

## **City of Washington CAMA Land Use Plan**

### **Section IV. City of Washington Concerns and Aspirations**

#### **A. Identification of Primary Planning Issues**

*(add the following text to page 21 at the end of Section A.)*

An additional planning concern was identified in 2017 as an outcome of the Seymour Johnson Air Force Base (AFB) and Dare County Range (DCR) Joint Land Use Study (JLUS). The JLUS identified the compatibility of military aircraft overflights of the City of Washington and future development relative to building heights as an important consideration for future land use planning. This topic is included in the appropriate sections of this plan.

### **Section VI. Plan for the Future**

#### **E. Land Use Plan Management Topics**

*(Add the following text to page 215 at the end of 9. Local Areas of Concern section)*

##### **10. Military Compatibility**

In 2017, the Seymour Johnson AFB and the DCR 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.

A small area along the northern edge of the City of Washington is overflowed by military aircraft operating from Seymour Johnson AFB, the DCR and other military installations in the region. There is one military training route (MTR) in the airspace above Bertie County that allows aircraft to fly at low levels and high speed required for combat training. The MTR over the City of Washington allows aircraft to operate between 500 and 999 feet above ground level (AGL). The MTR located in the airspace above the City of Washington are illustrated on the City of Washington Future Land Use Map.

Vertical obstructions that encroach into the MTR over the City of Washington 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.

##### **a. Management Goal**

The City of Washington will strive to integrate military compatibility with future development and address the needs and concerns related to military aircraft operating in the airspace over the City of Washington and impacts from development that creates vertical obstructions.

b. Planning Objective

The City of Washington will adopt policies which balance growth demands with the requirements of the military use of the airspace above the land areas within the city boundaries.

c. Land Use Plan Requirements

The following are the City of Washington's policies/implementing actions for military compatibility.

Policies – Military Compatibility:

P.106 The City of Washington will 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.

Implementing Actions – Military Compatibility:

- I.73 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.
- I.74 Amend procedures and regulations to establish a maximum buildable height based on military flight altitude necessary for safe military flight operations.
- I.75 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.

**F. Future Land Use**

**1. Introduction**

*The City of Washington Future Land Use Map 21A/21B identified on page 217/218 needs to be updated with applicable MCAOD/MCA/MAA outer boundary parameters related to vertical obstructions.*

**Section VII. Tools for Managing Development**

**D. Action Plan / Schedule**

**2. Action Plan / Schedule**

*Add Military Compatibility policy and implementing actions, identified above, to table on pages 235-236. Add the following to end of table on page 236 after P.98-P.105:*

P.106	The City of Washington will 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.	FY22-23	FY23-24
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