

## **Dare County Joint CAMA Land Use Plan**

### **Overview of Dare County Land Use Plan**

#### **Community Concerns and Aspirations**

*(add following to page 4)*

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 Dare County 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 Two Policies and Implementation Strategies**

#### **Management Topic #2 – Land Use Compatibility**

##### **Manmade Hazard Areas**

*(add following as new second paragraph on page 157)*

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.

Large areas of Dare County are overflowed 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 Dare County that allow aircraft to fly at low levels and high speed required for combat training. The MTRs over Dare 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 several instances, the MTRs over Dare County allow aircraft to operate as low as 100 feet AGL. There are also several restricted areas (RAs) in the airspace above Dare County that allow aircraft to conduct hazardous flight activity and aircraft testing including high speed maneuvering, abrupt altitude changes, and other dynamic, non-standard aircraft activity. The RAs over Dare County include areas that allow aircraft to operate at less than 100 feet AGL and other areas that allow operations at altitudes 500 feet and higher AGL. In one instance, a RA over Dare County provides airspace as low as the ground surface to ensure safe training operations. The MTRs and RAs located in the airspace above Dare County are illustrated on the Dare County Future Land Use Map.

Vertical obstructions that encroach into the MTRs and RAs over Dare 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 and RAs 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 Dare County and impacts from development that creates vertical obstructions.

*(add the following to page 158 as new Policy LUC #12A)*

**Policy LUC #12A Military Compatibility**

Dare 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.

1. 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.
2. Amend procedures and regulations to establish a maximum buildable height based on military flight altitude necessary for safe military flight operations.
3. 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.

*The Consistency of Land Use Compatibility Polices with Objectives table on pages 163-164 needs to be updated with new Policy LUC #12A Military Compatibility. Insert following on page 164 after LUC #12:*

LUC#12A Establish maximum building heights where military aircraft operate at low levels	#5		
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*The Dare County Future Land Use Map discussed on page 206 and shown on pages 227-235 need to be updated with applicable MCAOD/MCA/MAA outer boundary parameters related to vertical obstructions.*

*The Relationship of Policies to Zoning Regulations Matrix 7 table on page 236 needs to be updated with new Policy LUC #12A Military Compatibility. Insert following after LUC #12:*

LUC #12 Establish maximum building heights where military aircraft operate at low levels	General Consistency	Possible ordinance amendments included as implementation strategy
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