

CC-1: Military Land Use Compatibility Checklist — Washington County

Primary responsibility: County Military

Definition

The Compatibility Checklist is a tool that helps the Washington County Planning Department ensure the completeness of an assessment for a project located within an area that potentially impacts a military operational area.

Purpose

The Compatibility Checklist helps the county community planner effectively identify planning issues and aspects that are unique to military operations in a rural context where there may be a minimal planning framework. It covers topics related to coordination with the military installation and public notification as applicable, as well as technical topics including:

- Land use – impacting military overflight areas, ground training areas, etc.
- Noise – impacting sensitive land use receptors, areas requiring noise reduction, etc.
- Vertical Obstructions – impacting pilot and citizen safety, military airspace operating areas, airfield radar systems (ARS) radar and weather radar
- Frequency Spectrum – impacting aircraft radar, ARS, weather radar and / or other electronic systems

Key Issues

The Compatibility Checklist is only intended as a guide. Planners using the checklist must ensure thorough coordination and communication with all potentially affected military and other organizations to ensure a complete assessment of the development / project potential impacts and identification of possible solutions.

Roles and Responsibilities

Community Planner's Role. The county community planner should assess and evaluate the proposed development / project to identify any potential impacts to military installations and / or military operating areas. By establishing lines of communication in advance with the military installation staff and other affected organizations, the planning process will proceed more efficiently with improved outcomes.

Implementation and Maintenance

Implementation. The Compatibility Checklist should be implemented as a matter of course anytime a proposed development / project is located in an area where there is a military installation and / or military operating area. Where responses to checklist items indicate the potential for incompatibility with a military installation and / or military operating area, the planner should ensure the military and other affected organization are made aware of the concern. Additional coordination and / or actions may be required to prevent any incompatible development.

Maintenance. The Compatibility Checklist should be reviewed periodically by the county community planner who should also coordinate with the military installation for any new information that should be incorporated into the checklist.

Military Land Use Compatibility Checklist

Land Use

1A	Is the planning action within the designated 5-mile Coordination Area surrounding a military installation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
1B	Does the planning action propose to: <ul style="list-style-type: none"> • Change the zoning map? • Change permitted land uses? • Construct a telecommunications tower, wind turbine, wind turbine array or other type of tall tower / structure? • Approve new major subdivision preliminary plats? • Increase the size of an approved subdivision by more than fifty percent (50%) of the subdivision's total land area including developed and undeveloped land? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
1C	If yes to any of the above in 1B, has the public hearing been scheduled?	<input type="checkbox"/> Yes <input type="checkbox"/> No
1D	Has written notice of the proposed action been sent to the military installation by certified mail or by institutionalized process agreed to by the community and military?	<input type="checkbox"/> Yes <input type="checkbox"/> No
1E	Has a response been received from the military installation on the proposed planning action?	<input type="checkbox"/> Yes <input type="checkbox"/> No
1F	For planning actions, such as new development and redevelopment OTHER than those listed in 1B, is the proposed action within any of the following areas? <ul style="list-style-type: none"> • Under a Military Training Route? • Military Operating Area? • Restricted Area? • High Risk of Adverse Impact Zone (HRAIZ)? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
1G	Does the development / project propose: <ul style="list-style-type: none"> • Any impacts that might interfere with safe pilot navigation? • Any unique electrical requirements that may create interference with navigational signals or radio communications between an aircraft and air traffic control or military radar line-of-sight requirements? • Any unique lighting requirements or lack of requirements that may make it difficult for pilots to distinguish airport lights from other lights or otherwise create an unsafe flight condition? • Any unique lighting requirements that could interfere with the effective use of night vision goggles? • Generate smoke, fumes or glare that can impact pilot visibility during take offs or landings? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
1H	For development within the areas listed in 1G, has the military been notified of the intent to take action, prior to a decision?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Noise

2A	Is the planning action located: <ul style="list-style-type: none"> • Under a Military Training Route? • Under an airspace Restricted Area • Under a Military Operations Area 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
2B	Does the planning action include the development of noise-sensitive land uses such as residential use, places of worship, medical facilities, education institutions or other uses where people congregate such as daycare or seniors living facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2C	Is the planning action within a Noise Overlay District per local codes or military noise operational footprint?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2D	Does the planning action conform to the land use compatibility guidance in local codes or recommended by the DOD?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2E	If not mandated by local codes, does the planning action include noise level reduction measures in new construction to achieve recommended indoor noise levels?	<input type="checkbox"/> Yes <input type="checkbox"/> No

Vertical Obstructions

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3A	Does the planning action include the construction of a: <ul style="list-style-type: none"> • Structure? • Tower? • Wind turbine? (Single) • Wind turbine array? (More than one) • Temporary structure such as a construction crane? • Amusement Park rides? • Other tall object? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
3B	If yes to any of the above in 3A, what is the maximum height of the structure?	____ Ft. AGL
3C	Is the structure located within any of the following? <ul style="list-style-type: none"> • Military Training Route? • Restricted Area? • Military Operations Area • HRAIZ? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
3D	If yes to any of the above in 3C, what is the minimum altitude for aircraft operating in that airspace?	____ Ft. AGL
3E	Except for wind energy facilities (wind turbines), if the structure is greater than 200 feet in height per the definition in <i>Article 9G. Military Lands Protection</i> of the North Carolina General Statutes and within 5 miles of a military installation boundary, a county or local government may not authorize the construction of the structure without an endorsement from the North Carolina Building Code Council. Has a letter or endorsement or denial for the structure been received from the North Carolina Building Code Council?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3F	Is the structure within the designated 5-mile Coordination Area surrounding a military installation? <i>If yes, complete checklist steps 1B through 1F.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
3G	If the development is a wind turbine or wind turbine array, has a permit been issued by the North Carolina Department of Environmental Quality?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3H	Has the application for the permit received a Federal Aviation Administration Obstruction Evaluation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3I	If the FAA determination is included with the permit application, is it a Determination of No Hazard to Air Navigation?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Frequency Spectrum		
4A	Does the development / project generate radio frequency interference / electromagnetic interference from uses such as: <ul style="list-style-type: none"> • Communication towers? • Wind turbine or wind turbine array? • Medical equipment? • Research labs? • Industrial facilities? • High voltage lighting? • Broadband transmitters? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
4B	What is the proposed radio / communication frequency usage associated with the structure, if any?	_____
4C	Has the proposed radio / communication frequency changed since review and approval by the State and FAA? <i>If yes, notify the impacted military installation prior to permit issuance.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
4D	Is the development / project a wind turbine or wind turbine array that is located in the HRAIZ?	<input type="checkbox"/> Yes <input type="checkbox"/> No