

**F O R M E R  
M Y R T L E B E A C H  
A I R F O R C E B A S E  
C O M M U N I T Y  
R E L A T I O N S P L A N**

**Appendix J**



**U.S. AIR FORCE**

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# TABLE OF CONTENTS

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**SITE DESCRIPTION ..... 2**

    LOCATION ..... 2

    HISTORY ..... 2

    ENVIRONMENTAL ACTIONS..... 4

**COMMUNITY BACKGROUND ..... 6**

    COMMUNITY INVOLVEMENT OVERVIEW ..... 6

    KEY COMMUNITY CONCERNS ..... 7

**RECOMMENDED COMMUNITY INVOLVEMENT APPROACH ..... 8**

    ADMINISTRATIVE RECORD ..... 12

**ATTACHMENT 1: STAKEHOLDER DATABASE ..... 13**

    ADDITIONAL STAKEHOLDERS: ..... 14

**ATTACHMENT 2: MEDIA LIST ..... 15**

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# Site Description

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## Location

The former Myrtle Beach Air Force Base (MBAFB) is a 3,937 acre property located wholly within the City of Myrtle Beach in Horry County, South Carolina. The base is located between the Atlantic Ocean and the Intracoastal Waterway in northeastern South Carolina, in a beach resort area known as the Grand Strand. Current highway access to the base is from Route 17 and Route 17 By-pass in Myrtle Beach.

## *Adjacent Land Use*

All property on the former Air Force Base has been conveyed by deed for airport and civilian use. Townhouses, lakes, small stores and a large multi-screen cinema have been built on the former base, giving a small town atmosphere to the area. Many new developments have been built along the main road through the former base, including a large park and recreational area.

Scattered through the development are approximately 150 permanent signs along parks, bike paths and walkways on the base, detailing the contributions of those who served at Myrtle Beach AFB during its history. The markers provide visual pictures of what Air Force buildings were located there; the people who were involved, and the history of the base. Also, a kiosk contains maps to the historical markers and brochures about the history of the base.

The remainder of the former base has largely been redeveloped, with only a few former military buildings remaining. The flight line, hangars, and the former base operations control tower are being used for general aviation operations across the runway from Myrtle Beach International Airport. Some buildings have been converted to civilian uses, such as the former Flight Simulator building, now a television station along with a branch of Horry-Georgetown Technical College, developed from the former Elementary School, Officer's Club, NCO Club and Base Hospital.

## History

Myrtle Beach was established as a resort around the turn of the century. At that time, residents of the more developed inland areas of Horry County began to travel to the area to enjoy the beach. Development of the area was slow and initially occurred mostly along the ocean.

In 1939 a municipal airport was established on the land presently known as the base. In 1940 the site became a defense facility, and the War Department acquired the airfield under agreement with the Town of Myrtle Beach. The Army Air Corps used the base for

practicing gunnery missions in the area. With the beginning of World War II, the airport became the Myrtle Beach General Bombing and Gunnery Range. By 1943 the Myrtle Beach Army Air Field consisted of approximately 5,000 acres of owned and leased land. During the war, the base provided combat training for thousands of air crew members. By late 1945, as war activity decreased, the base was used for recruitment and support for special activities such as Civil Air Patrol, National Guard, and military academy encampments. By that time, more than 114 buildings had been built. All taxiways and fueling areas were laid out on a dispersal pattern, or spread in a random manner, to minimize any direct hits on parked aircraft. In 1947 the base was closed and the property given to the City of Myrtle Beach, with runways and towers being turned over to the City for use as a municipal airport.

From 1947 to 1954, the City leased portions of the base. Businesses that rented property included the Aerovox Corporation (now AVX), a manufacturer of capacitors; the Boston Braves baseball team, who used the land for training purposes; Piedmont Airlines; and a turkey farm.

In 1954, the City donated land to the Air Force for construction of a new base, and much of the existing facility was demolished to make way for a modern Air Force base. Operations began in 1955 when the 727th Aircraft Control and Warning Squadron arrived. The 4434th Air Base Squadron was established as the housekeeping unit, and then replaced by the 342nd Fighter-Day Wing. The base was home to the 455th Fighter Day Group, the 354th Tactical Fighter Wing, and the 113th Tactical Fighter Wing, among others. The 354<sup>th</sup> Tactical Fighter Wing, activated in 1958 from the 354<sup>th</sup> Fighter-Day Wing operated at MBAFB until its deactivation in 1993. Its mission was to maintain the capability to deploy worldwide and to provide close air support in all types of combat operations, included the training of pilots in tactical operations and training of maintenance personnel.

In 1975, the Horry County Jetport facility began operation as a civilian airport on the northeastern side of the base, beginning the joint civilian/military use of the airfield. The land on which the air base lies was annexed by the City of Myrtle Beach in 1977.

According to the standard practice in the Air Force and at other industrial settings at the time, the Myrtle Beach AFB began undergoing environmental assessment and remediation in 1981. With the announcement in October, 1991 that the base would close in 1993, the emphasis of the base's environmental program changed to include the considerations of the goals of property transfer and reuse for civilian purposes.

Military ownership of former Myrtle Beach Air Force Base ended October 1, 2010 when the Air Force transferred the final 2.4 acres of the former base to Horry County with a

formal ceremony commemorating the transfer held on October 27, 2010 at the Base Recreation Center. The former base consisted of 3,937 acres and has been transferred to the Myrtle Beach Air Force Base Redevelopment Authority, Horry County, the State of South Carolina, the City of Myrtle Beach, and several other organizations. Redevelopment includes an International Airport, The Market Common urban village, residential development and other commercial facilities. Tenants include the American Red Cross, Horry- Georgetown Technical College and Allied Healthcare.

### Environmental Actions

Installation Restoration Program (IRP) sites at Myrtle Beach included landfills, weathering pits, fire training areas, drainage ditches, hazardous waste storage areas, maintenance areas, underground storage tanks, explosive ordnance areas, fuel storage areas, a small arms firing range, and a lead-contaminated skeet range. The initial IRP investigation was completed in 1981. Subsequent investigations included the 1991 RCRA Facility Assessment (RFA). RCRA Facility Investigations (RFI) followed. The investigation and remedial actions process at the former Myrtle Beach AFB is being conducted following RCRA guidance.

Myrtle Beach AFB is under a Unilateral Administrative Order, dated September 27, 1995, issued by Region IV of the United States Environmental Protection Agency pursuant to Section 3008(h) of the Solid Waste Disposal Act, commonly referred to as the Resource Conservation and Recovery Act of 1976 ("RCRA" or "Act"), as amended by the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. § 6928(h), for the investigation of environmental contamination and implementation of corrective measures to clean-up the facility. In addition, the Air Force is subject to Administrative Order on Consent 03-08-HW issued by SCDHEC on land use controls, dated March 24, 2003.

A Restoration Advisory Board was formed in 1994, it adjourned in 2010.

There are currently six landfill sites and ten open groundwater sites (including one of the landfills). A determination of no further groundwater monitoring has been approved at five of the landfills.

A ten year Performance Based Remediation (PBR) contract was awarded in March 2008. Site objectives include unrestricted site closure for eight of the ten groundwater sites by the end of the performance period in 2018. The sites are currently on track to meet the performance objectives. The six landfills will require land use control inspections of the caps for as long as the waste remains in place. Remedy optimizations have been implemented at the majority of the groundwater sites and contamination levels are

declining. Several milestones have been completed ahead of schedule. The groundwater is being cleaned up to residential (unrestricted) use.

A follow-on PBR contract is scheduled for award in FY18.

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# Community Background

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The Myrtle Beach AFB is located wholly within the City of Myrtle Beach in Horry County, South Carolina. Situated on the northeastern South Carolina seacoast between the Atlantic Ocean and the Intracoastal Waterway, Myrtle Beach is the largest community in an area known as the Grand Strand. This region, consisting of ten communities, is the fastest growing area in the state and one of the leading tourist destinations in the United States.

The Grand Strand accounts for a significant portion of the state's total revenue from travel and tourism. Other major employers in the area include the county school district, county government, Blue Cross/Blue Shield, and AVX, a manufacturer of capacitors.

According to the 2010 census, the population of the City of Myrtle Beach is 27,109; the population of the Horry County is 329,449, up 37 percent from the 2000 Census.

The closing of the Myrtle Beach AFB cost the area approximately 500 civilian jobs. Initially, it was feared that the departure of the Air Force from the area would cause increased unemployment in the area due to the direct loss of jobs located on the base and the indirect effect on off-base businesses. In addition, there were fears that the housing market would become depressed as military personnel placed their homes on the market and moved out of the area. These fears proved to be largely unfounded, as the tremendous economic growth in the area has successfully absorbed workers and housing stock. While there were certainly dislocations for specific individuals or businesses, for the most part the closing of the Myrtle Beach AFB has been a less painful economic experience for the Grand Strand than for other communities in the United States.

The City of Myrtle Beach has a Council-Manager form of government. A seven member City Council, which includes the Mayor, establishes all laws and policies. The Horry County government consists of a Chairperson and an 11 member County Council, elected on a district basis.

## Community Involvement Overview

In April 1994, the South Carolina legislature created the Myrtle Beach Air Force Base Redevelopment Authority, which has been the recipient of a large portion of the former base. Other recipients included the State of South Carolina, Horry County and the City of Myrtle Beach.

Redevelopment includes an International Airport, The Market Common urban village, residential development and other commercial facilities. Tenants include the American Red Cross, Horry- Georgetown Technical College and Allied Healthcare.

RAB meetings were held regularly each year from 1994 through 2010. Public notices, fact sheets and public meetings have been utilized to provide information on the environmental program and will continue in the future.

### **Key Community Concerns**

Most of the current community concerns arise from redevelopment impacts on the environmental sites. There have been past concerns regarding two off-base environmental sites. A private company is the responsible party for one of the sites, and the other site is an Air Force site with groundwater contamination that spread to outside the former base boundary.



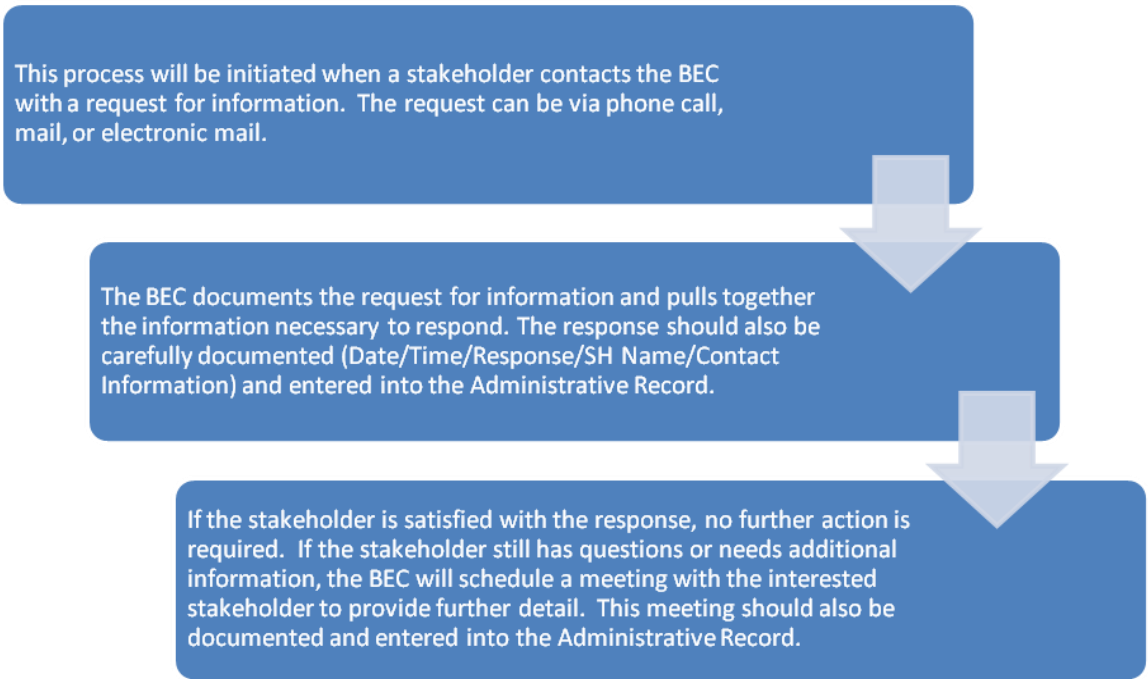
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# Recommended Community Involvement Approach

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Due to the high level of redevelopment at the former base that impacts Air Force environmental sites; there is active interaction with property owners, developers, and local agencies. Responses to property owner and developer requests will continue to occur on a case by case basis.

The Restoration Advisory Board adjourned in 2010. A public meeting was held in 2011 to update the public on the status of the environmental remediation. A newsletter is planned for 2012. In addition, public interest is expressed via phone calls asking about specific issues. Generally, these types of inquiries should be handled and documented by the BEC utilizing the following process.



In some instances, a concern raised by a single individual or organization may raise a point or issue that affects a larger population. In those instances, the BEC may choose to elevate the issue within the Air Force and/or the BRAC Cleanup Team and implement other outreach techniques. The following table outlines various recommended techniques, tips for success, and pros/cons that can be used to determine which technique is most appropriate for a given situation.

Techniques	Tips for Success	Pros	Cons
<b>Information Repository</b>	<p>Make sure personnel at location know where materials are kept</p> <p>Keep a list of repository items</p> <p>Track usage through a sign-in sheet</p>	<p>Relevant information is accessible to the public without incurring the costs or complications of tracking multiple copies sent to different people</p> <p>Can set up visible distribution centers for project information</p>	<p>Information repositories are often not well used by the public</p>
<b>Fact Sheets/Newsletters/ Neighborhood Notices and Flyers</b>	<p>KISS! Keep It Short and Simple</p> <p>Make it visually interesting but avoid a slick sales look</p> <p>Be sure to explain public role and how public comments have affected decisions</p> <p>Q&amp;A format works well</p>	<p>Can reach large target audience</p> <p>Allows for technical and legal reviews</p> <p>Facilitates documentation of public involvement process</p>	<p>Only as good as the mailing list/ distribution network</p> <p>Limited capability to communicate complicated concepts</p> <p>No guarantee materials will be read</p>
<b>Open Houses, Poster Board Sessions and Site Tours</b>	<p>Someone should explain format at the door</p> <p>Have each participant fill out a comment card to document their participation</p> <p>Be prepared for a crowd all at once – develop a contingency plan</p> <p>Set up several stations so multiple people can view at once</p>	<p>Foster small group or one-on-one communications</p> <p>Ability to draw on other team members to answer difficult questions</p> <p>Builds credibility</p>	<p>Difficult to document public input</p> <p>Agitators may stage themselves at each display</p> <p>Usually more staff intensive than a meeting</p>
<b>Public Notices</b>	<p>Figure out the best days and best sections of the paper to reach intended audience</p> <p>Avoid rarely read notice sections</p>	<p>Potentially reaches broad public</p>	<p>Expensive, especially in urban areas</p> <p>Allows for relatively limited amount of information</p>

Techniques	Tips for Success	Pros	Cons
<b>Media Relations</b>	<p>Fax or e-mail press releases or media kits</p> <p>Foster a relationship with editorial board and reporters</p>	<p>Informs the media of project milestones</p> <p>Press release language is often used directly in articles</p> <p>Opportunity for technical and legal reviews</p>	<p>Low media response rate</p> <p>Frequent poor placement of press release within newspapers</p>
<b>Public Meeting</b>	<p>Set up the meeting to be as welcoming and receptive as possible to ideas and opinions and to increase interaction between technical staff and the public</p> <p>Review all materials and presentation ahead of time</p>	<p>Participants here relevant information and have an open opportunity to ask questions and comment</p> <p>People learn more by hearing other's questions and comments</p> <p>Legal requirements are met</p>	<p>There is a potential for the meeting to escalate out of control because emotions are high</p> <p>It is challenging for facilitators to establish an open and neutral environment for all views to be shared</p>
<b>Responsiveness Summaries</b>	<p>May be used to comply with legal requirements for comment documentation</p> <p>Use publicly and openly to announce and show how all comments were addressed</p>	<p>Responsiveness summaries can be an effective way to demonstrate how public comments are addressed in the decision process</p>	<p>With a large public, the process of response documentation can get unwieldy</p>
<b>Website</b>	<p>A good home page is critical</p> <p>Each Web page must be independent</p> <p>Put critical information at the top of the page</p> <p>Use headings, bulleted and numbered lists to</p>	<p>Reaches across distances</p> <p>Makes information accessible anywhere at any time</p> <p>Saves printing and mailing costs</p>	<p>Users may not have easy access to the Internet or knowledge of how to use computers</p> <p>Large files or graphics can take a long time to download</p>

Techniques	Tips for Success	Pros	Cons
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<b>Speaking Engagements/ Outreach Meetings</b>	Understand who the likely audience will be	Opportunity to get on the agenda	May be too selective and can leave important groups out
	Make opportunities for one-on-one meetings	Provides opportunity for in-depth information exchange in non-threatening environment	

Source: International Association of Public Participation. "Public Participation Toolbox," 2006.

### Recommended Community Relations for Various Phases of Clean-Up Activities

The EPA provides guidance on how and when to involve the community in the environmental clean-up process. While very few activities are specifically prescribed by the letter of the law, the EPA has repeatedly made it clear that the intent of the law was to "provide every opportunity for residents of affected communities to become active participants in the process and to have a say in the decisions that affect their community."

The Air Force adopts the intent of the law and is committed to go above and beyond the letter of the law at each of the former eastern BRAC bases. The following table outlines the activities recommended by the EPA at various steps in the process. **If an issue needs to be elevated**, the BEC can use this table as a tool to determine the most appropriate course of action given the issue raised. Additionally, AFRPA strategic communications staff can help ensure that the information is presented in easy to understand terms and that technical terminology is clearly and concisely communicated.

	Information Repository	Administrative Record	Fact Sheets	Newsletters	Open Houses, Poster Board Sessions, and Site Tours	Public Notices	News Releases/ Media Relations	Neighborhood Notices/ Flyers	Public Meetings	Public Comment Period	Responsiveness Summary	Website	Speaking Engagement/ Outreach Mtgs
Preliminary Assessment/ Site Investigation		●	●		●	●	●	●					
Listing on the National Priorities List		●				●	●			●	●		
The Remedial Investigation/Feasibility Study (RI/FS)		●	●	●	●							●	●
Proposed Plan (PP)	●	●	●	●	●	●	●	●	●	●	●	●	●
Record of Decision (ROD)	●	●	●	●	●	●	●	●	●	●	●	●	●
Remedial Design (RD)/ Remedial Action	●	●	●	●	●		●					●	●

Operation & Maintenance (O&M)	●	●	●	●	●	●	●	●	●
Deletion from the National Priorities List	●	●		●	●	●	●	●	●

Source: U.S. Environmental Protection Agency. "Superfund Community Involvement Handbook," 2005.

If a site is reopened as a result of the Air Force Accelerated Site Completion Program, community relations will need to be conducted for the appropriate phase as shown in the table above. For a more detailed description of each of the community relations strategy, please see the main document.

### Administrative Record

The Administrative Record for this base can be found at <https://afarpaar.lackland.af.mil/ar/docsearch.aspx>. It includes historical documents and findings related to environmental clean-up activities.

# ATTACHMENT 1: Stakeholder Database

Senator	Congressman	Governor	Mayor	City Council Members	County Officials
<p>Senator Jim DeMint (R) 39 Broad Street Suite 300 Charleston, SC 29401 843-727-4525</p> <p>Senator Lindsey Graham (R) 508 Hampton Street, Suite 202 Columbia, SC 29201 803-933-0112</p>	<p>Congressman Tim Scott (R-SC 1st) 2000 Sam Rittenberg Blvd, Suite 3007 Charleston, SC 29407 843-852-2222</p>	<p>Governor Nikki Haley Office of the Governor 1205 Pendleton Street Columbia, SC 29201</p>	<p>John Rhodes, Mayor 5712 Springs Avenue Myrtle Beach, SC 29577 843-918-1004</p>	<p>Wayne Gray, Council 5710 Longleaf Drive Myrtle Beach, SC 29572</p> <p>Michael Chestnut, Council P. O. Box 2468 Myrtle Beach, SC 29578</p> <p>Mike Lowder, Council 1051 Park Drive Myrtle Beach, SC 29577</p> <p>Susan Grissom Means, Council 990 Antilles Court Myrtle Beach, SC 29577</p> <p>Philip Render, Council and Mayor Pro Tem 5709 Quail Hollow Lane Myrtle Beach, SC 29577</p> <p>Randal G. Wallace, Council 6506-C Wildwood Trail Myrtle Beach, SC 29572</p>	<p>Michael LaPier, Director, Horry County Department of Airports 1100 Jetport Road Myrtle Beach, SC 29577</p> <p>Mr. Chris Eldridge Horry County Administrator 1301 Second Avenue Conway, SC 29526</p>

#### Additional Stakeholders:

- Myrtle Beach Police Department
- Myrtle Beach Fire Department
- Myrtle Beach Health Director
- South Carolina Department of Health and Environmental Control
- United States Environmental Protection Agency
- US Army Corps of Engineers
- Horry County
- Horry County Airport
- Myrtle Beach AFB Redevelopment Authority

## ATTACHMENT 2: Media List

### Myrtle Beach City of Myrtle Beach

Radio Station	POC	Position	Phone	E-mail
WDAI-FM Kiss 98.5 FM	Doug Davis	Program Director	(843) 651-7869	doug.davis@cumulus.com
WEZV-FM Easy 105.9	Matt Sedota	General Manager	(843) 903-9962	sedota@wezv.com
WGTR-FM Gator 107.9	Johnny Walker	Operations Manager	(843) 293-0107	jwalker@qantumradio.com
WIQB-SM ESPN 1050	Reggie Dyson	General Manager	(843) 399-2659	wradio@sc.rr.com
WMYB-FM Star 92.1	Bill Catcher	Program Director	(843) 448-1041	bcatcher@nextmediagroup.net
WRNN-AM Hot Talk 1450	Dave Priest	Program Director	(843) 448-1041	dpriest@nextmediagroup.net
WGTR-FM Gator 107.9	Johnny Walker	Operations Manager	(843) 293-0107	jwalker@qantumradio.com

TV Station	POC	Position	Phone	E-mail
WBTW/CBS	David Hart	Managing Editor	(843) 293-1301	wbtvnews@wbtv.com
WFXB/FOX	Steve Albright	Programming Director	(843) 828-4343	salbright@wfxb.com
WMBF/NBC	Matt Miller	News Director	(843) 839-9623	news@wmbfnews.com
WPDE/ABC	Victor Spechko	News Director	(843) 234-9733	tv7news@wvii.com
WPDE		News Desk	(207) 764 4461	news@wagmtv.com

Newspaper	POC	Position	Phone	E-mail
The Sun News	Dawn Bryant	City / Business Editor	(843) 626-0300	dbryant@sunnews.com
Myrtle Beach Herald	Charles Perry	Editor	(843) 626-3131	cperry@sccoast.net
North Myrtle Beach Times	Judy Corley	News Editor	(843) 249-3525	nmbtimes@sc.rr.com