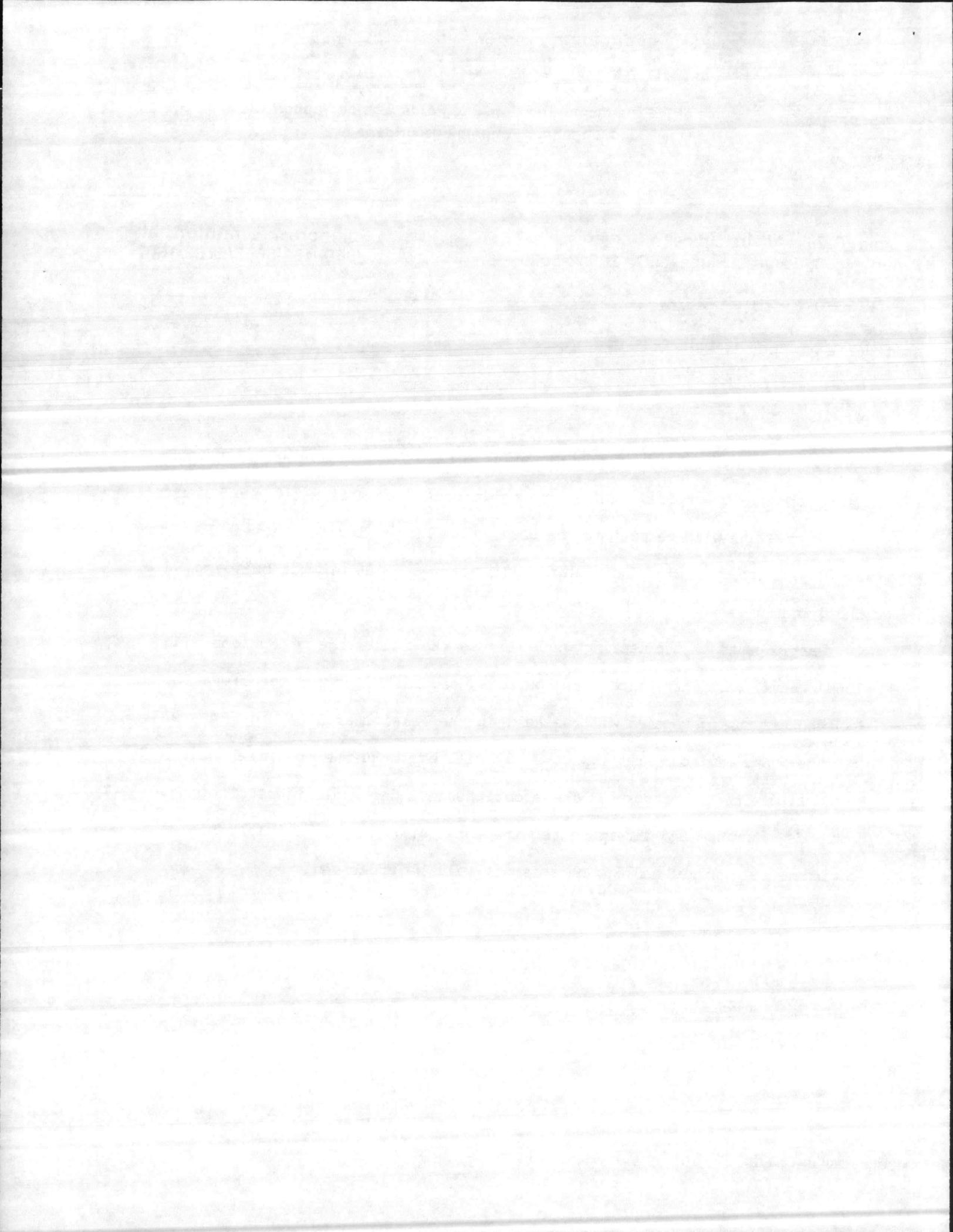
CAMP LEJEUNE, N.C.—A public meeting will be held Dec. 13 as part of a Draft Environmental Impact Study (DEIS) for the proposed expansion of Camp Lejeune.

The meeting will be held at the Base Rifle Range, located between Hwy. 258 and Hwy. 17 on Hwy. 210. The meeting will start at 2:30 p.m. in building RR 8, the gymnasium.

Participants at the meeting will discuss the full range of options with land owners, residents, interested parties, organizations and agencies.

Another public meeting will be held in the Raleigh area on Dec. 14, 1987.

The draft environmental impact study will evaluate the possible options associated with the proposal. These options included evaluations of noise, wetlands, land use and air space requirements. In addition, a full range of environmental, social and economic issues will be addressed.



Company begins expansion talks with base

By RICHARD F. SMITH
Daily News Staff

An executive of International Paper Co. said today that the company "wouldn't stand in the way" of the proposed \$111 million expansion of Camp Lejeune north of Holly Ridge.

International Paper officials met Monday with appraiser Chuck Moody of New Bern for preliminary talks on sale of about 35,000 acres owned by International Paper that are part of the 39,310 acres sought by Marines. Moody is representing the base.

Robert Beason is International Paper's manager for land and timber for North Carolina. His office is in Wilmington.

Beason was asked if Moody gave any rough estimates of how much the Marine Corps would be willing to pay for the timber company's land.

Moody "would not disclose that to us," Beason said.

"His appraisal work is just beginning," Beason said. "We exchanged maps and acreage figures and made sure we had the right boundaries, that sort of thing. There were no estimates given, it's way too early yet."

He was asked if International Paper wants to sell or if his company and the base are close to an agreement.

"It's a large block of land

strategic to our forest management. We wouldn't stand in the way because of the (defense) needs of the country, but we're not overjoyed to sell it. It's not often today that you can find a block of forest land of that magnitude," Beason said.

International Paper's tract is commercial timber, including natural stands, planted loblolly pine for harvesting and two old Camp Davis airstrips.

A public meeting for persons affected by the proposed base expansion will be Dec. 13 starting at 2:30 p.m. in the Lejeune Rifle Range gym.

Among topics to be discussed will be the preliminary environmental review for the planned increase in base acreage. Lejeune officials have approved a \$409,576 contract for that study.

Base administrators say the expansion is necessary because Marines need more training space.

G. Keith Fisher, a Jacksonville lawyer, is co-chairman of the anti-expansion Concerned Citizens for the Preservation of Private Property and Equal Taxes.

He said today that he expects expansion foes will attend the Dec. 13 meeting.

"We won't boycott the meeting, that wouldn't be the proper thing to do. The people want to know every-

thing they possibly can," Fisher said.

Base spokesmen have said the Dec. 13 meeting will include discussion of noise factors in the expansion area.

"The part of the environmental study that covers the effect of noise, I'd like to see that. I don't know if they're including safety factors, I'd like to see that, too. They'll be shooting from Holly Ridge towards where I live," Fisher said.

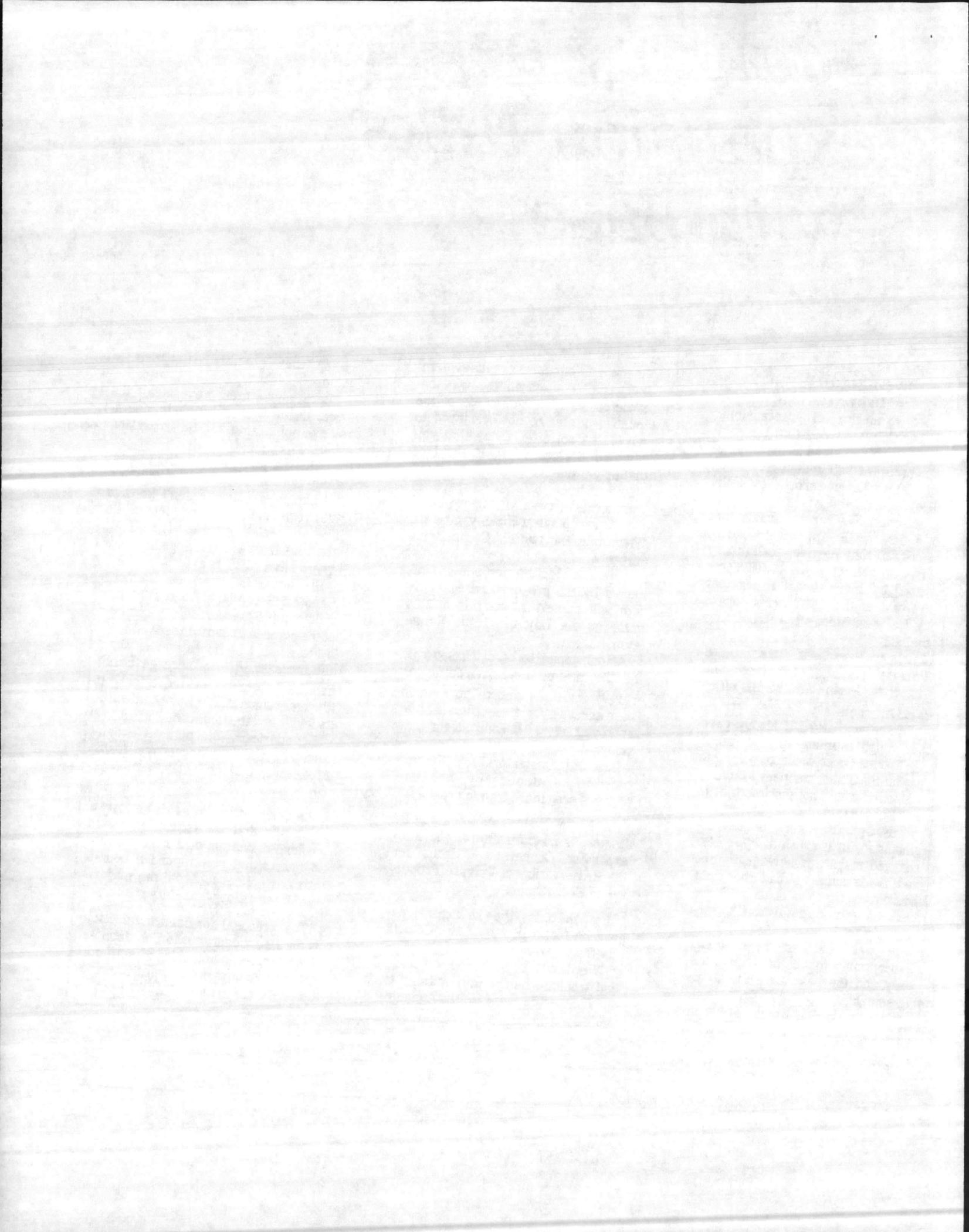
His home is about on Harper's Lane off Secondary Road 1125, one mile outside the northern perimeter of the planned expansion area.

Fisher said he hopes studies show the increase in base acreage is not feasible "because of the effect on the environment, the noise and safety levels and the impact on traffic."

Boundaries of the planned expansion are U.S. 17; secondary roads 1104, 1105, 1107 and 1119; and N.C. 50.

Lejeune officials said almost a year ago that the expansion would require relocation of a maximum of 27 homes and recommended boundaries are offset to avoid the majority of homes along boundary roads.

The proposal for land acquisition is for 1990, according to Col. John A. Speicher, assistant chief of staff for training and operations at Marine Corps Base, Lejeune.



Firm hired to do study of Lejeune expansion

By RICHARD F. SMITH
Daily News Staff

A \$409,576 contract has been signed for an initial environmental study of the planned expansion of Camp Lejeune and work on the review has begun, a base spokesman said today.

Lejeune officials will seek public input on the study of the \$111 million expansion that is planned to include about 39,000 acres north of Holly Ridge.

An open meeting on the preliminary environmental review has been scheduled for Dec. 13, a Sunday.

"We've contracted with an architectural and engineering firm named Coastal Zone Resources to conduct a draft environmental impact study for the proposed land expansion at Camp Lejeune," said Maj. Stu Wagner, director of the base Joint Public Affairs Office.

"The environmental impact study will evaluate all possible options associated with the proposal. Some options include evaluation of noise, wetlands, land-use and air-space requirements," Wagner said.

Coastal Zone Resources is based in Jupiter, Fla. The company was selected for the project in a "competitive process" supervised by the Naval Facilities Engineering Command in Norfolk, Va., Wagner said.

Coastal Zone Resources "will also look at a full range of environmental, social and economic issues. The whole process will be public. It's important for us to state that because we're good neighbors, we value our friendship with the citizens of Jacksonville and Onslow County," Wagner said.

"We will be aboveboard and on top of the table at all times. Individual letters (about the study) have been mailed to each landowner and interested party, meaning residents or anyone who has expressed interest since we started this," Wagner said.

"We have also sent letters to North Carolina's state and federal representatives," Wagner said.

Anyone wanting a letter should call the base land-acquisition hotline at 451-5100.

"We're going to have community workshops and two public meetings have been scheduled. There will be one meeting in the Jacksonville area on December 13," Wagner said. Site and time have not been finalized but will be announced.

There will be a second meeting Dec. 14 in Raleigh on the draft environmental study for state senators and representatives and officials of state agencies.

The review is expected to be completed by the end of 1988 and will be evaluated by Marine Corps officials after it is finished.

The proposed Sandy Run Training Area would cover 39,310 acres.

Boundaries of the planned expansion are U.S. 17; secondary roads 1104, 1105, 1107, 1119; and N.C. 50.

See STUDY, 12A

• Study

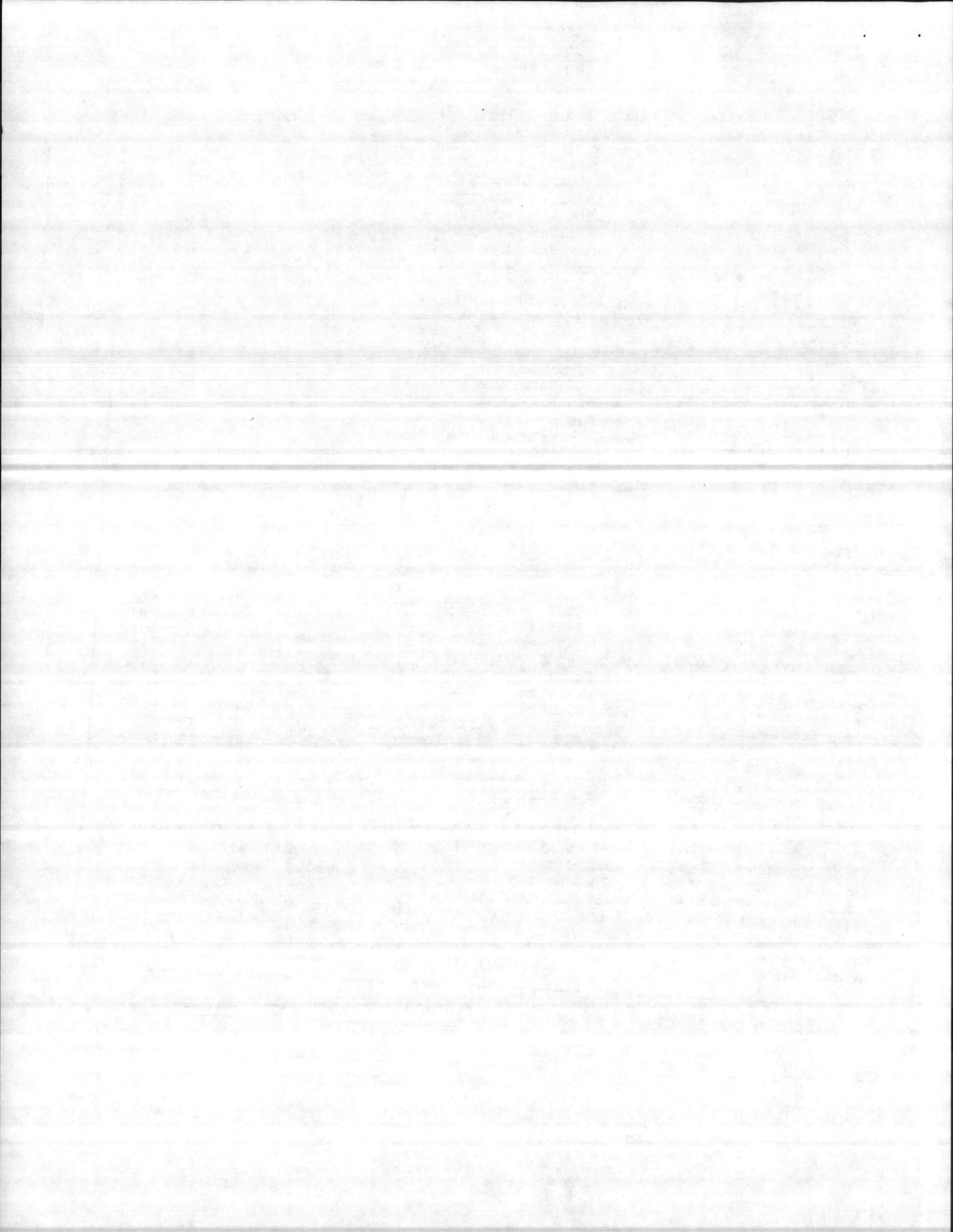
From Page 1A

Base officials say the expansion is necessary because the Marine Corps needs more training space.

The estimated \$111 million cost includes land acquisition, purchase of equipment to build ranges at the training site and personnel to operate them, according to Lejeune spokesmen.

It also includes cost of the environmental impact study budgeted at \$450,000 and a land-planning study budgeted at \$500,000 that must be completed before the base can expand.

The Naval Facilities Engineering Command is conducting the first stages of the land-planning review concurrently with the draft environmental study, Wagner said.



Base expansion talks scheduled

By RICHARD F. SMITH
Daily News Staff

A public meeting for persons affected by proposed expansion of Camp Lejeune will be Dec. 13, a Sunday, starting at 2:30 p.m. in the base Rifle Range gym, according to a Lejeune spokesman.

Among topics to be discussed will be the preliminary environmental review for the \$111 million expansion. The expansion would include about 39,000 acres north of Holly Ridge.

A \$409,576 contract has been signed for the initial environmental study of the planned increase in base acreage and work on that review has begun, according to Maj. Stu Wagner, director of the base Joint Public Affairs Office.

The meeting will be open "to everybody. We'll meet with all interested parties to discuss the full range of options. We'll encourage comments and recommendations," Wagner said Monday.

The entrance to the Lejeune Rifle Range is off N.C. 210 southeast of Dixon High School. The range gymnasium is Building RR8.

Lejeune officials have contracted with Coastal Zone Resources of Jupiter, Fla., to conduct a draft environmental impact study for the proposed expansion.

"The environmental impact study will evaluate all possible options associated with the proposal. Some options include evaluation of noise,

wetlands, land-use and air-space requirements," Wagner said Nov. 18.

Letters outlining that study have been sent to all landowners in the affected tract. Letters can be obtained by calling the land-acquisition hotline at 451-5100.

Lejeune officials will meet Dec. 14 in Raleigh to discuss the expansion and draft environmental study with state senators and representatives and officials of state agencies.

The initial environmental review is expected to be completed by the end of 1988 and will be evaluated by Marine Corps administrators after it is finished.

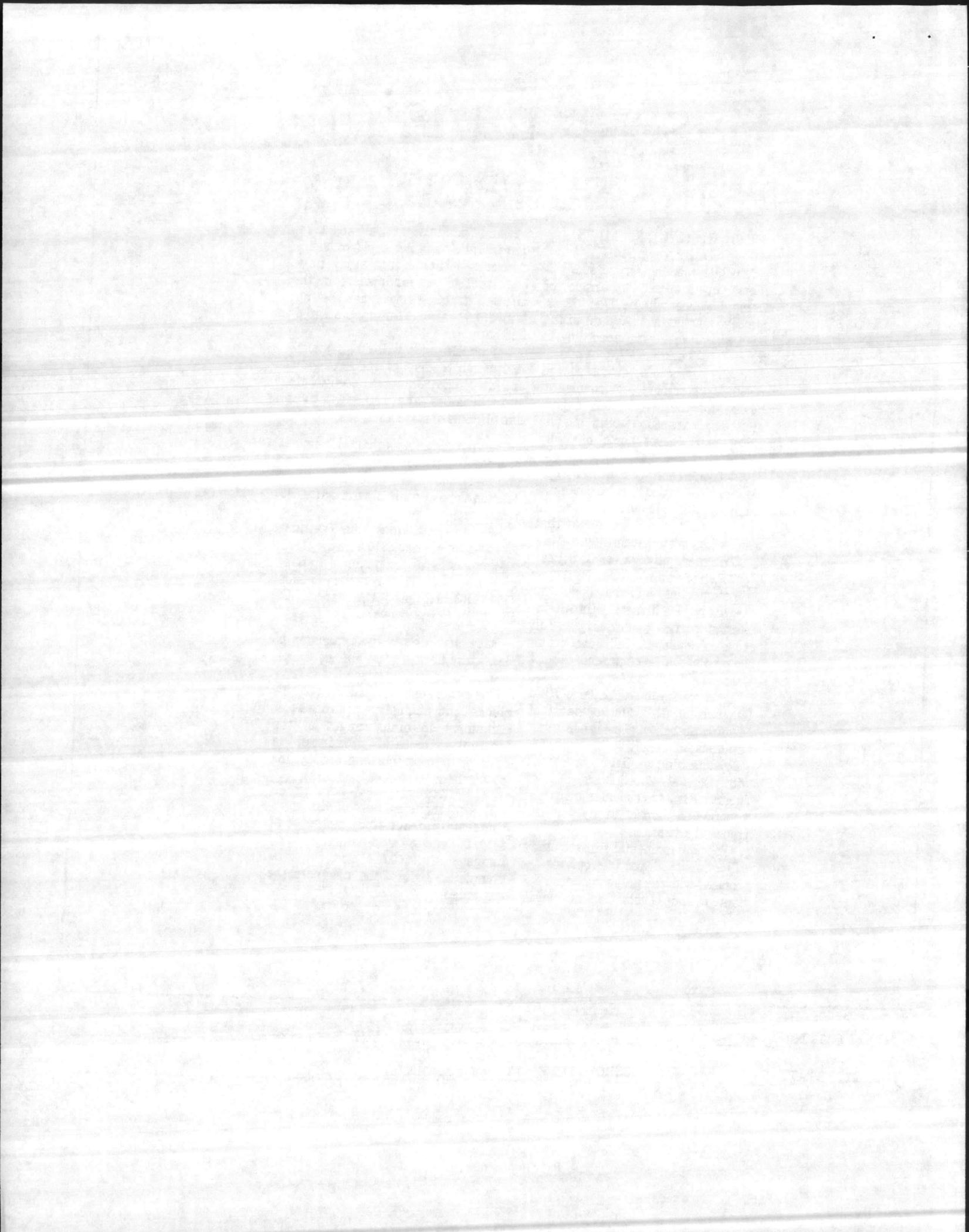
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Marines hire firm to study impact of base expansion

By Jack Murphy
Star-News Correspondent

CAMP LEJEUNE — The Marine Corps has hired an architectural and engineering firm in Florida to prepare a draft environmental impact study in connection with plans to expand the base here.

The study, to be conducted by Coastal Zone Resources of Jupiter, Fla., will address issues of environmental, social and economic im-

pacts of the proposed expansion to enlarge training areas at the base.

Comments and recommendations will also be sought from residents and landowners in the area, as well as from various state and federal agencies.

Two public meetings have been planned. One will be held in the Jacksonville area Dec. 13, followed by a meeting in the Raleigh area the next day.

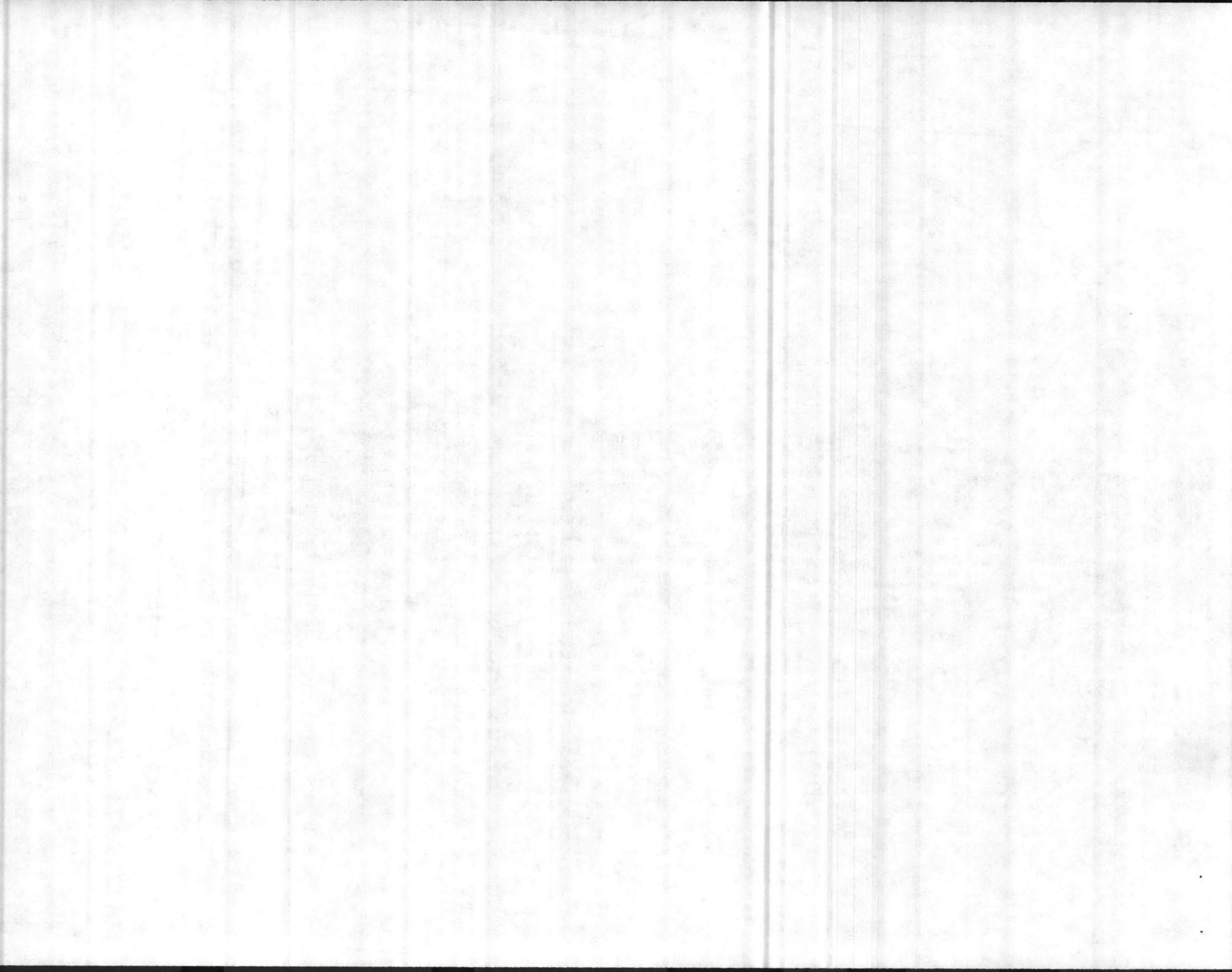
Officials said letters have been mailed to each landowner, resident and interested party announcing the study and the meeting dates. They added that if a letter is not received, individuals should call the Joint Public Affairs office Land Expansion Hotline at 451-5100.

The area of expansion under consideration is in the vicinity of Holly Ridge and is bounded by U.S. 17, N.C. 50 and secondary roads 1104,

1105, 1107 and 1119.

Marine officials have said the proposed expansion is needed to meet ground maneuver areas and firing ranges for training involving new weapons and tactics the Marine Corps is developing.

Lejeune officials said they have already spent \$409,576 of an allotted \$450,000 on the study, which is expected to be ready for review in 1988.



Corps plots takeover of nearby land

By Merton Vance
Regional Editor

CAMP LEJEUNE—Throughout its history, the U.S. Marine Corps has captured a lot of territory. Now it is trying to buy some. And although this campaign involves environmental impact statements instead of amphibious assaults, some of the natives are still nervous.

Sunday afternoon, about 175 people gathered in a gymnasium on the base to hear more about proposals to expand the base, a move which could involve relocating 23 residences, one small business and five old graveyards.

The Marine Corps wants to add land to provide firing ranges and maneuvering areas for new weapons and vehicles the service is acquiring.

In the spring of 1986, International Paper Co. notified the Marine Corps that it would be willing to sell about 35,000 acres of timberland it owns adjacent to the base. The Marine Corps is looking at that land and other tracts, totaling about 39,310 acres southwest of the base, bounded roughly by U.S. 17, N.C. 50 and secondary roads 1104, 1105, 1107 and 1119.

Some residents are concerned about being forced to sell their homes. Others who live just outside the proposed expansion area are worried about noise and the possibility of a stray round getting outside the firing ranges.

"About three years ago, they set off about three blasts that were unbelievable," said Earl Marshburn, who lives near the area being considered and is already near another range.

For the military service, this is a chance to get the only undeveloped land of such size located next to the base, which was opened in 1941.

"This is a unique opportunity to do it," said Col. T.P. Daizell, assistant chief of staff for facilities at Camp Lejeune. "It's getting more difficult for the federal government to acquire property."

With the expansion, Daizell said the Marines could save about \$4.4 million a year now spent to send units to other military bases for training which cannot be done here.

A Florida-based firm, Coastal Zone Resources, is preparing an environmental impact statement for the Marine Corps, assessing implications of an expansion.

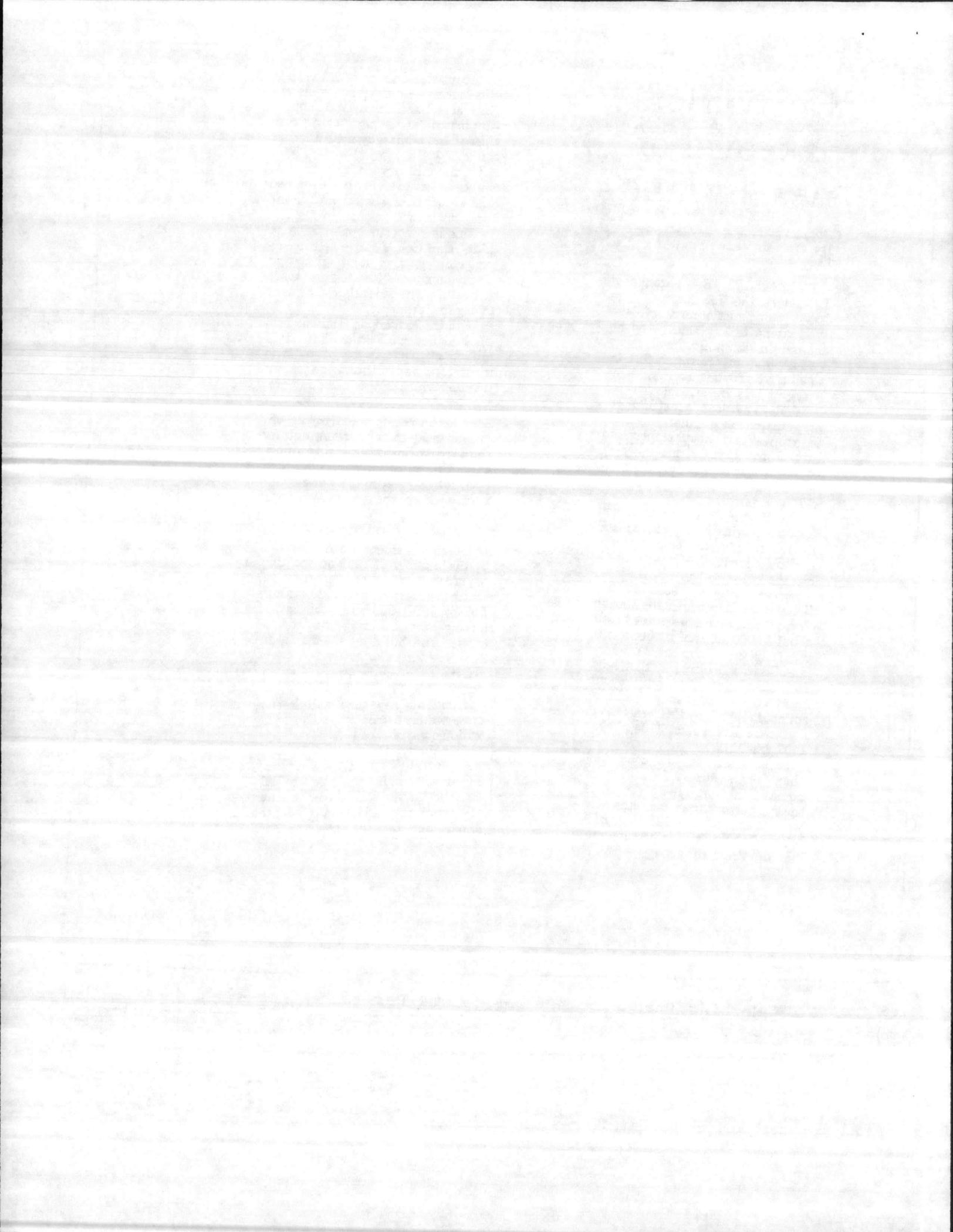
Sunday's meeting and one today in Raleigh are the first in a series of hearings.

Daizell said the Marine Corps will probably make a final decision by the summer of 1989 on whether to proceed with the acquisition, which is expected to cost \$111.3 million by 1997, including the cost of buying land, building training facilities and building several over-

passes to carry military vehicles across U.S. 17.

Residents say they will keep a close watch to see what the study will show.

"I believe it's going to show a substantial effect on the surrounding area," said Keith Fisher, a Jacksonville lawyer who is co-chairman of a group of residents opposing the expansion.





Staff photo by Tom

addresses crowd about base expansion

Residents express expansion worries

By RICHARD F. SMITH
Daily News Staff

A Camp Lejeune spokesman stressed the need for more training space for new weapons. Residents of a tract proposed for expansion of the base and neighbors of those residents expressed worries about safety, noise, land-acquisition payments and schedules and high relocation costs.

During a public meeting Sunday at the Lejeune Rifle Range gym attended by several hundred people, Col. Thomas J. Dalzell twice said if needed training space is not obtained here "one option is picking up Camp Lejeune and moving somewhere else."

Dalzell is assistant chief of staff for facilities at Marine Corps Base. He was the principal Lejeune spokesman on Sunday.

The \$111.3 million proposed increase in base property would cover 39,310 acres north of Holly Ridge. Boundaries are U.S. 17; secondary roads 1104, 1105, 1107, and 1119; and N.C. 50. About 35,000 acres of the tract are owned by International

Paper Co.

If the base takes the land, 12 houses, 11 mobile homes, a welding shop and five cemeteries will have to be relocated, Dalzell told the crowd.

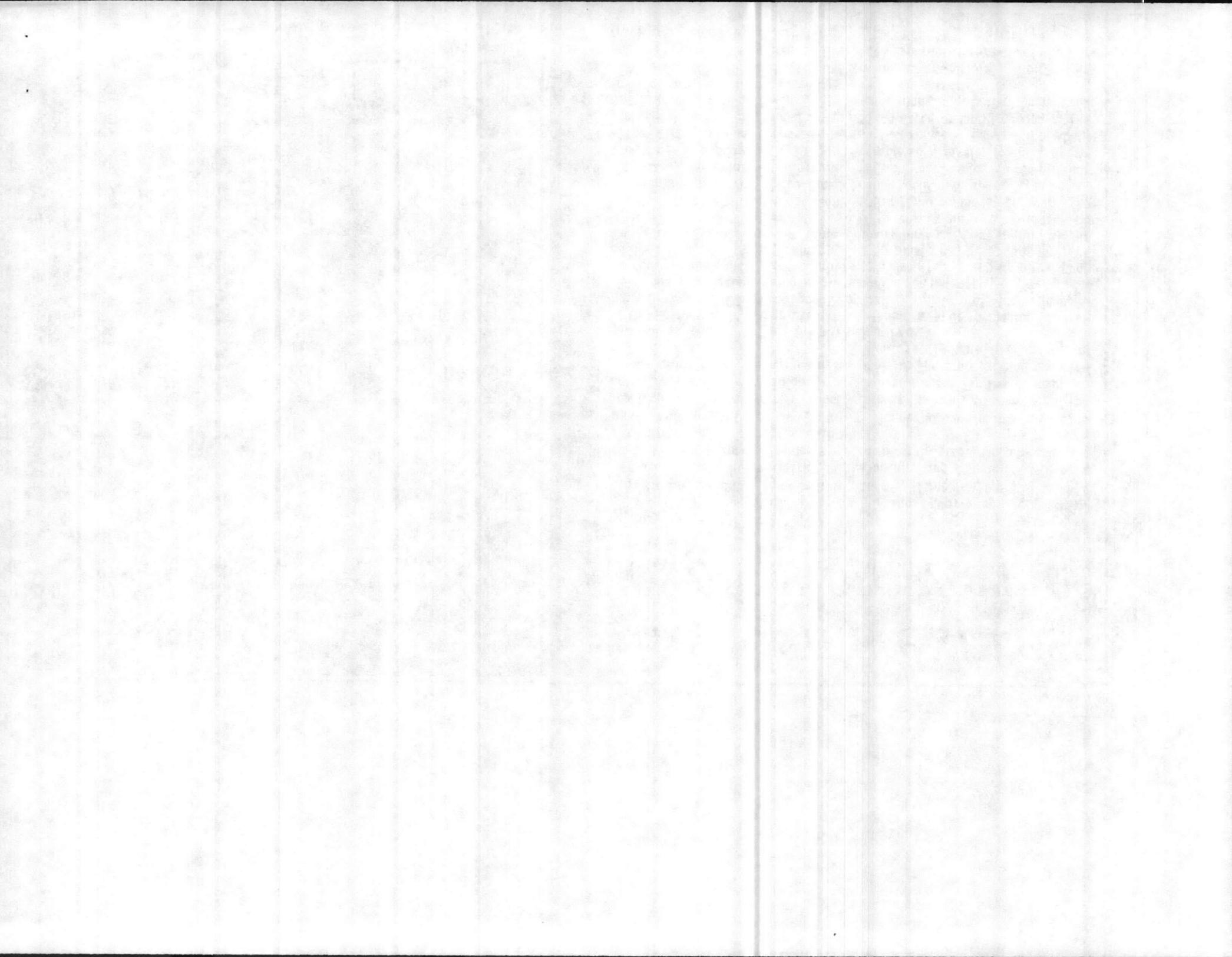
The purpose of the meeting was to discuss the draft environmental impact statement for the planned expansion. The draft is being prepared by Coastal Zone Resources of Jupiter, Fla.

Using a slide projector, Dalzell flashed a picture of Marine in combat gear on the screen. "This is the reason Camp Lejeune is in existence, this young Marine. Everything we do at Camp Lejeune is to ensure this young Marine is trained and ready for combat," the colonel said.

Two years ago, base officials completed a master training analysis that showed "a shortfall of about 55,000 acres of land" needed at Lejeune along with better mechanized vehicle courses "where they can maneuver and shoot," Dalzell said.

"About that time, we got

See EXPANSION, 10.



Expansion

From Page 1A

International Paper. This is what it said in the paper, but International Paper contacted us and we are interested in selling property" adjacent to the base, Dalzell said. It looked like an area that filled needs. It was a unique opportunity, and studies were started, he noted. The M-198 howitzer used by Marines has a rocket-assisted maximum range of 30,000 meters and cannot be fired at Lejeune without closing roads. Much firing is done at Fort Bragg. The rapid-fire 25mm chain guns on Light Armored Vehicles "have a very wide dispersal area for firing. We have to be concerned every time we fire this weapon" that it has sufficient room for safety, Dalzell said. Marines are scheduled to start operating new M1A1 main battle

tanks in fiscal year 1990. That tank's 120mm cannon cannot be fired within current Lejeune boundaries, he said.

Many Lejeune units now wait for months to fire their weapons. Some firing involves closing the Intracoastal Waterway, hurting commerce, and fishermen straying into ocean impact areas often delay live-fire exercises, he said.

If the base gets the proposed Sandy Run Training Area, a brigade-sized unit could land on Onslow Beach, maneuver at Lejeune and conduct firing exercises, cross the New River into the Verona area for more operations, move south across U.S. 17 to Camp Davis and fire into the northern portion of the new training area, Dalzell said.

Because "so many people live along the roads," especially in the northern expansion area, base planners shrunk the expansion bound-

aries "maybe 200 or 300 meters, wherever there were pockets of houses" and included buffer zones, the colonel said.

There would be a north-central impact area and firing ranges in the north to fire into it. In the southern expansion section, 25mm chain guns and M1A1 tanks would shoot north into the impact area, the spokesman said.

The Corps proposes to buy the International Paper land and Dennis family property on Secondary Road 1103 during 1992.

Additional parcels of land are expected to be bought from individual landowners during 1993, the colonel said.

"We're looking at 1996 before getting out to that area (for training). It's a long process," Dalzell said.

The Corps would save about \$44.1 million in 10 years by not having to send Lejeune units elsewhere for training, he said.

The expansion schedule calls for briefing Gen. A.M. Gray, Corps commandant, during the summer of 1989 on results of expansion studies. Gray will then decide whether to continue the project.

Tom Caulfield was among those who asked questions from the au-

dience. He asked how many property owners have been identified in the affected tract.

Dalzell replied that there are "in excess of 100 property owners" whose holdings were in the tract or adjacent to it.

A man asked if new units will be assigned to Lejeune if the expansion takes place.

There would be no new units, Dalzell replied. A new "basic warrior training" school at Camp Geiger is expected to start operations in July to give boot camp graduates 23 days of advanced training, a change that would bring more Marines to the Lejeune complex, he said.

All parcels to be bought will be appraised twice and "a fair and equitable price" will be offered, the colonel said. "Huh!" snorted a man in the audience.

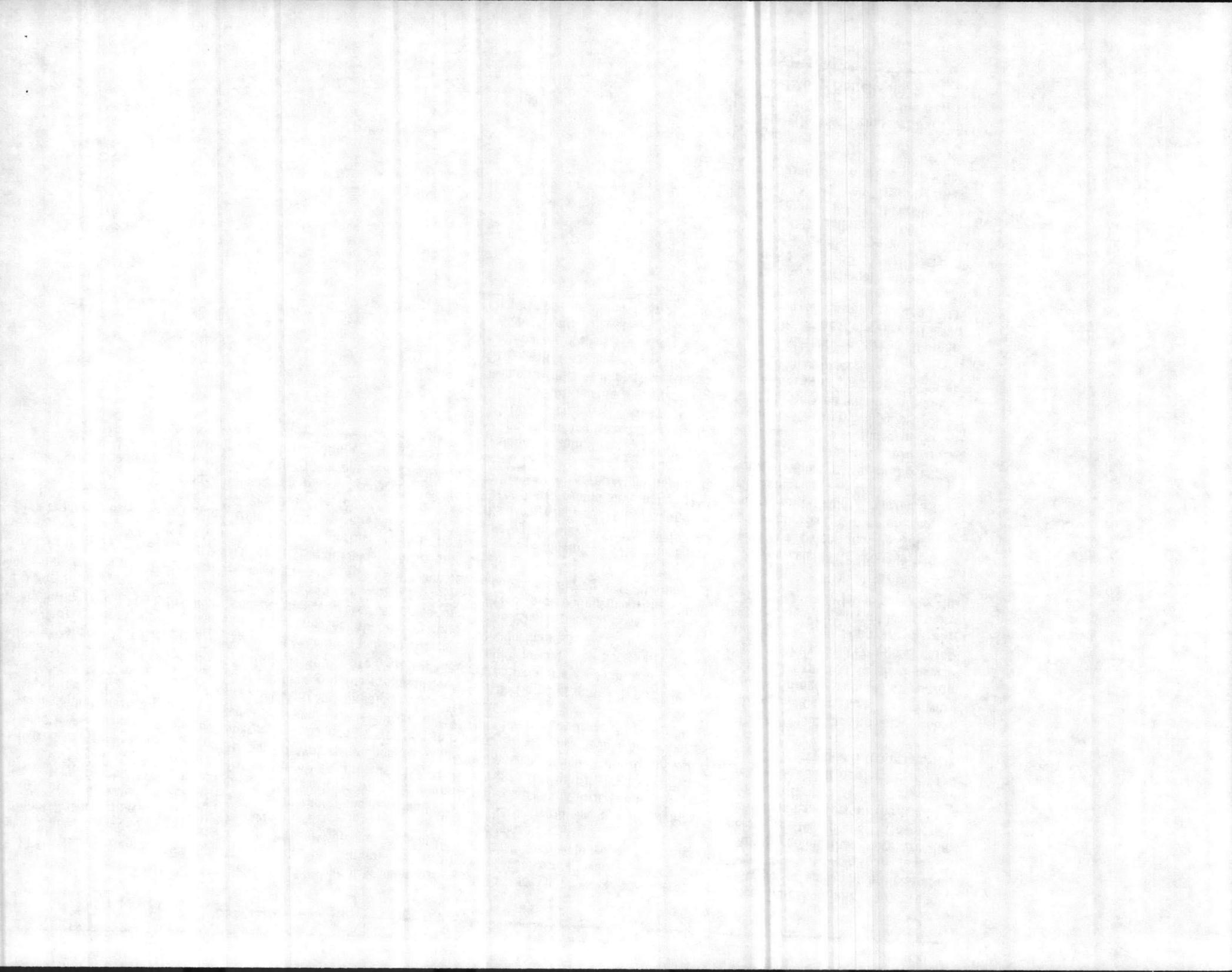
Asked about noise in the expansion area, Dalzell said noise assessments are included in the environmental study, along with traffic and effect on wildlife. He admitted noise would increase if the expansion takes place.

Earl Marshburn asked if there would be relocations near the intersection of Secondary Road 1119 and U.S. 17.

"In those particular areas, we're going to back off. There were no relocations anticipated in that quarter," Dalzell responded.

Marshburn asked if artillery is fired into the new training area "what kind of assurance do we have that our homes would be protected?"

The effect of firing artillery and related noise is part of the environmental study, Dalzell said.



Commissioners to oppose Lejeune base expansion

By M.M. JAGGEARS
Daily News Staff

Onslow County Commissioners agreed earlier this week to draft a resolution stating they are against the proposed Camp Lejeune expansion project because of the negative impact it could have on both tourism and the environment.

International Paper Company representatives have said the company will agree to sell 35,000 acres for the project north of Holly Ridge, but the expansion plan also calls for an additional 3,000 acres of privately-owned Onslow County land.

Commissioner John Sewell said he feels that the purchases of the extra property, which borders a proposed Southwest sewer district, will be "economically devastating to Onslow County."

"It would curtail growth and development, increase traffic congestion and decrease water revenues," Sewell said. "In addition, the current condemnation procedures that the base uses are unclear."

Sewell's major point of contention centered on base plans to close Secondary Road 1103, a dirt road which links N.C. 50 to U.S. 17.

"Vacationers from Raleigh, for example, are currently going down N.C. 50 to Pender County by way of Holly Ridge. Closing down 1103 will eliminate the possibility of there ever being a direct thoroughfare to West Onslow Beach," Sewell said.

A Dec. 13 public hearing held by

the Marine Corps to invite public comment on the expansion was little more than a "dog and pony show," according to Sewell. More than 150 people attended the Sunday afternoon meeting but "were not made aware that it was the time to make public comment.

"They had a picture show, some coffee and shoved them out the door," he said.

The board agreed unanimously to draft a resolution opposing the expansion. The draft is to be presented on Jan. 4 and if passed, will be forwarded to the Neuse River Council of Governments, as part of the Intergovernmental Review process.

The public has until January 30 to forward comments to the county manager.

In other business this week, commissioners held a first reading of a bond order as part of the process to put an \$18.6 million school bond referendum on a March 8 ballot. A public hearing on the bond order will be held Jan. 4 and a second reading of the order could follow the hearing.

Commissioner Paul Starzynski requested the public meeting time be changed from 1 p.m. to 7 p.m., and he emphasized that the purpose of the meeting was not to discuss where to spend the money, but if the money would be spent.

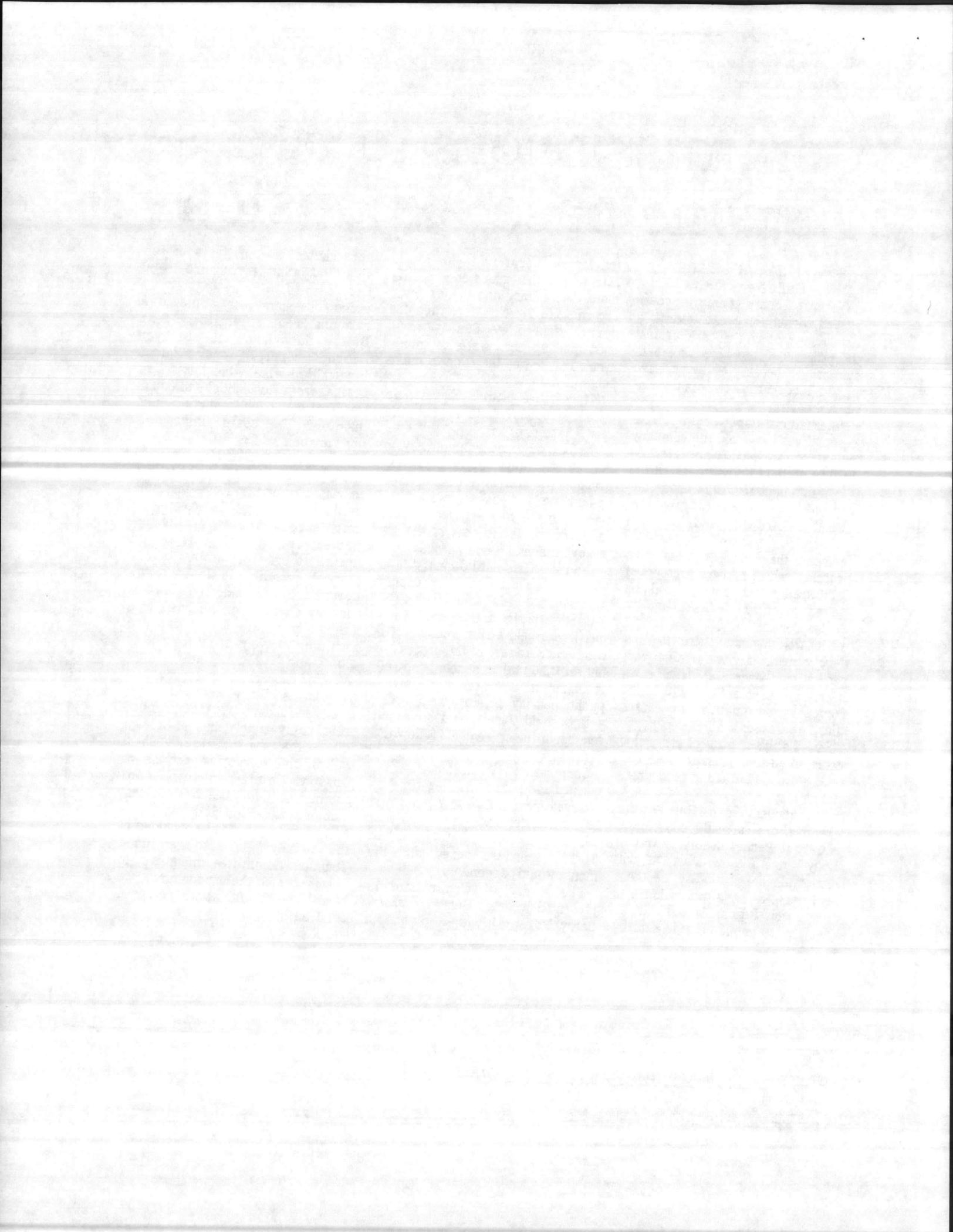
The Board of Commissioners presented county Health Director Larry Pakowski with a plaque in

appreciation of four years of service. Pakowski is resigning as of Dec. 31.

Commissioners also approved a rezoning request in the Ocean Breeze Subdivision at Seahaven Beach. Property owner Weldon Peyton Hall asked that lots 1-7 be rezoned from Residential-8 to Conditional Use R-5 in order to build duplexes. The board limited his units to a height of 35 feet.

The Pines Partnership television cable franchise received permission to raise its prices above the standard 5 percent limit. The company's costs have increased greatly because it had to purchase descramblers for almost every channel, according to General Manager Ed Salter. Effective Feb. 1, monthly charges for the basic rate will go from \$10 to \$12 and the Showtime movie channel from \$8 to \$10.

Commissioners also approved a Tourism Advisory Committee request for funds to pay for a detailed travel study. DataNomics of Raleigh is to conduct the \$12,500 study which will involve surveying patrons of Onslow County motels, condominiums and beach cottages. Commissioner Paul Starzynski asked that campgrounds be included in the survey. He also reminded Tourism Committee members to "please watch the expenditures; we have to be careful where we spend our dollars."





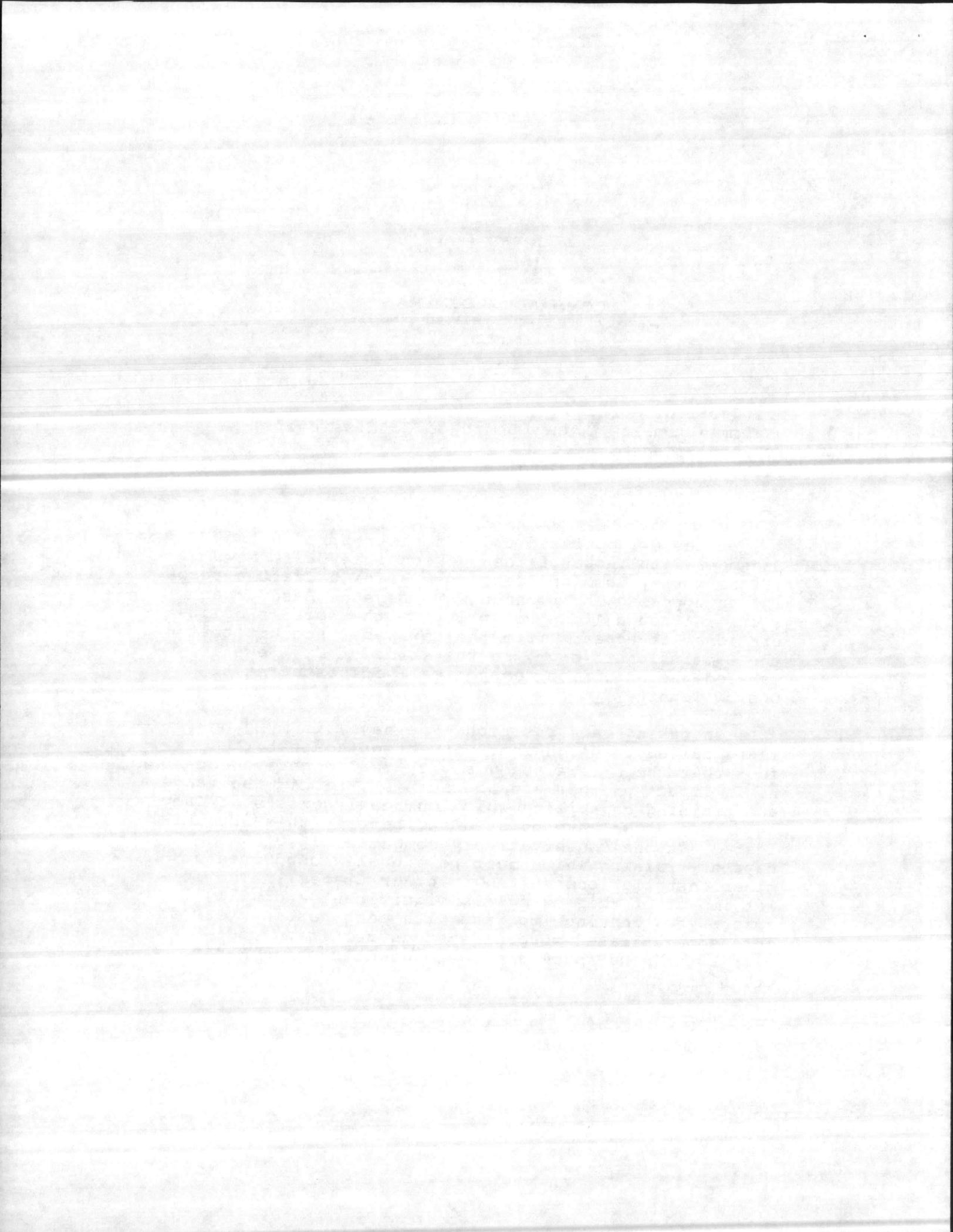
COMMANDING GENERAL
MARINE CORPS BASE, CAMP LEJEUNE, NC 28542
29 December 1987

Mr. Cecil C. Morton
Chairman, Onslow County Board of Commissioners
109 Old Bridge Street
Jacksonville, North Carolina 28540

Dear Mr. Morton:

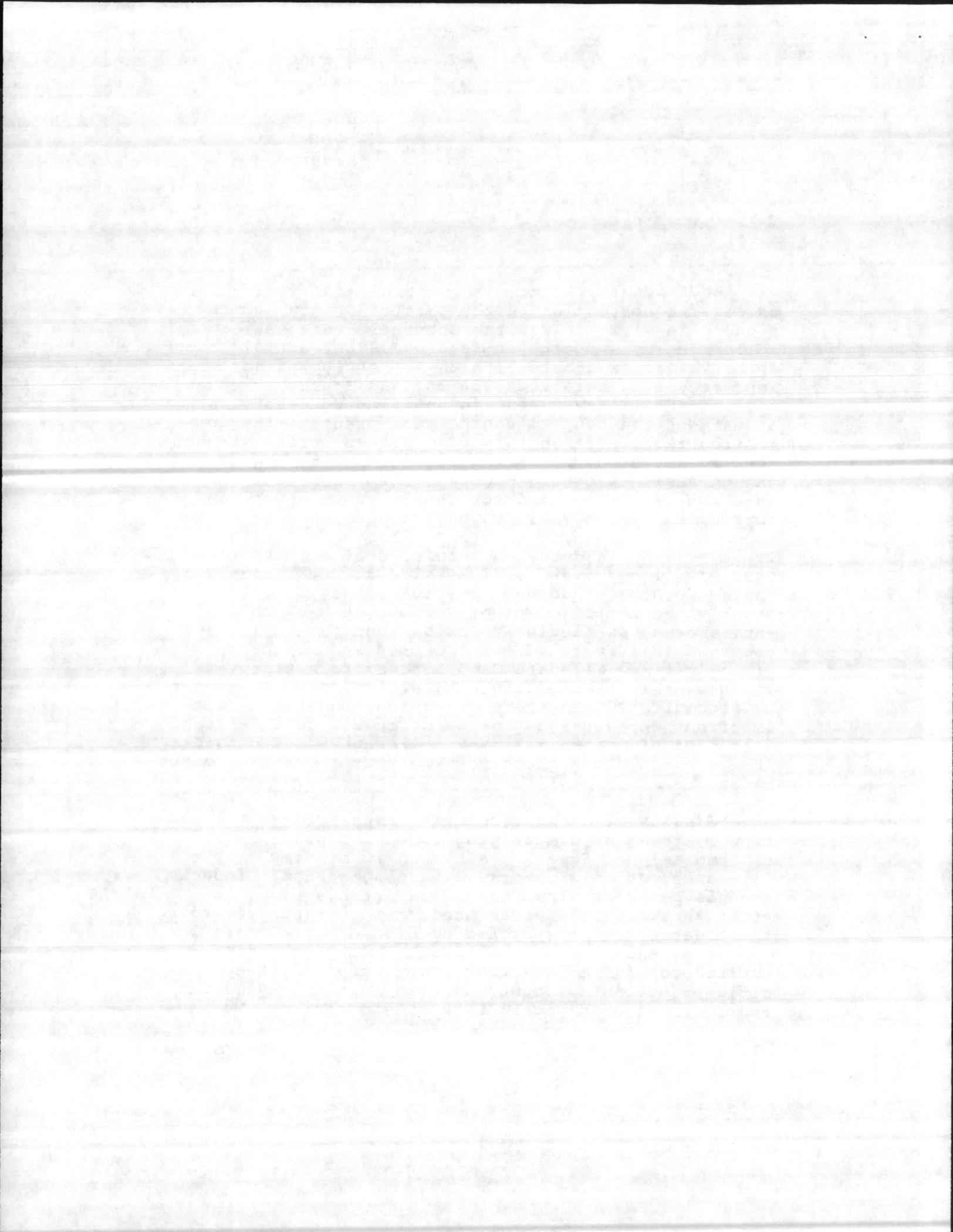
I was disappointed to read the report in the December 24th issue of the Jacksonville Daily News of the County Commissioners' decision to draft a resolution opposing the planned Camp Lejeune Base expansion. Although I was not privy to the Board's deliberations, it appears from the newspaper account that the Commissioners have, in the words of Mr. Sewell, labeled the expansion "economically devastating to Onslow County."

In taking this position, you have, in my judgment, failed to weigh that perception against the fact that there is already a very real negative economic impact on this area because of the limited range and training capability which currently exists at Camp Lejeune. As we have pointed out before, this is manifested, in the conservatively computed 535,075 man-days of training which must be annually conducted at other installations (often in other States). The dollar impact of this exodus is significant and will, I assure you, continue to grow with each passing year as more sophisticated weapons systems requiring additional training space are introduced into the Marine Corps inventory.



Additionally, I am disappointed that while there is never a hesitation on the part of County Commissioners to visit me for the purpose of discussing or soliciting my support for setting aside Federal lands for a veteran's cemetery, highway development or improvement in this area, or for assistance in establishing a military museum in the planned county park as part of the tourism enhancement program, the Commissioners have taken this precipitous action without seeking any discussions whatsoever with me regarding the expansion project. Cooperation and mutual support is a two way street and for the Board to oppose an improvement which would thrust Camp Lejeune into the forefront of training modernization in the Marine Corps, without a detailed knowledge of all the factors, is, in my view, a disservice to the citizens of Onslow County. I do not have to remind you of the positive economic impact of Camp Lejeune on this entire area, particularly Onslow County, and I assure you that failure to effect the proposed expansion will, in time, relegate Camp Lejeune to a status in which ever-increasing training evolutions will have to be accomplished elsewhere in the United States. It is important for you and your constituents to understand this fact of modern military training and to consider the potential consequences which your opposition might cause.

Finally, I am particularly distressed at the continual stream of disparaging remarks reportedly made by Commissioner Sewell. Although in my view they are ill-conceived, his remarks regarding economic impact are his personal views and I respect his right to offer them. On the other hand, his comments regarding the treatment of the public by Base officials are insulting and totally baseless. Throughout this entire process we have made every effort to keep the citizens of Onslow County advised in a timely manner and to treat each person with consideration. We have



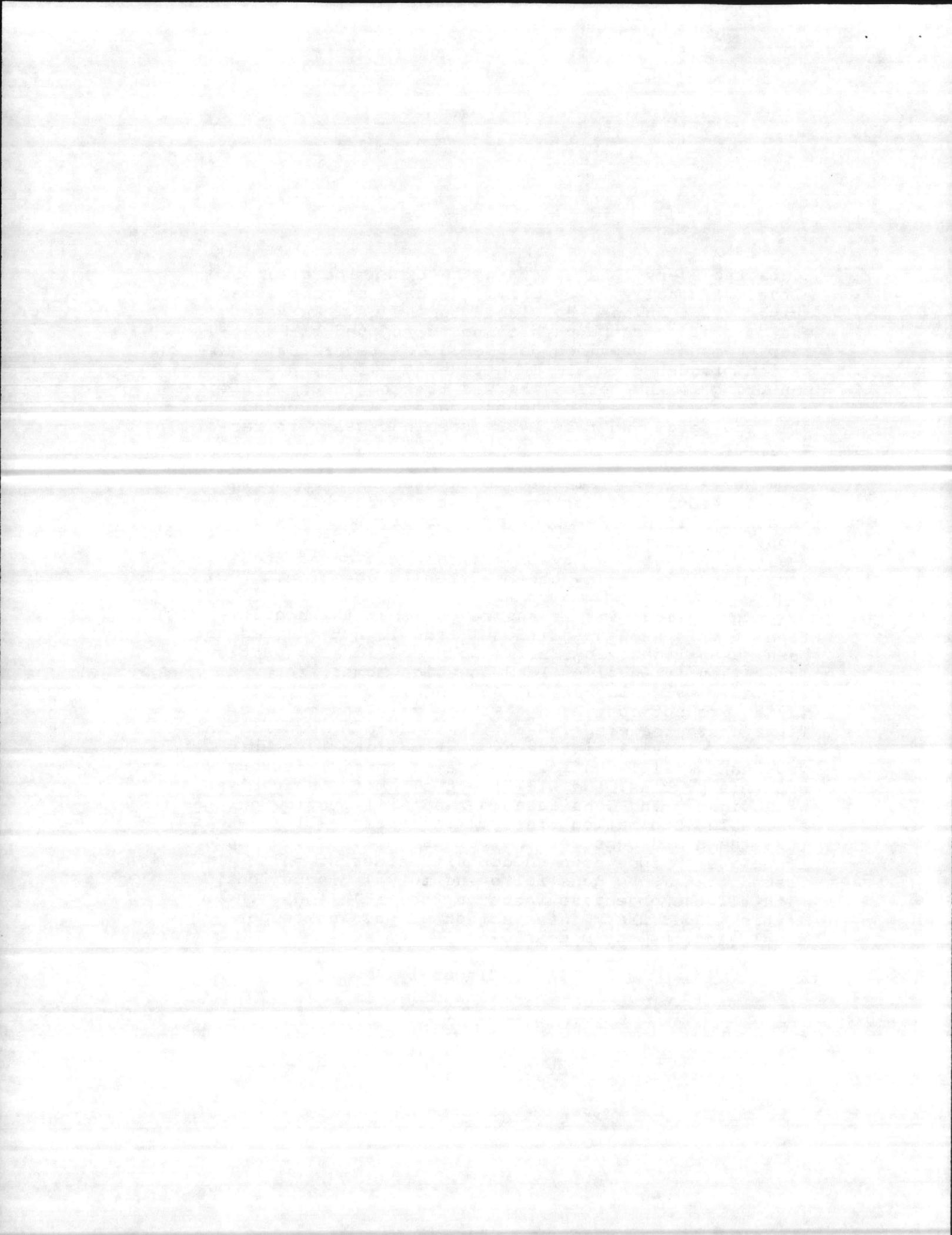
contacted every land owner in the expansion area either personally or by mail. We have had representatives visit anyone who wished to see us. We have established a telephone hotline to respond to inquiries. We have provided documentation regarding acquisition processes to all land owners. If Mr. Sewell can bring me any person who was treated in the callous manner as described in the newspaper, I will personally apologize and take every step necessary to rectify the matter.

While it is premature to be discussing condemnation procedures (a matter of last resort which we hope to avoid), if Mr. Sewell finds our previous discussions and documentation "unclear," I will be happy to see that he gets any available information he needs regarding this or any other matter in question.

In closing, let me assure you that the acquisition of this needed additional land is not and has not been taken lightly by Marine Corps officials, particularly when it involves land on which homes are located. We would not be entering into this process if we were not convinced that the maintenance of a first-class training capability at Camp Lejeune is in the nation's vital interest. Let me finally assure you that we will continue to act responsibly throughout this process. We will treat all persons involved with dignity and consideration and will provide all available information freely. In return, all I ask is that the Board consider the points I have raised and, if we are to come down on opposite sides of this issue, that it be done following mutual discussions, with all the objective facts on the table and with as little, unnecessary interjection of passionate personal emotions as is possible.

Sincerely,

J. E. CASSITY
Major General, U.S. Marine Corps



General critical of Onslow stand on base expansion

By M.M. JAGGEARS
Daily News Staff

The commanding general of Camp Lejeune harshly criticized Onslow County Commissioners in a letter presented at Monday's meeting of the board.

Maj. Gen. J. Edward Cassity criticized commissioners for labeling a proposed base expansion as "economically devastating" to the county without knowing all the facts and without giving the base credit for any of their efforts to communicate with the public.



The Dec. 29 letter, addressed to Board of Commissioner Chairman Cecil Morton, was written in response to a comment by Commissioner John Sewell quoted in a Dec. 24 article in the Daily News.

Sewell said the expansion would not only be devastating to the county, but that a previous presentation of expansion plans to area residents was "little more than a dog and pony show."

"They had a picture show, some coffee and shoved them out the door," Sewell said. The board agreed also to draft a resolution stating their specific objections to the expansion.

In the letter to Morton, Cassity said that although he felt Sewell's remarks were "ill-conceived," he respects his right to offer them. But

"his comments regarding the treatment of the public by base officials are insulting and totally baseless."

Sewell said this morning that he doesn't see how Cassity could make that conclusion regarding the public hearing.

"The general was not there — I was," Sewell said. "How can he have first-hand knowledge on how it was conducted if he wasn't there?"

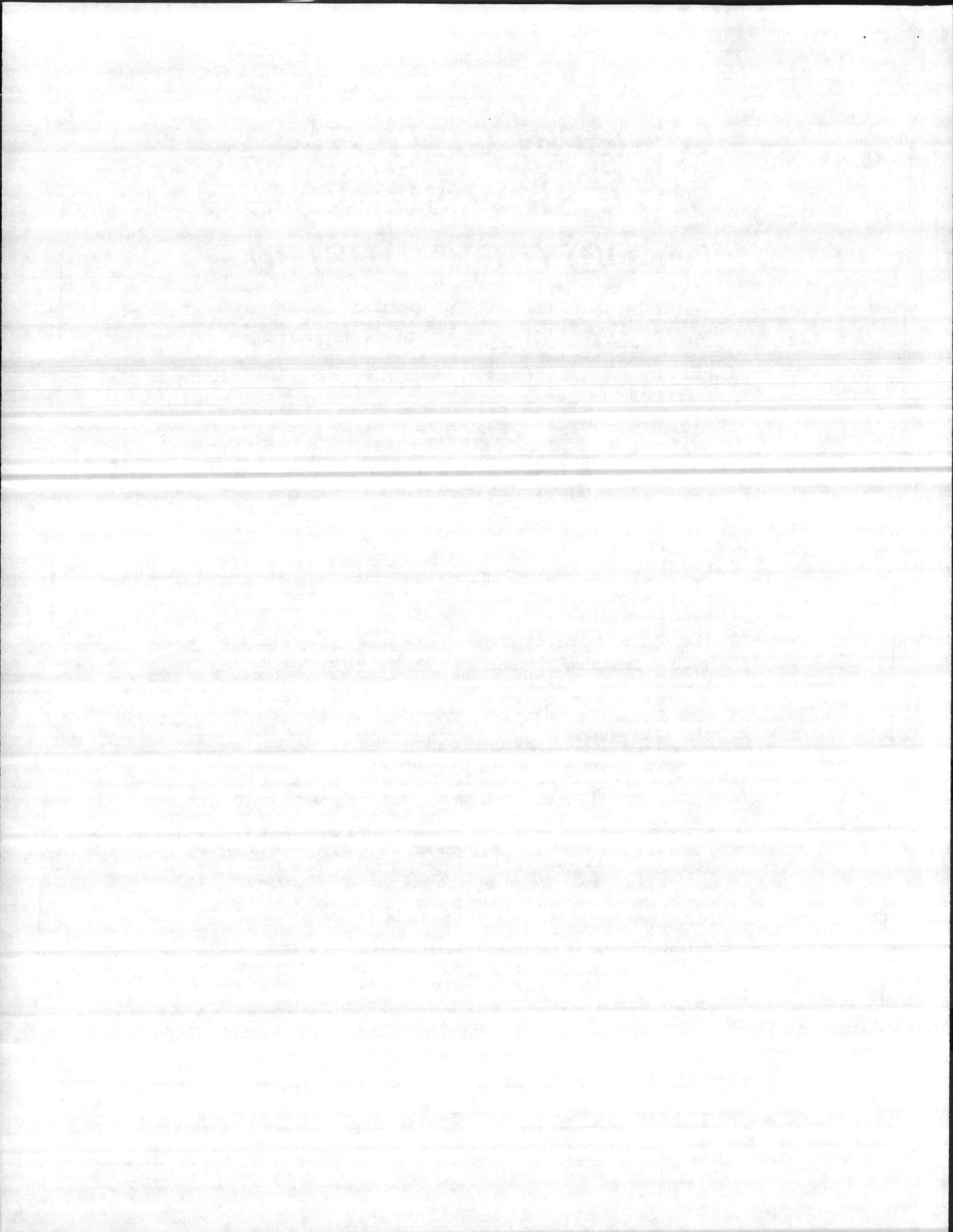
In his letter Cassity also pointed out the ways in which the base had made every effort to keep citizens advised and to "treat each person with consideration."

He said every land owner in the expansion area has been contacted either personally or by mail; base representatives have visited anyone who requested to talk with them; the base established a telephone "hotline" from which 54 calls were received last year and base officials have provided documentation regarding acquisition processes to all land owners.

"If Mr. Sewell can bring me any person who was treated in the callous manner as described in the newspaper, I will personally apologize and take every step necessary to rectify the matter," Cassity said.

Cassity also said commissioners had failed to weigh their "perception against the fact" that there is already a very real negative economic impact on this area because 535,075 "man-days" of training must currently be conducted at other in-

See GENERAL, 10A



• General

From Page 1A

stallations — often in other states.

In addition, he criticized commissioners for not hesitating to visit him to solicit his support for setting aside federal lands for a veteran's cemetery, highway development or for establishing a military museum, but being willing to take "this precipitous action" without seeking any discussion with him.

Morton commented Monday evening that he intends to ask for a meeting with Cassity in the near future to discuss their positions.

Sewell says he wants to be a part of that proposed meeting.

"If there is going to be meeting, I want to be there because I can defend my own remarks and position in this matter," he said.

In related business, Col. Tom Dalzell attended Monday's meeting to present more information to commissioners on the proposed expansion. Dalzell's slide show and comments provided facts on the families who live on the land the base wants to purchase, and where

firing and impact areas are proposed.

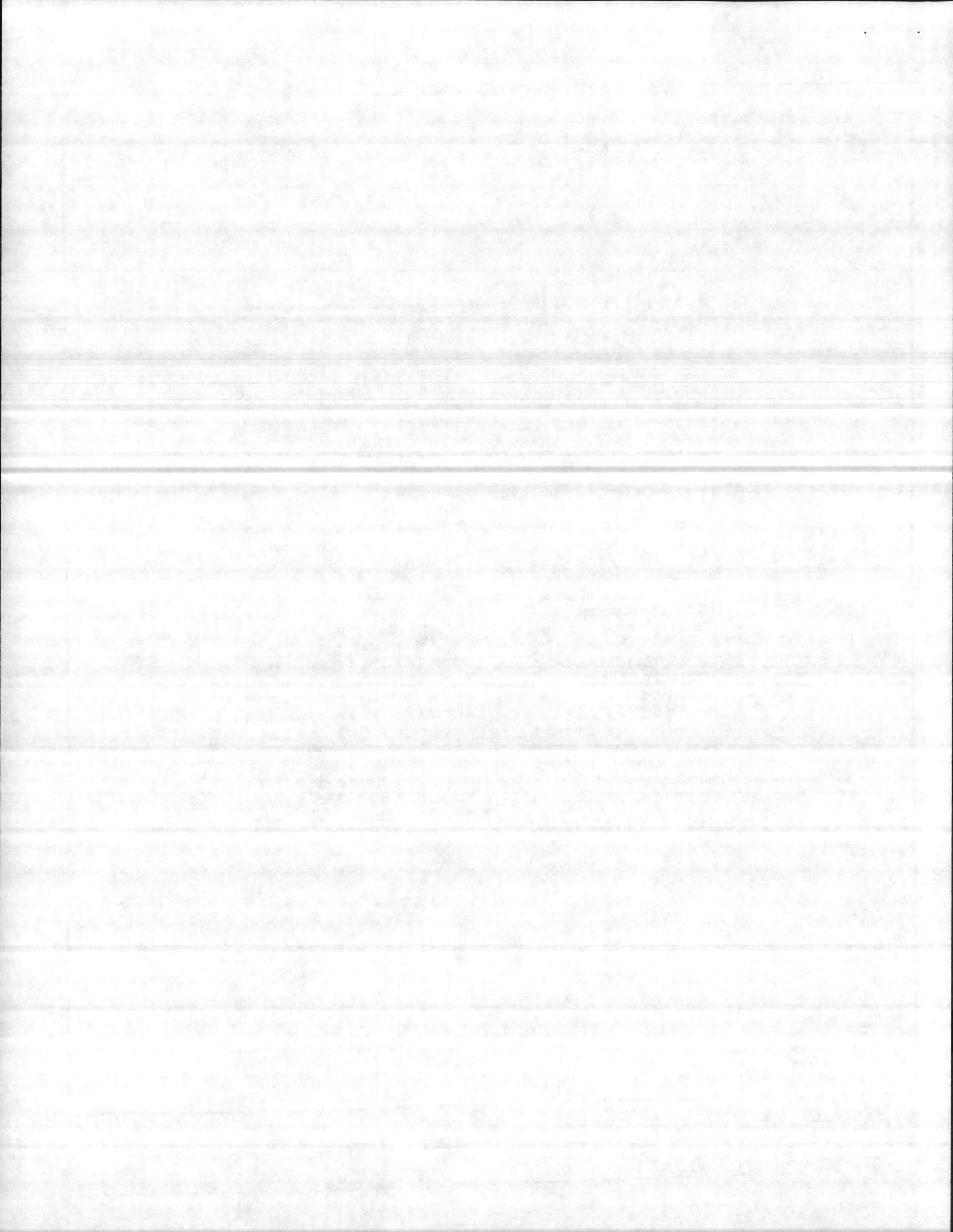
Commissioners asked various questions and thanked Dalzell for the presentation.

Following Dalzell's presentation, the board was scheduled to review and vote on adopting two resolutions which stated specific objections to the expansion.

Morton delayed the reading of the resolutions, however, to give commissioners "a little more time" to think about it.

"I delayed it first off because I thought it would be good to go and talk with the general about the situation, and also because we got a lot of new information today from the colonel. I thought it would be better to get everything lined up and give the board members time to consider it for another two weeks and take it up at our next meeting."

Sewell was not pleased with the delay and said, "I hope the two-week delay will not dilute their conviction concerning their opposition to the base expansion."



Onslow holds off on opposition to base expansion

By Jack Murphy
Star-News Correspondent

JACKSONVILLE — The Onslow County Board of Commissioners postponed voting Monday on a proposed resolution opposing the expansion of Camp Lejeune, opting instead to give it more thought and place it on the agenda for the Jan. 19 meeting.

"Because of the presentation today, and to give us a little more time to think about this, I'm going to postpone voting on this until our next meeting," said board chairman Cecil Morton.

The presentation was made by Col. Thomas P. Dalzell, Camp Lejeune's chief of staff for facilities, and was a condensed version of what Dalzell presented at a public meeting Dec. 13 at Lejeune's Rifle Range.

The Marine Corps is considering buying about 39,000 acres of land southwest of the existing base to add new training areas. About 35,000 acres is timberland owned by International Paper Co., but the remaining areas include about 23 residences which would be displaced by the expansion.

During a break in the proceedings, Morton said he and the commissioners had not personally met with Maj. Gen. J. Edward Cassity, the base commander, but that such a meeting would be held in the near future.

Morton did say he had heard from Cassity since the proposed resolution became public knowledge and that Cassity appeared upset.

"Yes, I've heard from the general, and he was kind of upset because of some of the news media's accounting of the situation — which was accurate, I think. He was upset because of some of the things some board members had said," Morton said.

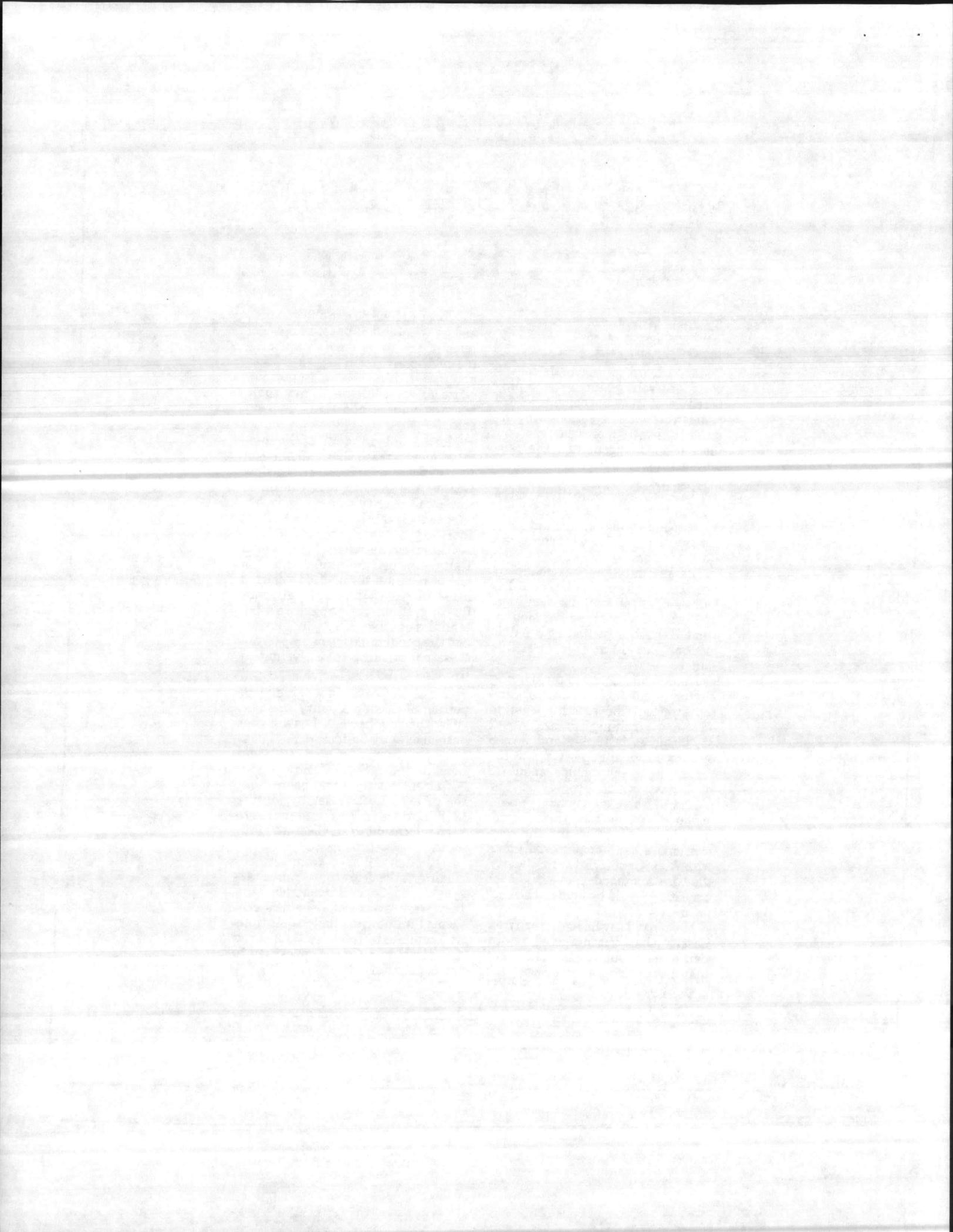
Morton added that all of the commissioners agreed that Lejeune has had a positive impact on Onslow County and that the base continues to be the county's No. 1 industry "and we certainly want to keep it that way."

Commissioners who questioned Dalzell seemed concerned with the loss of revenue through ad valorem taxes, increases in noise levels, traffic congestion, the expansion's potential negative effect on tourism and the condemnation of property of those not wishing to sell voluntarily.

"I was 12 years old when a large portion of Onslow County was taken by the government. I saw homes pushed over by bulldozers... Those are hard memories for me," said Commissioner Sybil Gandy.

Dalzell assured the board that the prime objective set by Marine headquarters in Washington was to keep relocation to an absolute minimum.

Although all five members, including retired Marines Paul Starzynski and Larry Fitzpatrick, said they were aware of Lejeune's economic influence, their questions and comments to Dalzell appeared to indicate unanimous opposition to the expansion.



Base commander voices concern over Onslow board's resolution

By Jack Murphy
Star-News Correspondent

JACKSONVILLE — A letter from Camp Lejeune's commander helped persuade Onslow County Commissioners to put off action Monday on a resolution opposing the base's expansion plans. Commissioners' Chairman Cecil Morton acknowledged Tuesday.

In his Dec. 29 letter to Morton, Maj. Gen. J. Edward Cassity said he was disappointed the board was considering such a resolution and pointed out the potential economic impact the expansion would have on the county.

Although board members are worried about the loss of property tax revenue, Cassity noted the expansion to accommodate new training areas would help keep Marines — and the money they spend — in the area.

"I assure you that failure to effect the proposed expansion will, in time, relegate Camp Lejeune to a status in which ever-increasing training evolutions will have to be conducted elsewhere in the United States," Cassity wrote.

He sharply criticized one board member, Commissioner John Sewell, for comments Sewell had made about the expansion plan.



Camp Lejeune commander Maj. Gen. J. Edward Cassity.

"Although I was not privy to the board's deliberations, it appears from the newspaper account that the commissioners have, in the words of Mr. Sewell, labeled the expansion 'economically devastating to Onslow County,'" Cassity wrote.

He said he was "particularly distressed at the continual stream of disparaging remarks reportedly made by Commissioner Sewell." "His (Sewell's) comments regarding

the treatment of the public by base officials are insulting and totally baseless," Cassity wrote.

Sewell could not be reached for comment Tuesday.

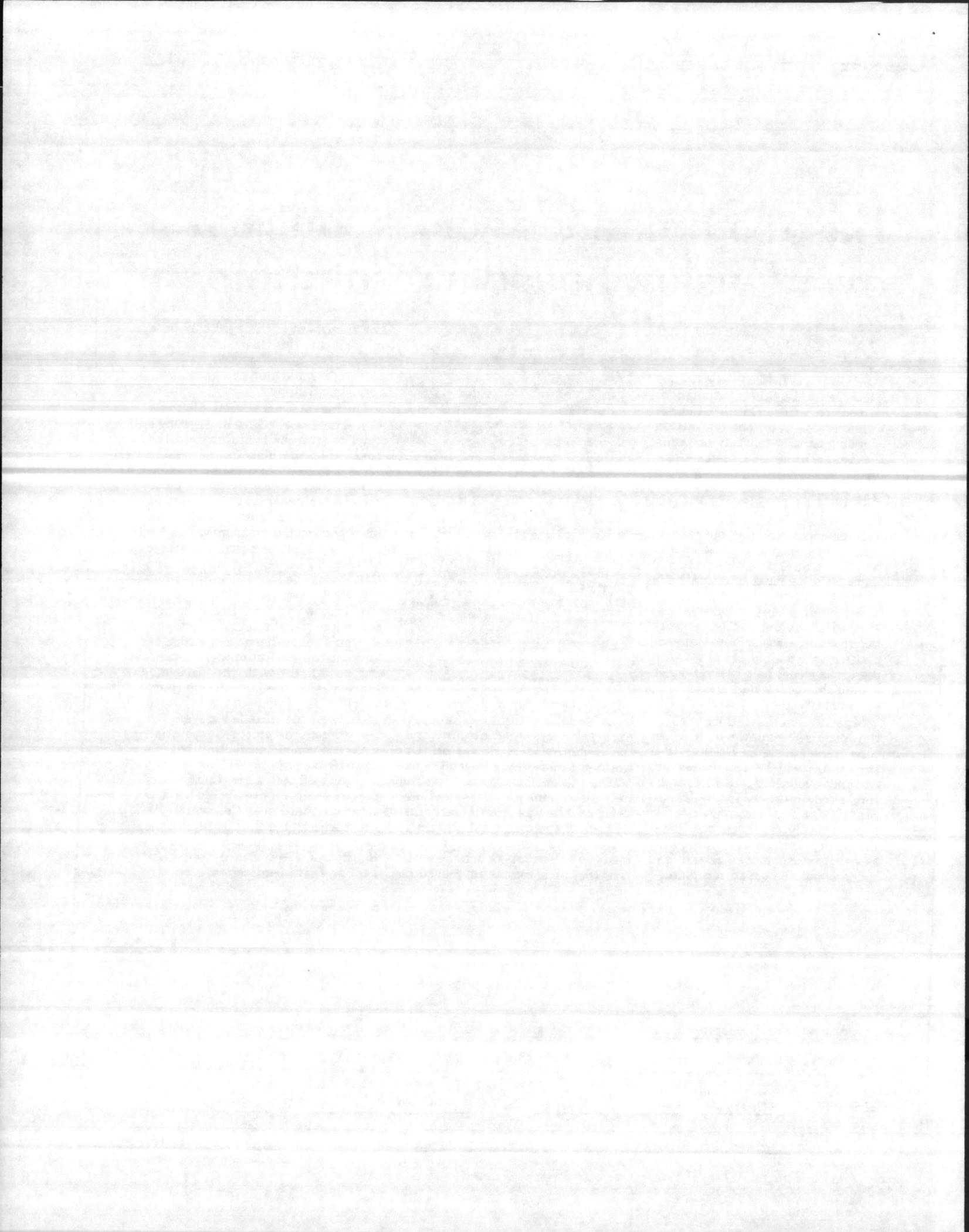
During a presentation Monday, Col. Thomas P. Dalzell, Lejeune's chief of staff for facilities, told the board that the plan to add 39,000 acres of land southwest of the existing base was necessary to the tactical and technical training required of a modernized Marine Corps with its sophisticated weaponry.

Morton said the board was aware of Lejeune's economic impact and that it was the county's number one industry.

"Considering Col. Dalzell's presentation and the letter I received, it would have been premature to vote on the resolution before talking personally with the general," Morton said Tuesday. He said county officials planned to meet with Cassity in the next few days.

A vote on the proposed resolution was postponed until the board's Jan. 19 meeting.

About 35,000 acres in the proposed expansion area belong to the International Paper Co., which appears willing to sell. But taking the remaining land would mean the relocation of 23 residences, one business and five cemeteries.



Morton, Cassity have 'cordial' meeting

The meeting evolved after negative comments were made by some commissioners about the base expansion.

By M.M. JAGGEARS
Daily News Staff

An informal meeting Wednesday between Board of Commissioners Chairman Cecil Morton and Camp Lejeune's commanding general was very "cordial," according to County Manager Rick Leary.

Both Leary and Commissioner Larry Fitzpatrick attended the meeting with Morton, who met with Maj. Gen. J. Edward Cassity to discuss recent conflicts over a proposed base expansion plan.

The meeting evolved after negative comments were made by some commissioners about the base expansion — and when Cassity criticized the board for commenting

without knowing all the facts.

Leary said the meeting was arranged so that both sides could air their views.

"It was a cordial meeting," Leary said. "The general reiterated his views, and we expressed to him why the matter came up. He (Cassity) wanted to make sure the county commissioners had all the facts available to him."

Leary said Morton also explained

to Cassity that the board had been invited to make comments on the proposed expansion as part of an intergovernmental review process. "We explained that our comments did not come up out of the blue but were said in response to a proposed environmental impact study on the base expansion plan," Leary said.

"The meeting broke up with their respecting one another's positions. And, there shouldn't be any concern

that there is a deterioration between military and civilian relations," Leary concluded.

Commissioner John Sewell, who had previously said the expansion would be "economically devastating," had said earlier in the week that if there were to be a meeting with the general, he wanted to be there.

But Sewell said Wednesday night, "It was probably best that the meeting took place as it did.

"It's a very emotional issue — I think both parties said things in haste," Sewell said. "I understand it was a very productive meeting. I think we will be better able to understand each other's positions

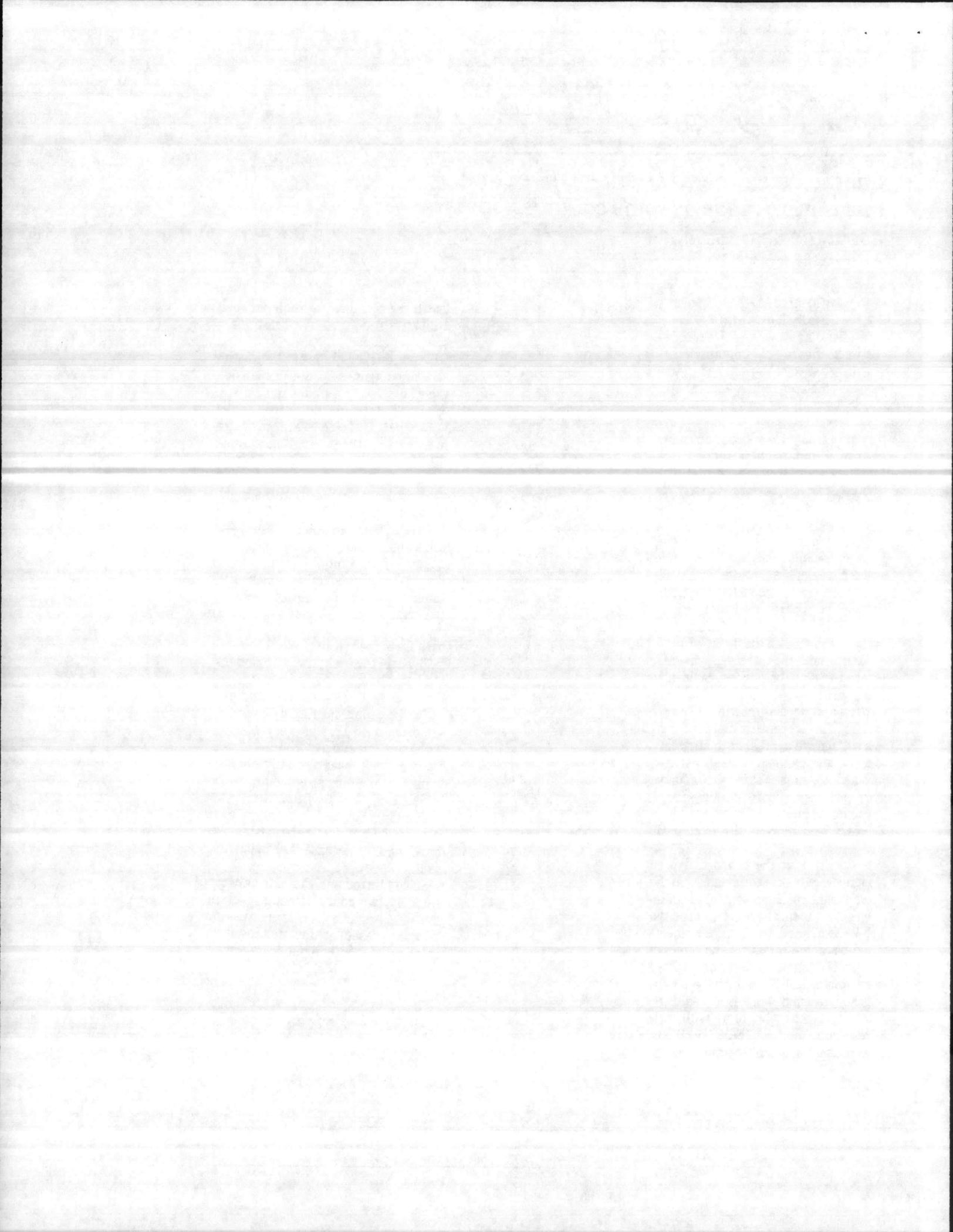
because of the meeting.

"I hope the military will understand the board's position in this — that they will do what they have to do for the people of Onslow County."

Morton said he was very pleased with the meeting.

Fitzpatrick was equally happy with the meeting's outcome. "We understand his position, and he understands ours. We want to continue the very fine relationship we have with the base," Fitzpatrick said.

Since Morton and Fitzpatrick were the only two commissioners present out of a possible five, there was no quorum present — thus making it an informal rather than public meeting.



RESOLUTION#

STATE OF NORTH CAROLINA:

COUNTY OF ONSLOW:

WHEREAS, the Onslow County Board of Commissioners is cognizant of the plans of the Camp Lejeune Marine Corps Base to expand its land holdings in the southwest portion of Onslow County; and

WHEREAS, these expansion plans would provide additional real estate for the Marine Corps to conduct training exercises; and

WHEREAS, the proposed expansion encompasses an area in excess of 30,000 acres; and

WHEREAS, SR 1103 traverses the area targeted for expansion; and

WHEREAS, SR 1103 extends for approximately seven miles and connects U.S. Highway 17 with N.C. 50; and

WHEREAS, this road is used by many travelers from the west to gain quicker access to the coast and southern areas of Onslow County; and

WHEREAS, the expansion may result in the Marine Corps' desire to close SR 1103 to through traffic; and

WHEREAS, the Board of Commissioners recognizes this state road as a vital link between N.C. 50 and U. S. Highway 17; and

WHEREAS, it is the sense of the Board that the closing of this road may have an adverse effect on travelers and on potential growth and development as a result of the restricted access to the southern areas of the County;

NOW, THEREFORE, BE IT UNANIMOUSLY RESOLVED that the Board of Commissioners of Onslow County does hereby object to any consideration which the State of North Carolina might give to the abandoning and closing of SR 1103; and

BE IT FURTHER RESOLVED that the Board does earnestly request that the Board of Transportation and the Board of Transportation representative from the Third Highway District oppose any effort to abandon and close SR 1103 to through traffic.

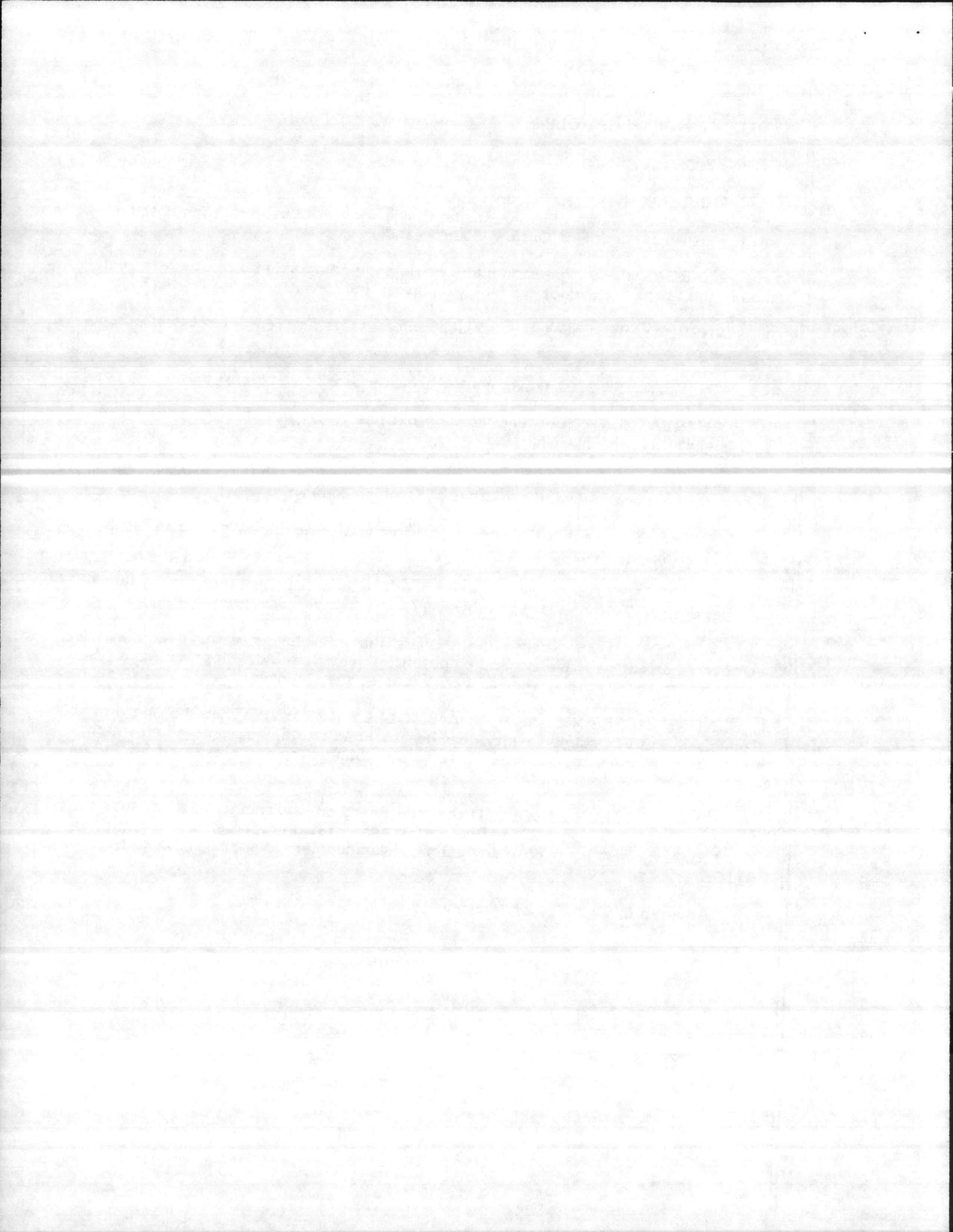
Adopted this 4th day of January, 1988.

ATTEST:

ONSLow COUNTY BOARD
OF COMMISSIONERS

Clerk

Chairman



RESOLUTION

STATE OF NORTH CAROLINA:

COUNTY OF ONSLOW:

WHEREAS, the Onslow County Board of Commissioners is cognizant of the proposed land acquisition for expansion of Camp Lejeune Marine Corps Base; and

WHEREAS, as part of the Intergovernmental Review Process, Onslow County has received an invitation to comment on the Notice of Intent to Prepare a Draft Environmental Impact Statement on the proposed expansion; and

WHEREAS, the Board feels that detailed, in-depth consideration must be given to all aspects of the expansion to adequately assess the environmental impact; and

WHEREAS, some of the areas which may be impacted that should be considered are:

- A. The proposed expansion area would further dissect the northwest area of the County from the southern and southwest area.
- B. Further erosion of the County's property tax base and diminishment of revenues to be realized through ad valorem property taxes.
- C. Proposed condemnation and taking of property owned by individuals who may be unwilling to voluntarily divest themselves of their holdings.
- D. Potential negative impact on proposed growth and development both in the area of expansion and adjacent to the proposed expansion areas.
- E. Increases in noise levels and traffic congestion may result from training exercises conducted in the proposed area of expansion.
- F. Onslow County faces a potential loss of revenues from sale of water to persons affected by the expansion.
- G. The newly created Southwest Creek Water and Sewer District may be adversely affected if the areas of expansion are contiguous to the District's boundaries. The creation of the District is to expedite the construction of a sanitary sewer system to serve the citizens of the area.
- H. State Road 1103 which traverses the proposed area of expansion for approximately seven miles and connects N.C. 50 and U.S. Highway 17; and

WHEREAS, the Board wishes these comments and these concerns to be entered into the record as part of the scoping process;

NOW, THEREFORE, BE IT RESOLVED by the Onslow County Board of Commissioners that the Board ~~opposes expansion of Camp Lejeune Marine Corps Base if there is negative impact upon the County or its citizens, and the Board further encourages a detailed, impartial assessment of this impact during the drafting of the Environmental Impact Statement to accurately ascertain the degree of impact which the proposed expansion will have.~~

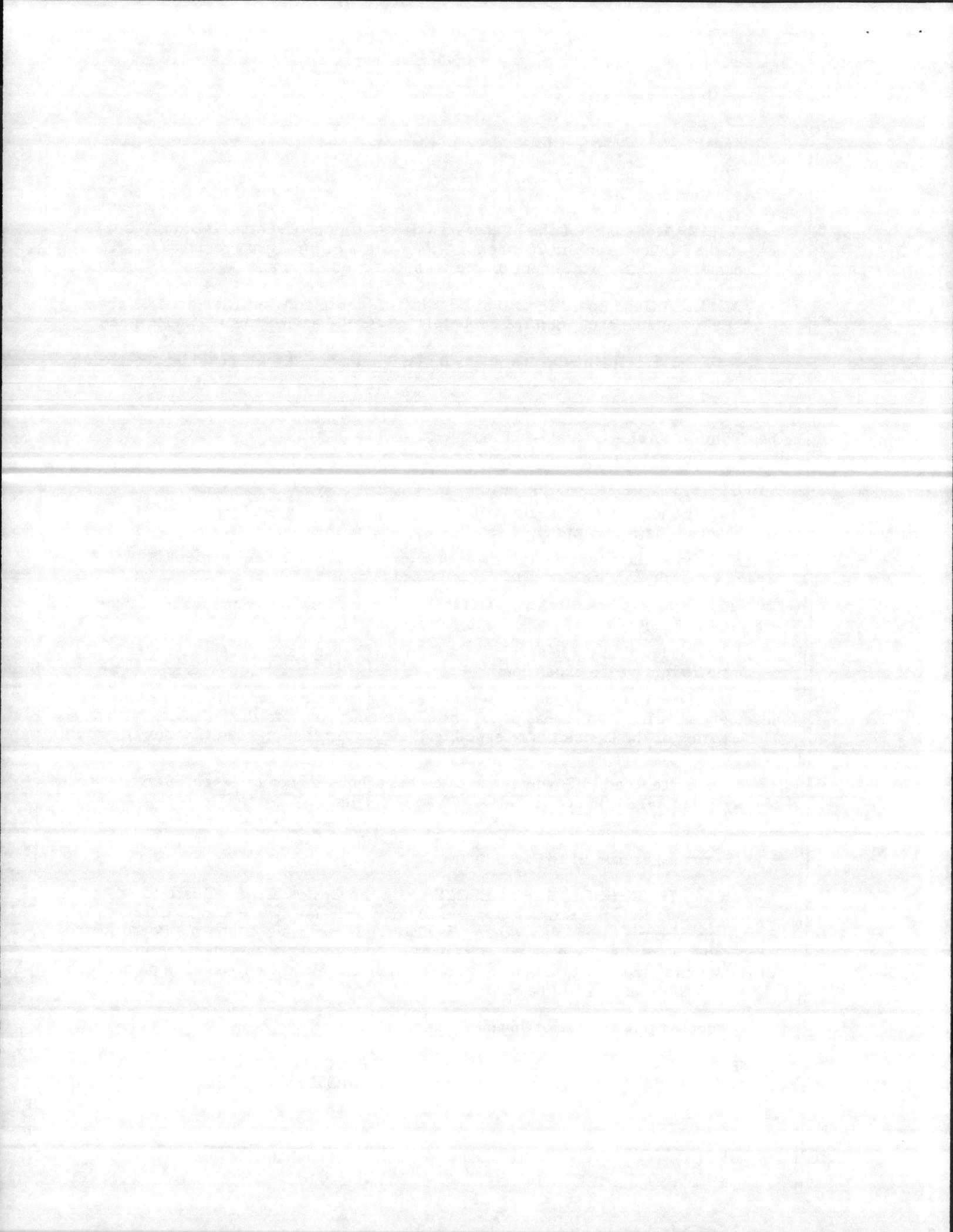
Adopted this 4th day of January, 1988.

ATTEST:

ONSLow COUNTY BOARD
OF COMMISSIONERS

Clerk

Chairman



Official says base callous toward those it may displace

By Jack Murphy
Star-News Correspondent

JACKSONVILLE — Onslow County Commissioner John Sewell, who of the five-member board is perhaps the most vocal against the proposed expansion of Camp Lejeune, says base officials have offered residents no options and have merely told them what the Marine Corps intends to do.

In a Dec. 29 letter from Lejeune's commander, Maj. Gen. J. Edward Cassity, to Board of Commissioners Chairman Cecil Morton, Sewell was singled out for "insulting and totally baseless comments reportedly made" about the treatment of the public by base officials.

"What I assume he's (Cassity's) referring to are comments I made about the public meeting," Sewell said Tuesday. Sewell had criticized the base's handling of a Dec. 13 meeting held to discuss the plans with the public. "I said the meeting amounted to coffee and cookies and then shoving 150 people out the door."

But Cassity, in his letter, and Lejeune's director of public affairs, Maj. Stu Wagner, disagreed sharply with Sewell.

Cassity's letter said that through the entire process the base has made every effort to keep county residents advised by contacting every owner in the proposed expansion area, visiting those who requested it, establishing a telephone hotline for inquiries, providing documentation regarding acquisition processes to all landowners and holding public meetings.

"If Mr. Sewell can bring me any person who was treated in the callous manner as described, I will personally apologize and take every step necessary to rectify the matter," Cassity wrote.

Wagner said Wednesday that he attended the December meeting and thought base officials did their best to answer residents' questions.

"We gave a land expansion update and invited comments and questions from those in attendance. There were a number of comments and questions from the floor, and we stayed after the meeting answering specific questions from at least 20 people," Wagner said.

Sewell said officials had been cooperative but still had told people what the Marines were going to do without offering options.

On Monday, Morton delayed until Jan. 19 a vote on a proposed resolution by the board opposing the expansion, saying he needed more time to think about it, in part because of Cassity's letter.

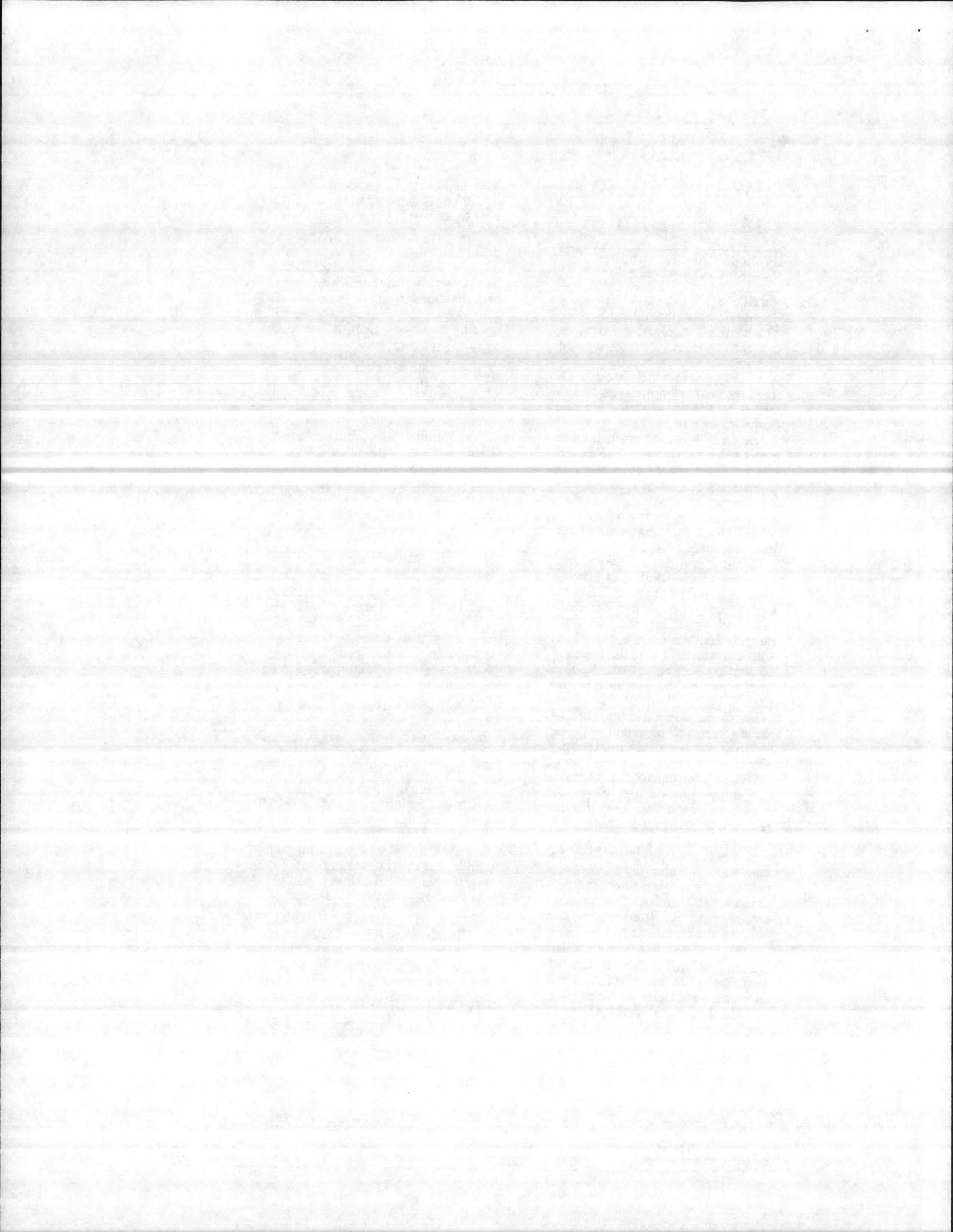
Morton said he planned to meet personally with Cassity in the next few days.

"It appears the commissioners and the general are at odds, and that's to be expected," Sewell said. "The general doesn't want any stumbling blocks, and this (proposed) resolution might prove to be a stumbling block."

Sewell, who lives in Haws Run, said his land wouldn't be taken in the expansion but is "right across the road" from International Paper Co. land, which might be.

The company appears willing to sell about 35,000 acres of the 39,310 acres the Corps is considering for its proposed Sandy Run Training Area. But taking the remaining land would mean the relocation of 23 residences, one business and five cemeteries, according to base officials.

"Hundreds will be affected by the noise, traffic congestion and the devaluation of property. The acquisition will cause a lasting curtailment of growth and development," Sewell said.





Information From Marine Corps Base
CAMP LEJEUNE

Home of the 2nd Marine Division, 2nd Force Service Support Group
and 6th Marine Amphibious Brigade

Joint Public Affairs Office
Box 8438, Camp Lejeune, N.C. 28542-5000

For more information call
(919) 451-5655/5782/1607

Release Number: ???-88

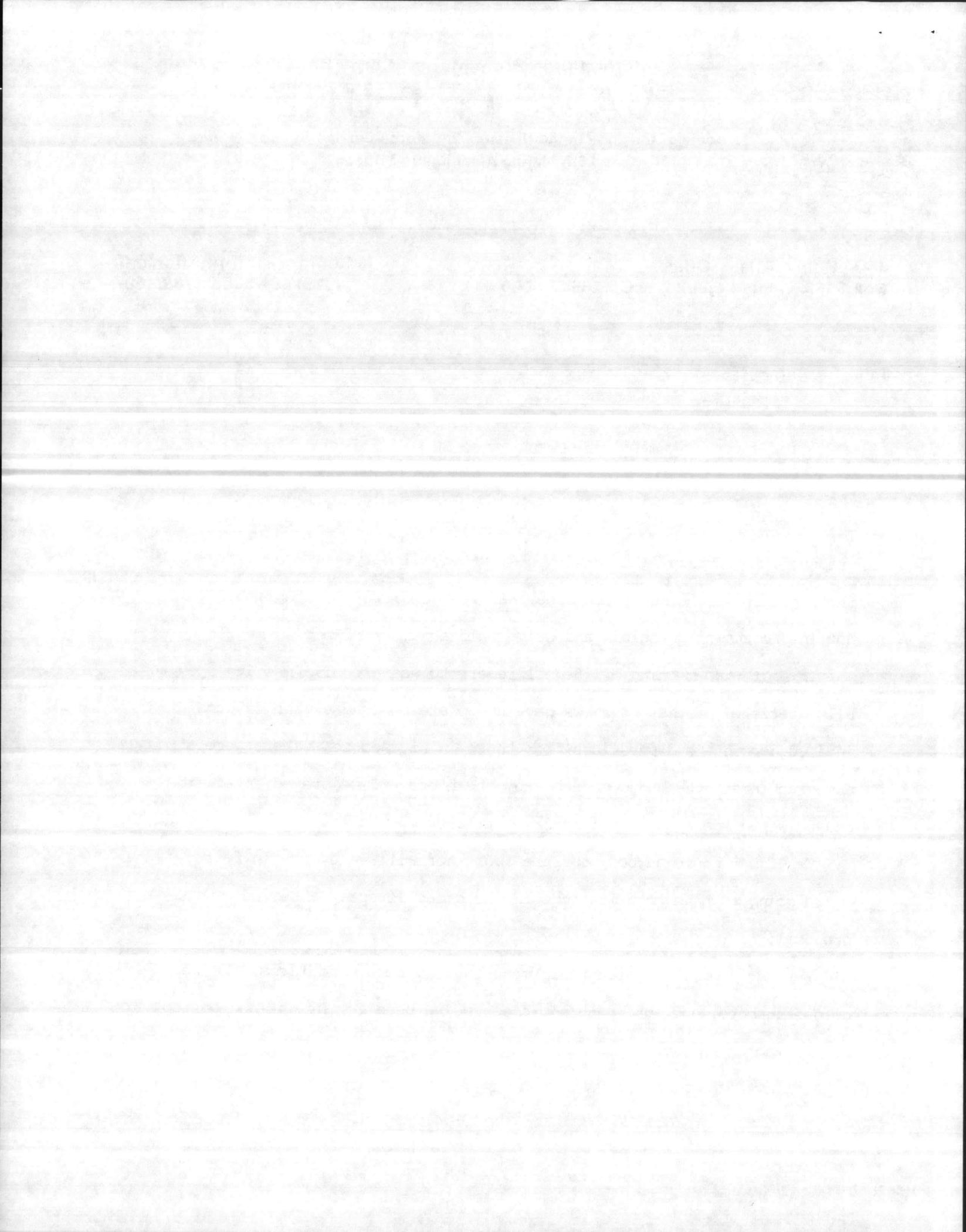
SEWELL RESPONSE

CAMP LEJEUNE, N.C.--First of all, we've treated every individual in the proposed Land Expansion area with respect and dignity; we've visited all the families in the Sandy Run area that we could; we've established a hotline to answer questions and we've held a number of public meetings.

In fact, the meeting Mr. Sewell refers to was a public meeting open to all interested parties where we gave an update on land expansion, and invited comments and questions from those in attendance. There were a number of questions and comments from the floor and we stayed afterwards and answered specific questions from at least 20 people.

We didn't shove anybody out the door, nor will we ever. In fact, we're going to have more meetings in the areas directly affected by the proposal.

We want people to voice their concerns and recommendations. We're good neighbors, and during this process we've been forthright and on top of the table; and we will continue to do so.



Onslow board may fight base over expansion

Camp Lejeune commander says more land needed for training

By KARLA JENNINGS

Staff Writer

Onslow County commissioners will consider next week whether to pass a resolution opposing a planned 1990 expansion of the Camp Lejeune Marine Corps Base if the expansion causes "a negative impact on the county or its citizens."

"I think that the resolution has a very good chance of passing," Onslow County Commissioner John R. Sewell said this week in a telephone interview.

The resolution, which will be voted on Tuesday, would be the latest development in the battle of wills between Onslow's Board of Commissioners — which has reservations about the expansion — and Lejeune officials, who say more land is needed for Marine training. Base commander Maj. Gen. J. Edward Cassidy stated in a recent letter to the board that at least 535,075 man-days of training must now be conducted annually outside the 110,000-acre camp because of a space shortage. His letter also criticized commissioner's Sewell's "continual stream of disparaging remarks" about the

planned expansion.

"We happen to come down on different sides of the issue, there's nothing wrong with that," said Sewell about the letter. "My concern is with the citizens of Onslow County, and his concern is the proficiency of Camp Lejeune Marine Base."

Military officials do not intend to increase the approximately 35,000 personnel now at the base, but would use the new land for vehicle maneuvering and artillery training. They originally considered acquiring 52,000 acres southwest of the base in an area bounded by U.S. 17, N.C. 50, and state roads 1104, 1105, 1107, and 1119. Base officials said that area is the only adjacent rural section where expansion is feasible.

They reduced that to 39,310 acres in order to dislocate fewer property owners. Most of that land belongs to International Paper Co., which is considering selling the property. However, commissioners' Chairman Cecil C. Morton said about 2,000 acres were privately owned and about 23 families would have to be relocated if the base expanded into that property.

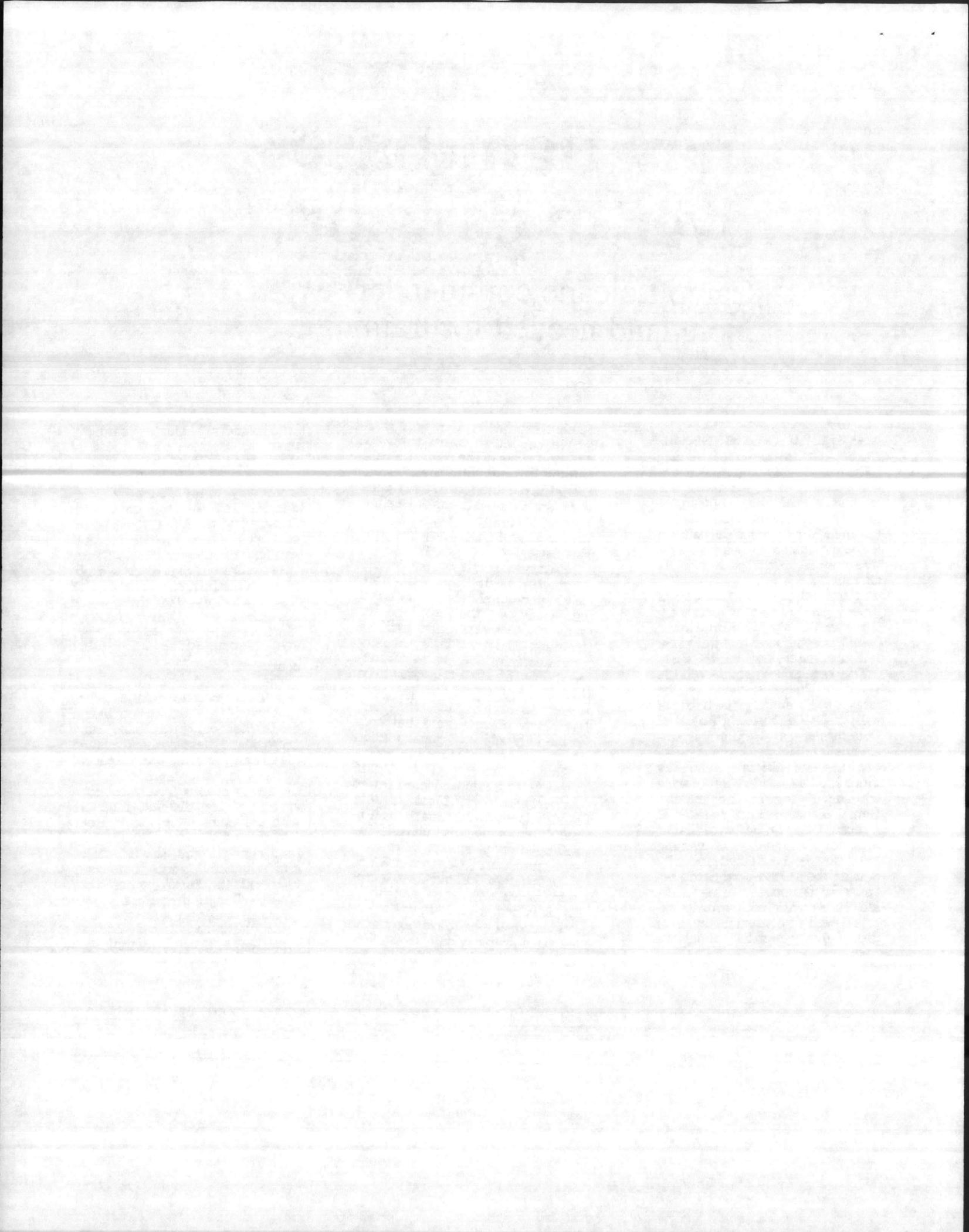
"I haven't talked with all of the

land owners," Morton said. "I have an opinion that most of them, having lived there most all their lives and having lived there from way many years ago, are against it." Morton met with Cassidy last week to discuss board concerns, which include possible artillery firing over U.S. 17 South. "He assured us that there were no plans in the future — to the best of his knowledge — that there would never be any firing over U.S. 17," Morton said.

Cassidy could not be reached for comment.

The proposed resolution, which is still in draft form, lists other concerns: that expansion would erode the county tax base, hurt growth and development around the expansion area, increase local traffic congestion and noise, hurt the newly created southwest sewer and water district, interfere with travelers taking State Road 1103 from N.C. 50 to U.S. 17 (the road runs through the expansion area); and could force some county residents from homes they have lived in all their lives.

Sewell said he was also concerned about the impact of the expansion on the county's tax base. See LEJEUNE, page 2C.



Lejeune expansion debated

Continued from page 1C

cerned about families living just outside the expansion boundaries, especially those who would live near a proposed bombing range. "Their lives will be enormously affected through traffic congestion and through deterioration of their property values," he said.

"We want what is good for Onslow County," countered Maj. Stuart W. Wagner, the base's director of public affairs. "We live here too."

He emphasized that base officials had made every effort to keep citizens informed and to get their feedback on the expansion. He added that sending units to train outside the camp might result in the loss of those units to other states, which could hurt the local economy.

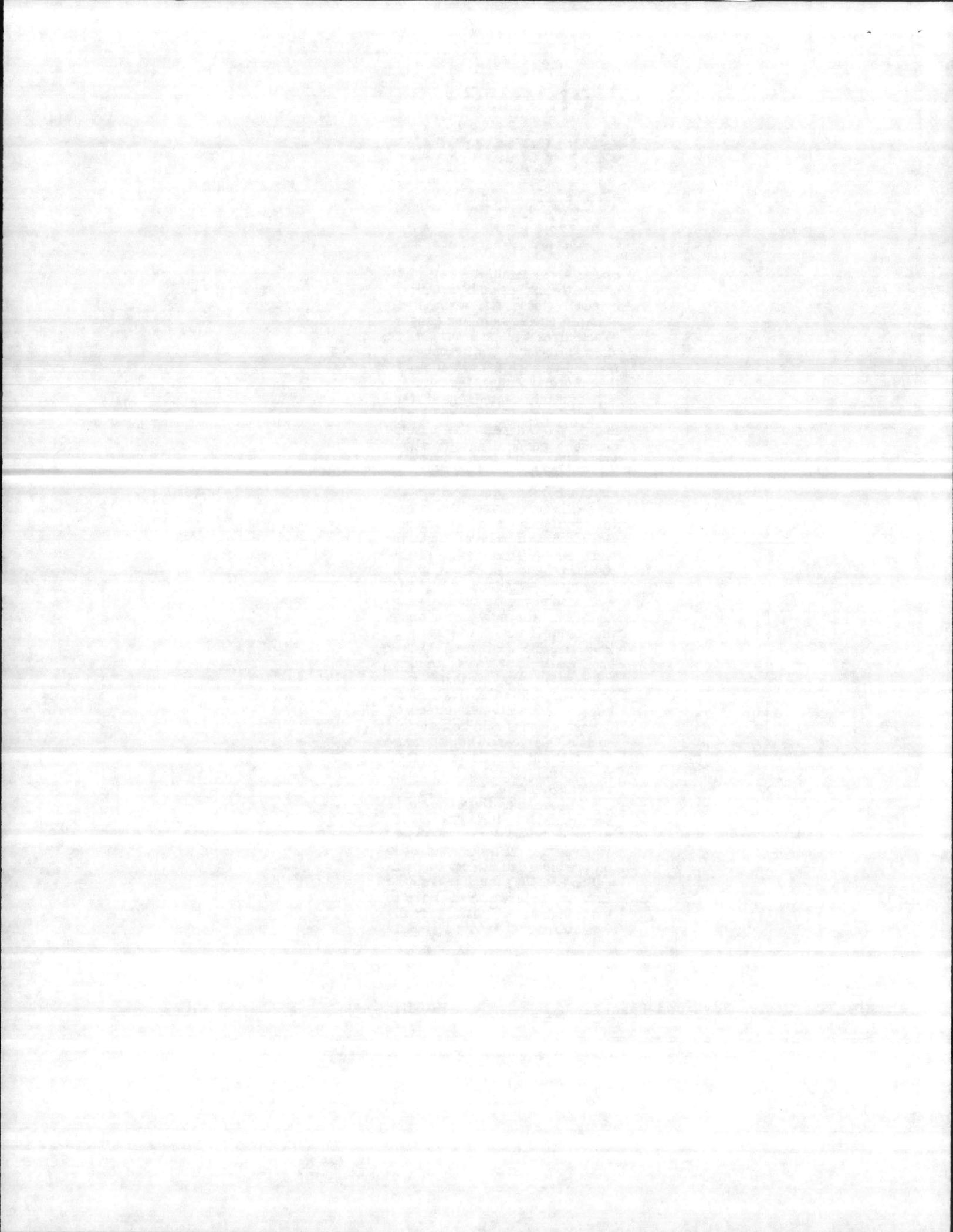
"This is the only opportunity that Camp Lejeune will have to grow and be contiguous to the base," he said. "It's not an easy solution. We recognize that."

Wagner said an environmental impact statement on the effects of the expansion should be completed late this year. The commandant of the Marine Corps will then review the plans and make a recommendation.

Asked whether the base would acquire the land through condemnation if push came to shove, Wagner said, "I think it's a little bit premature to discuss condemnation. It's such a volatile issue we hope we never have to get to that stage. That stage really is a last resort."

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919-451-5655/1607

IN REPLY REFER TO

January 12, 1988

Mr. Paul Starzynski
8 Carole Court
Jacksonville, NC 28540

Dear Mr. Starzinski:

Enclosed are copies of the handouts Colonel Dalzell distributed prior to his presentation before the Commissioners. The handouts include:

- Information on the Draft Environmental Impact Statement
- How & Why the Federal Government Acquires Property for Public Purposes
- Sample letter sent to all land owners
- Planning goals and scheduled time frame

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, reading "S. W. Wagner", is written over the typed name.

S. W. WAGNER
Major, U. S. Marine Corps
Director, Public Affairs

