

Beaufort County Joint CAMA Land Use Plan

Part I. Citizen Participation Process, Community Concerns, And Planning Vision

A. Planning Themes and Public Concerns

2. Land Use Compatibility

(add following text to page I-2)

Compatibility of military aircraft overflights of Beaufort County and future development relative to building heights is an important consideration for future land use planning.

Part III. The Future land Use Plan – Goals, Future Land Use Plan Map and Growth and Development Policies

(add following text to page III-36)

7. Policies for Military Compatibility

Introduction

In 2017, the Seymour Johnson Air Force Base (AFB) and the Dare County Range (DCR) Joint Land Use Study (JLUS) was adopted in an effort to guide planning and development in the areas surrounding the Seymour Johnson AFB and the DCR, and to help mitigate any existing land use compatibility issues related to military operations. Three public workshops were held in conjunction with development of the JLUS to identify compatibility issues associated with the installations and develop strategies designed to address identified issues. A primary compatibility issue identified as a result of these public workshops was establishing a maximum buildable height based on the military flight altitude necessary for safe military aircraft operations at Seymour Johnson AFB and the DCR.

Vertical obstructions that encroach into the MTRs over Beaufort County pose a significant hazard to aircraft operations in the surrounding airspace. Vertical obstructions are created by buildings, structures, towers, trees or other features that may encroach into the navigable airspace where the MTRs are located. These obstructions can be a safety hazard to both the public and military personnel and potentially impact military readiness.

The military compatibility policy addresses the needs and concerns related to military aircraft operating in the airspace over Beaufort County and impacts from development that creates vertical obstructions.

Discussion

Areas of Beaufort County are overflown by military aircraft operating from Seymour Johnson AFB, the DCR and other military installations in the region. There are several military training routes (MTRs) in the airspace above Beaufort County that allow aircraft to fly at low levels and high speed required for combat training. The MTRs over Beaufort County include routes that allow aircraft to operate at less than 249 feet above ground

level (AGL) and routes that allow operations between 500 and 999 feet AGL. In one instance, an MTR over Beaufort County allows aircraft to operate as low as 100 feet AGL. The MTRs located in the airspace above Beaufort County are illustrated on the Beaufort County Future Land Use Map.

Policies

Beaufort County will address requirements to establish maximum buildable heights in areas where the safety of military aircraft operating from Seymour Johnson AFB, the DCR and other military installations in the region is a concern.

C. Future Land Use Map

The Beaufort County Future Land Use Map identified on page III-37, and City of Washington Future land Use Map 21A identified in the CAMA Maps section, need to be updated with applicable MCAOD/MCA/MAA outer boundary parameters related to vertical obstructions.

Part IV. Tools for Managing Development

C. New Tools and Implementation Action Plan

1. New Ordinances and Amendments

(add following text to page IV-7)

- (5) Address requirements to establish maximum buildable heights in areas where safety of military aircraft operating from Seymour Johnson AFB and the DCR is a concern.
 - (a) Amend procedures and regulations to require a determination Finding of No Significant Impact from the Federal Aviation Administration to be submitted with the development application for all structures greater than 199 ft. tall.
 - (b) Amend procedures and regulations to establish a maximum buildable height based on military flight altitude necessary for safe military flight operations.
 - (c) Amend procedures and regulations to incorporate a Military Compatibility Overlay District (MCAOD) containing Military Compatibility Areas (MCA's) that address the maximum buildable height based on military flight altitude necessary for safe military flight operations.