

The Washington County CAMA Plan is under review by the NCDEQ and has not been certified. Until it is certified, and/or we receive a draft copy we cannot develop specific text for inclusion in the Plan. The following is draft placeholder information.

Washington County CAMA Land Use Plan

SECTION 1. Community Concerns and Aspirations

DOMINANT GROWTH-RELATED CONDITIONS

(add following to page X)

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

Section 8: Plan for the Future – Land Use and Development Goals, Policies, and Future Land Use Map

(add following to Page XX)

7.0 Military Compatibility

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.

Areas of Washington 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 Washington County that allow aircraft to fly at low levels and high speed required for combat training. The MTRs over Washington 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 Washington County allow aircraft to operate as low as 100 feet AGL. The MTRs located in the airspace above Washington County are illustrated on the Washington County Future Land Use Map.

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

Policy 7.1

Washington 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.

Section 9: Tools for Managing Development

New Tools

Ordinances amendments

(add following to page XXX)

3. Address requirements to establish maximum buildable heights in areas where the safety of military aircraft operating from Seymour Johnson AFB and the DCR is a concern.
 - 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.
 - Amend procedures and regulations to establish a maximum buildable height based on military flight altitude necessary for safe military flight operations.
 - Amend procedures, regulations, and future land use plan maps 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 Washington County CAMA Update Future Land Use Map identified in the CAMA on page XX and included in the maps portion of the CAMA needs to be updated with applicable MCAOD/MCA/MAA outer boundary parameters related to vertical obstructions.