

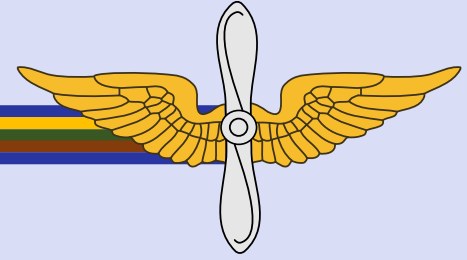


Fort Novosel Compatible Land Use Study Committee Meeting 2

**Thursday, June 8, 2023
10:00 AM to 1:00 PM
Enterprise Farmers Market**

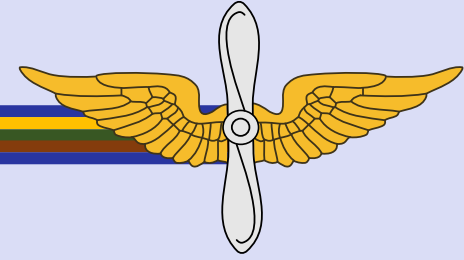


Last Meeting: (May 25, 2023)

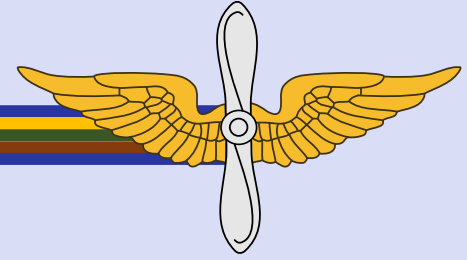


- CLUS Committee Composition and Process
- Fort Novosel Overview
- Demographics
- Economic Impact
- Fly Neighborly Program
- Noise Complaints
- Preliminary Benefits and Issues

Meeting Dates and Topics

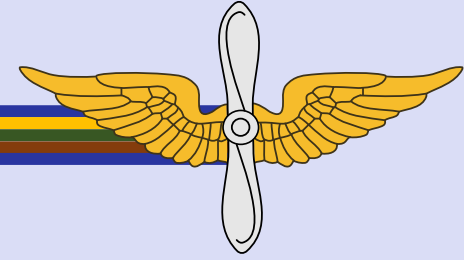


Purpose of the CLUS



A Compatible Land Use Study (CLUS) is a **cooperative land use planning** effort between a military installation and surrounding jurisdictions designed to **promote community growth and development** that is compatible with an installation's training and operational mission(s).

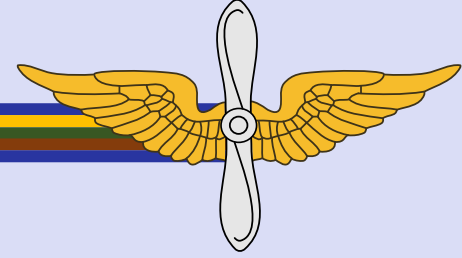
Area of Operations



- 1 Army Airfield
- 4 Army Heliports
- 15 Stagefields
- 64 Remote Training (RT) Sites
- 1 FARP/Aerial Gunnery Range
- Army Radar Approach Control

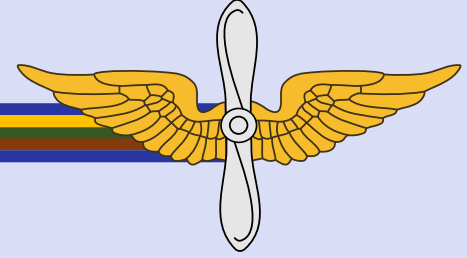


Comments – Impacts, Issues, Benefits



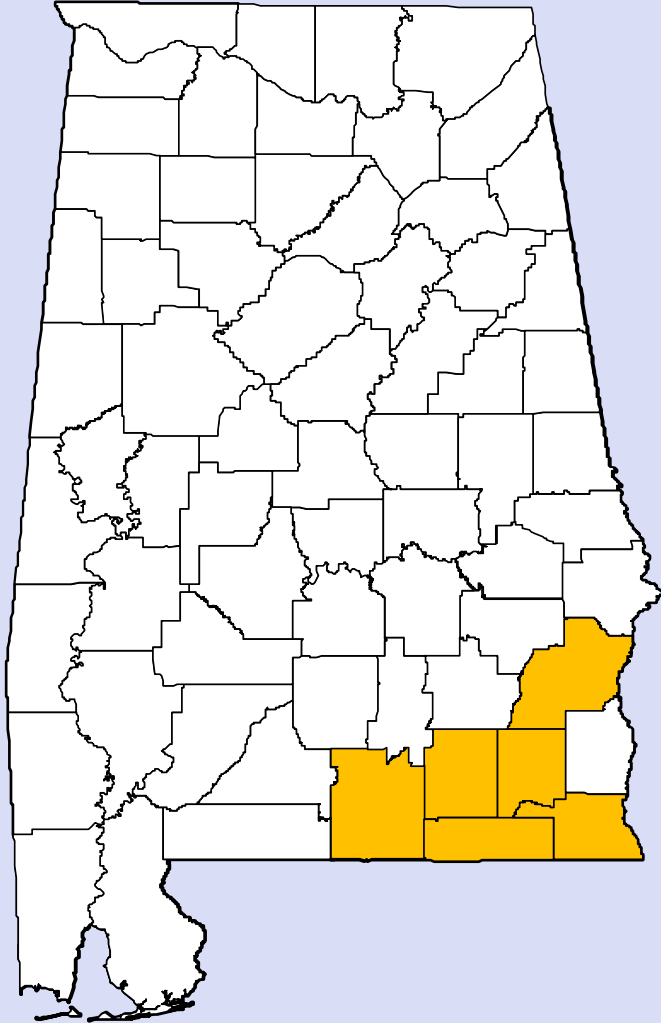
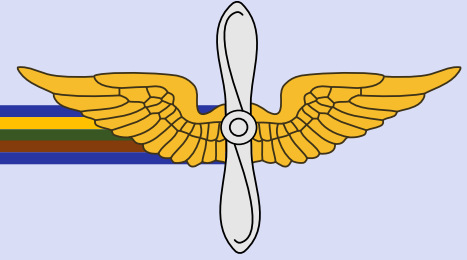
- Fort Novosel is an economic draw to surrounding communities.
- Fort Novosel brings repeat real estate business through rentals and relocation.
- Political support for Fort Novosel helps fund county infrastructure.
- Students from military families bring increased funding to public schools.
- Emergency response training benefits as local responders work and train with Fort Novosel responders. Also provide mutual aid to one another.
- There is a competition for talent (especially teachers) with those who are trying to hire for local positions vs. those hiring for Fort Novosel positions.
- There is not a large pool of skilled labor – IT, in particular.
- Estimated that at least 50% of local police are former military.
- Statewide taxes
- Traffic congestion as a result of number of employees on Fort Novosel.
- Look at what the uses and benefits of the CLUS Study might be beyond the issues identified and resolved through the study planning process.

Today's Agenda



- Fort Novosel Sites
- Issue Identification
- Land Use Regulatory Tools
- Issue Resolution

Study Area

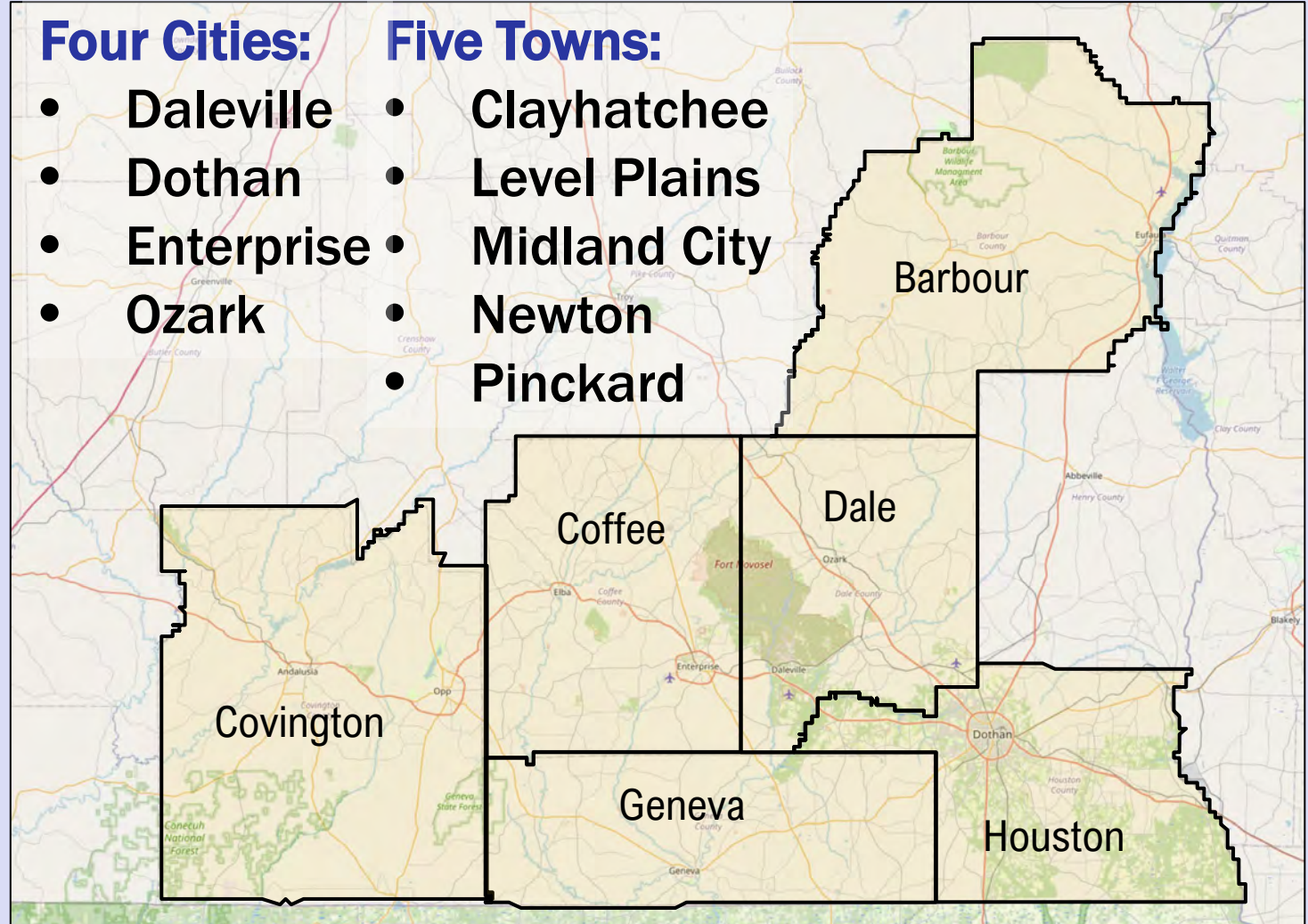


Four Cities:

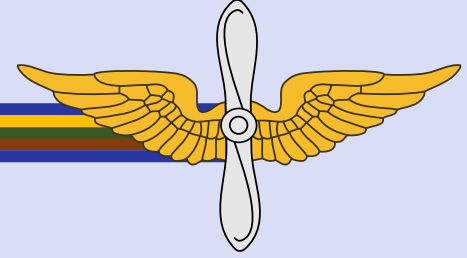
- Daleville
- Dothan
- Enterprise
- Ozark

Five Towns:

- Clayhatchee
- Level Plains
- Midland City
- Newton
- Pinckard



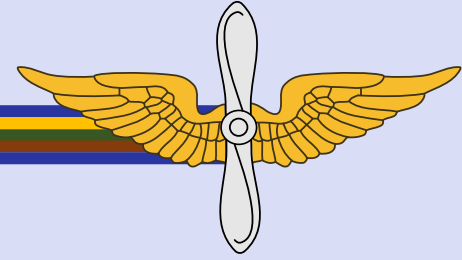
Stage Field Sites



- **Zone of Influence**

Area within a specific radius that is most likely to be impacted by noise, wind, vibration and potential for accidents

Stage Field Sites



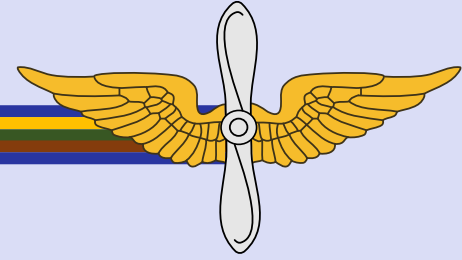
- **Noise Zone III**

Area around a noise source in which the A-weighted DNL (ADNL) is greater than 75 decibels (dBA), the C-weighted DNL (CDNL) is greater than 70 decibels (dBC), and the PK 15 (met) is greater than 104. **Guidance shows that there should be no noise-sensitive land uses within the NZ III, such as housing, schools, and worship facilities. Some compatible uses in NZ III include most industry and manufacturing (up to 85 dBA), transportation, and agricultural.**

- **Noise Zone II**

Area around a noise source in which the ADNL is between 65 and 75 dBA, the CDNL is between 62 and 70 dBC, and the PK 15 (met) is between 87 and 104. Noise exposure in NZ II is considered significant and land use should be limited to compatible uses, such as industry and manufacturing, transportation, and agricultural. **Guidance does allow other uses in NZ II with incorporation of noise level reduction techniques, including some low-density housing, retail and services, and recreation and entertainment.**

Stage Field Sites



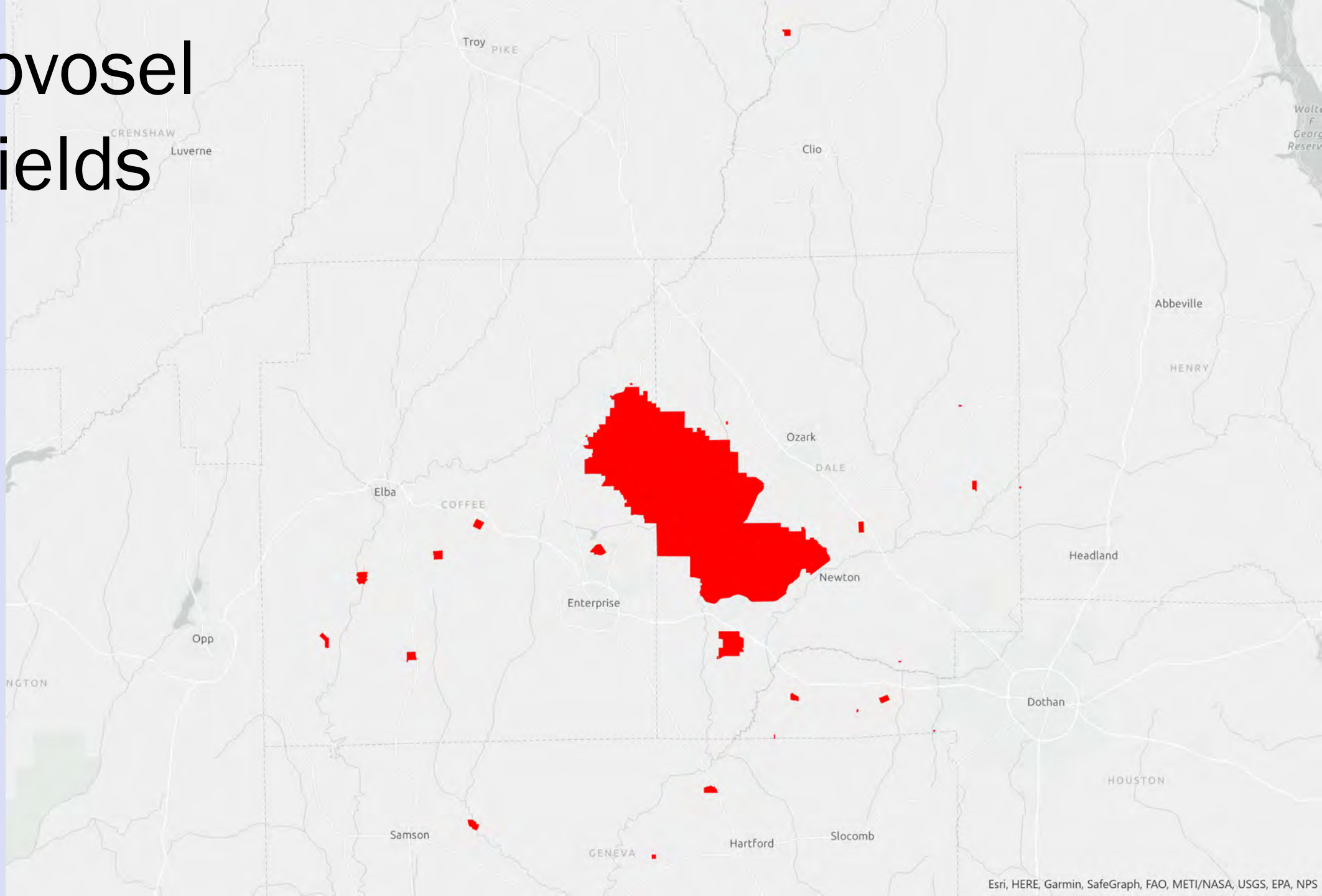
- **Noise Zone I**

NZ I is the area around a noise source in which the ADNL is less than 65 dBA, the CDNL is less than 62 dBC, and PK 15 (met) is less than 87. **Noise exposure in NZ I is not considered significant and is usually acceptable for all types of land use activities.**

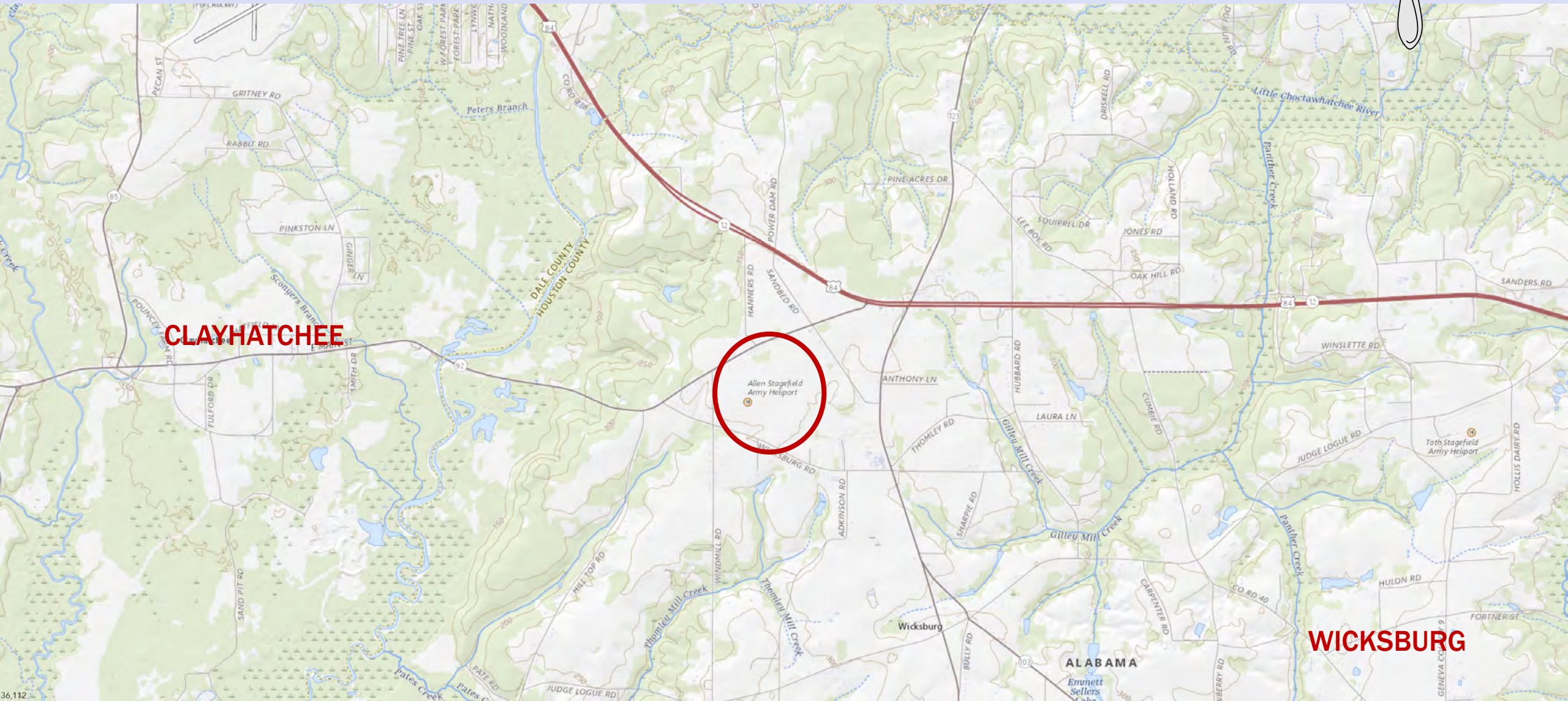
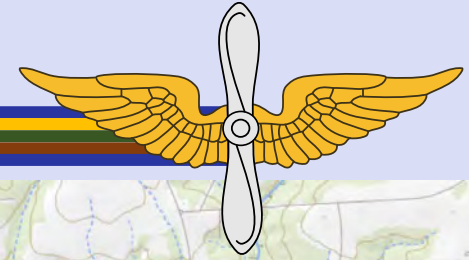
- **Land Use Planning Zone (LUPZ)**

The noise contours that identify areas inside 65 ADNL and 62 CDNL represent an annual average separating the limiting NZ II and the fully compatible NZ I. Since the noise environment at Fort Rucker varies daily and seasonally due to fluctuating operations, a LUPZ is used to account for days of higher than average operations and possible annoyances. **The LUPZ encompasses areas that can be affected during periods of heightened activity providing a more comprehensive assessment of noise effects in civilian areas.** The LUPZ contours are set at 57 CDNL.

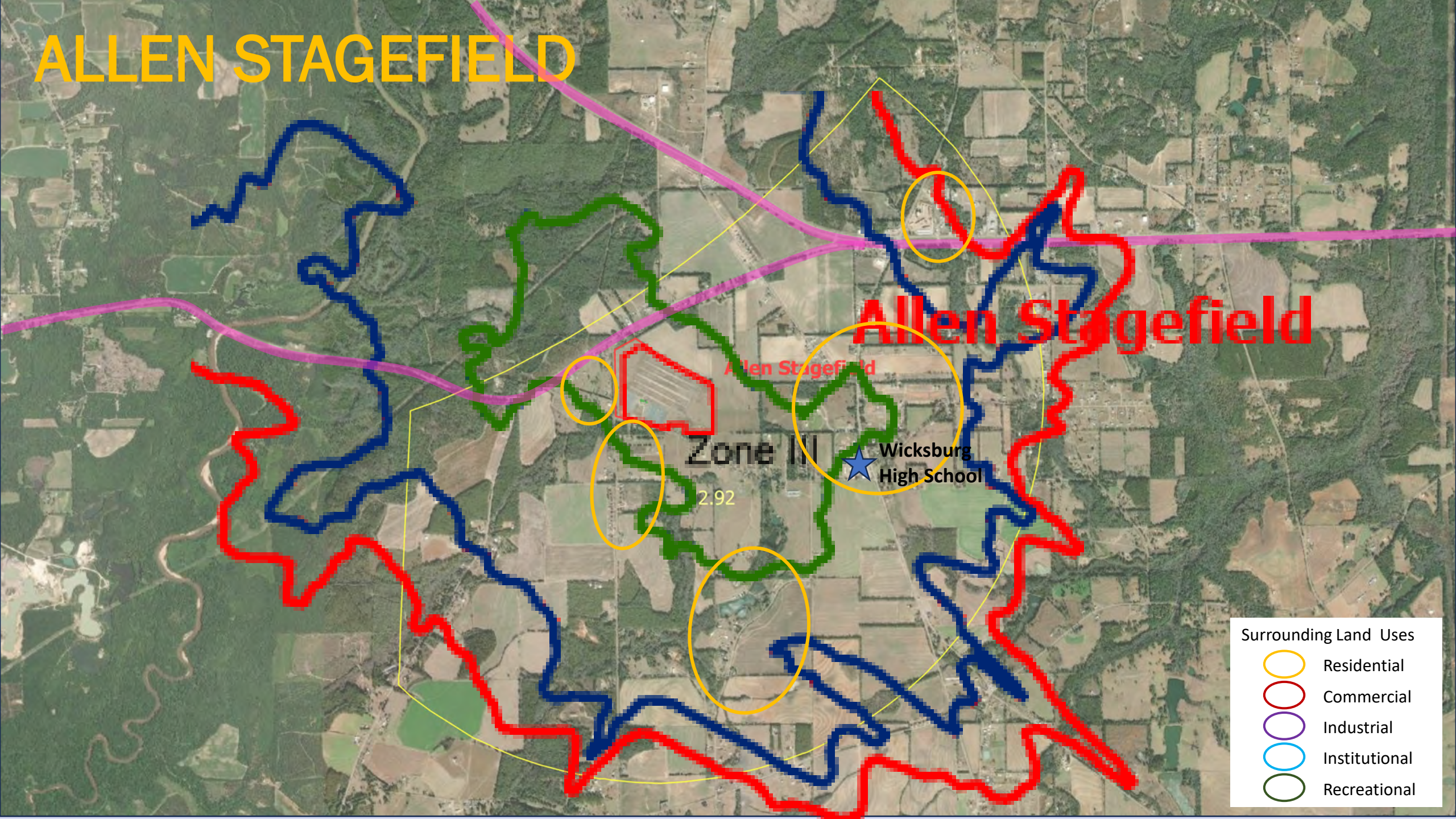
Fort Novosel Stagefields



Allen Stagefield



ALLEN STAGEFIELD



Allen Stagefield

Allen Stagefield

Zone III

2.92

Wicksburg High School

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational



BROWN STAGEFIELD



2.69

Zone III

Brown Stagefield

Brown Stagefield

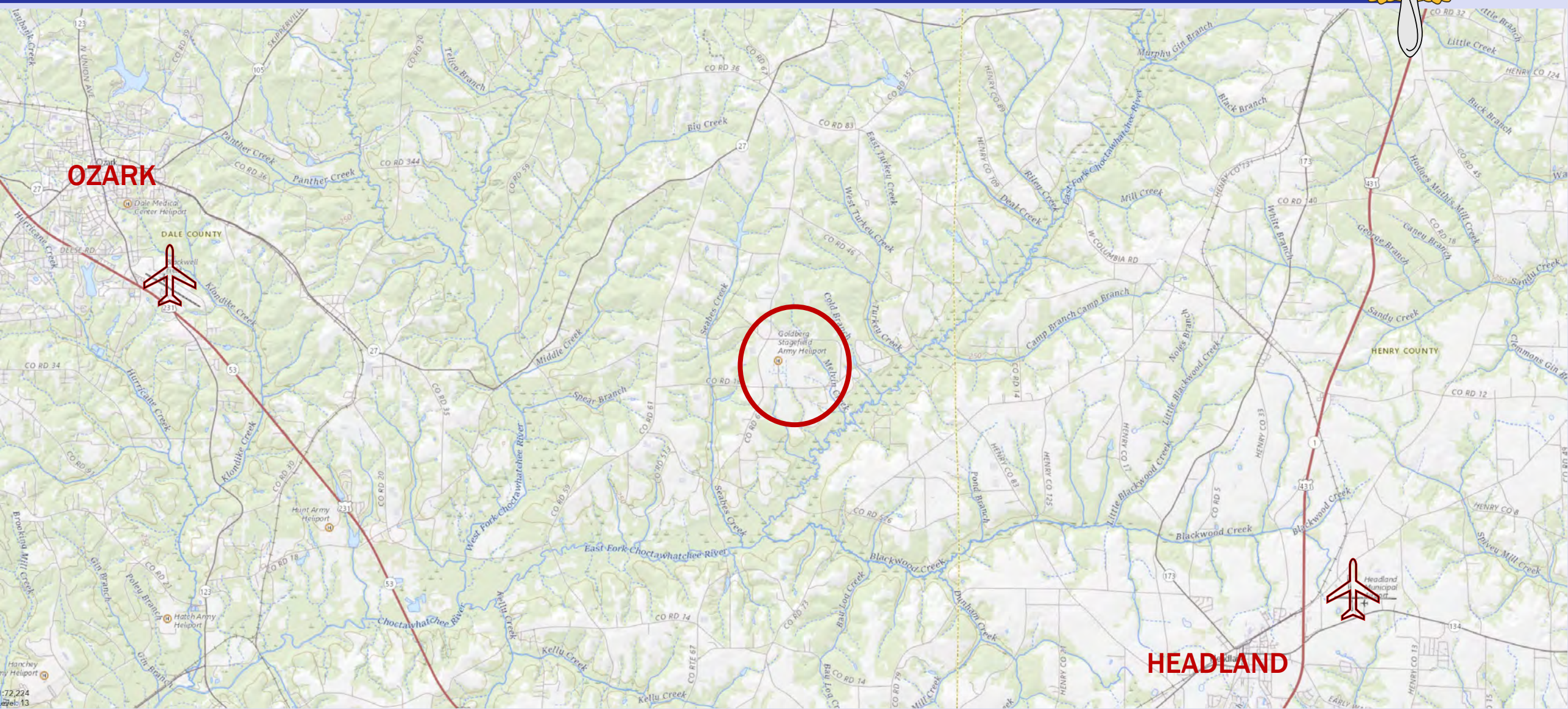
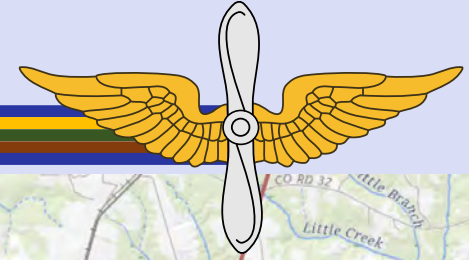
Zone II

Stinson Stagefield

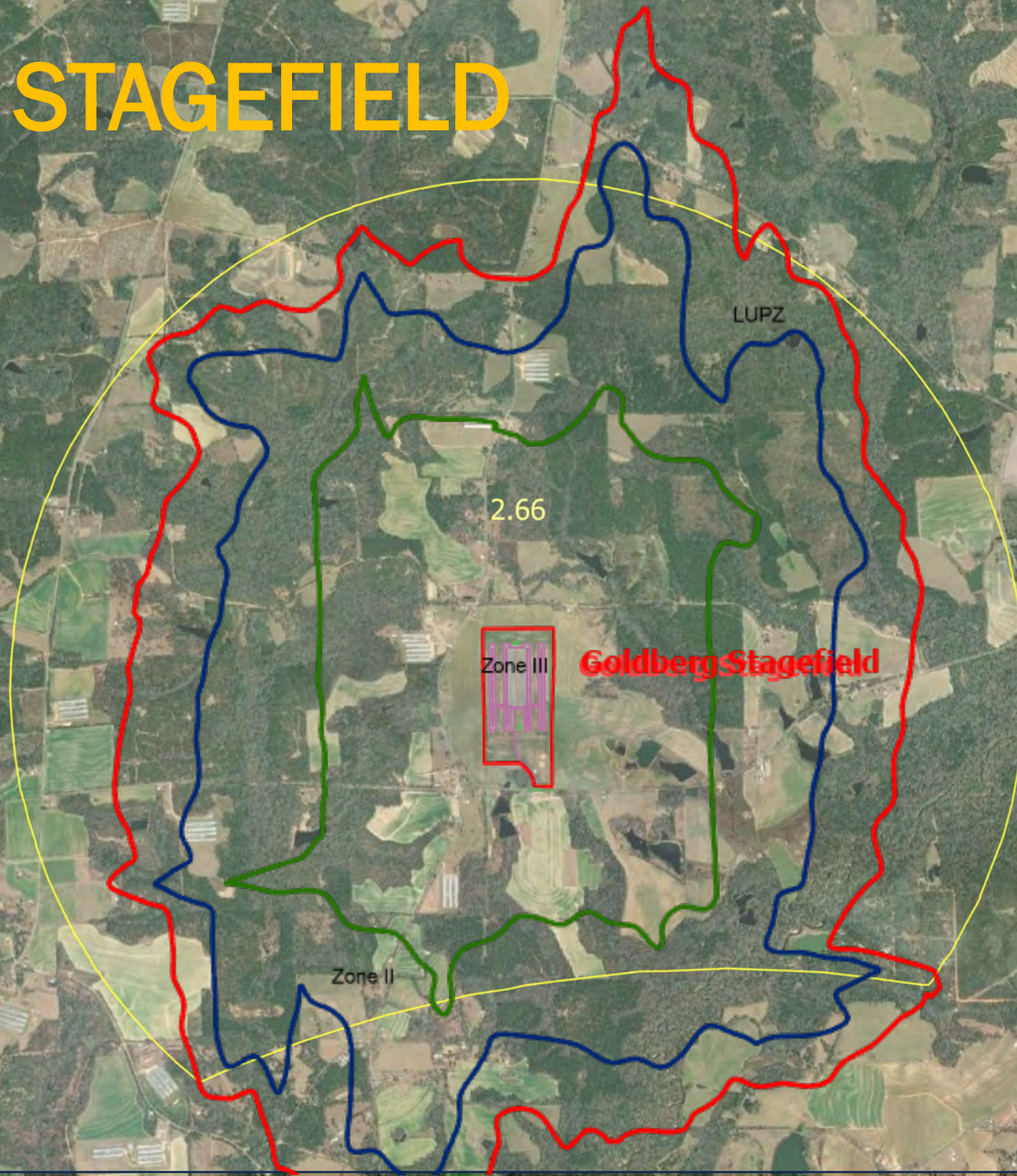
Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

Goldberg Stagefield



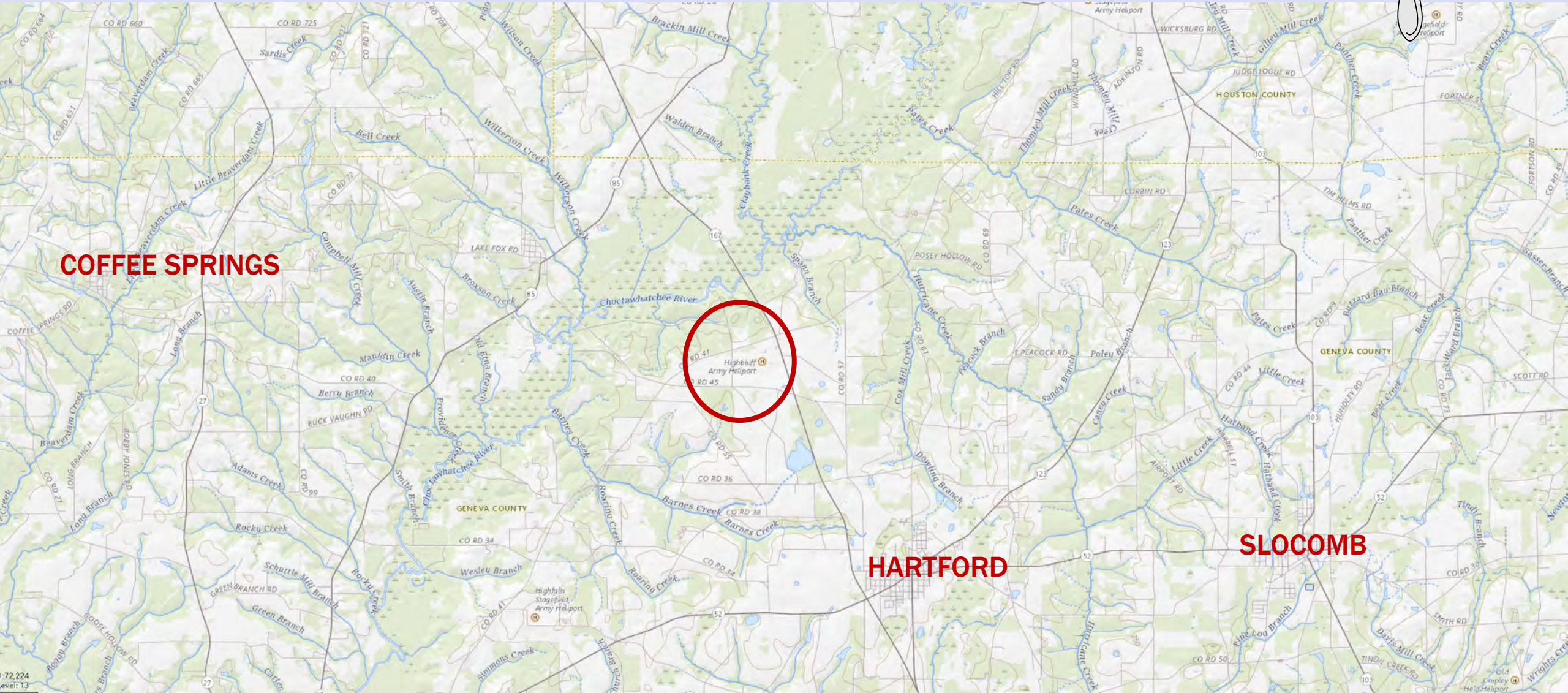
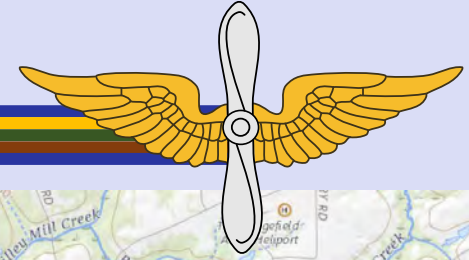
GOLDBERG STAGEFIELD



Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

Highbluff Stagefield



COFFEE SPRINGS

HARTFORD

SLOCOMB

HIGHBLUFF STAGEFIELD

LUPZ






Zone II

3.47

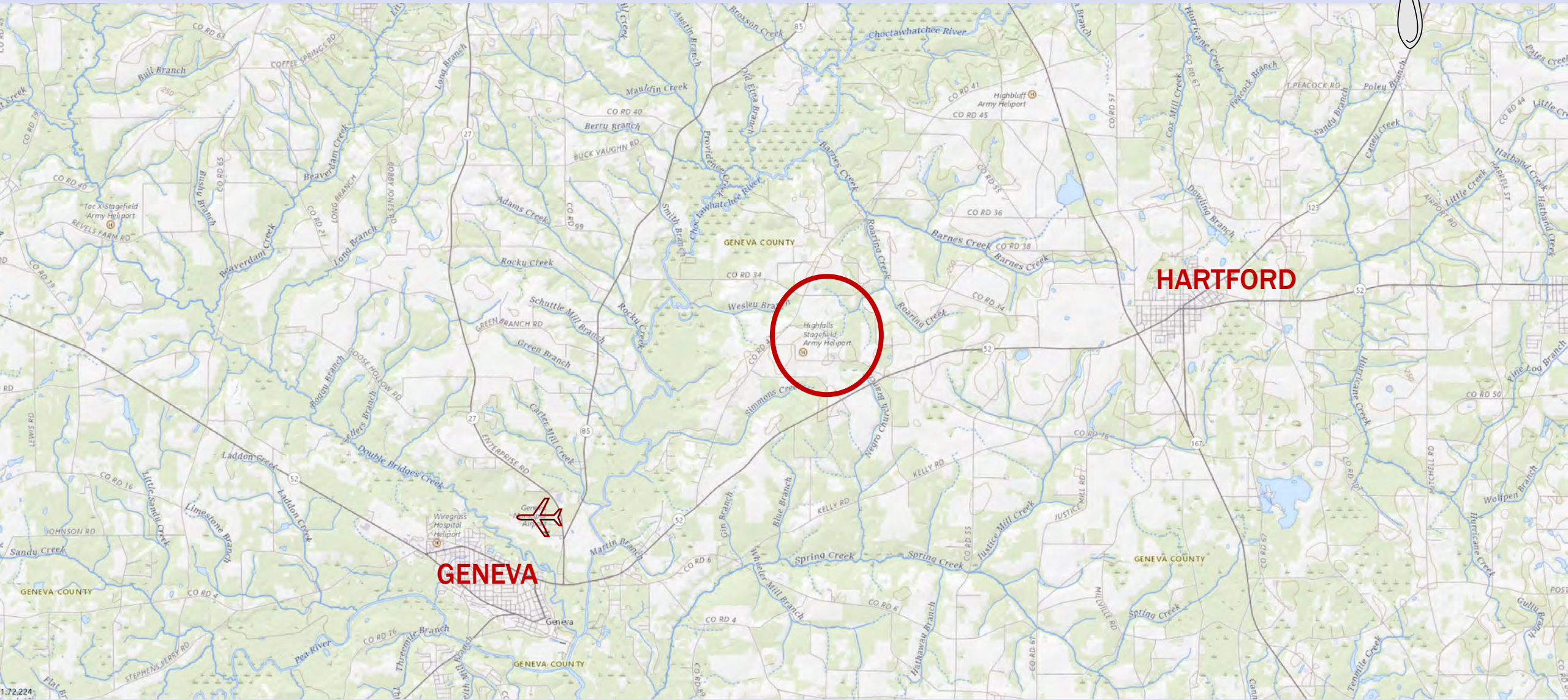
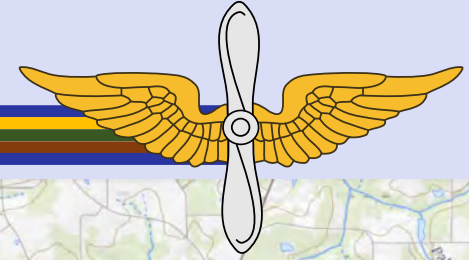
Zone III

Highbluff Stagefield
Highbluff Stagefield

Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

Highfalls Stagefield








HIGHFALLS STAGEFIELD

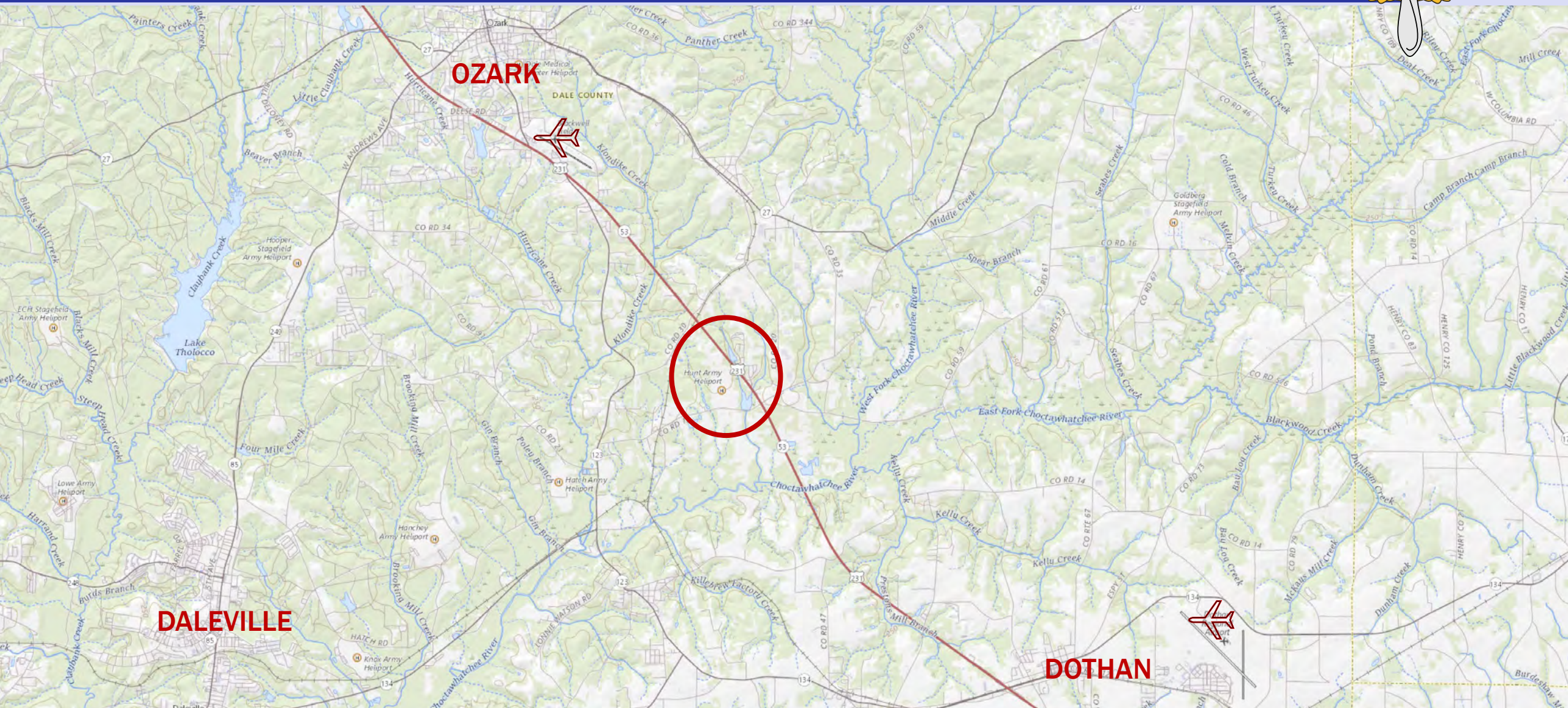
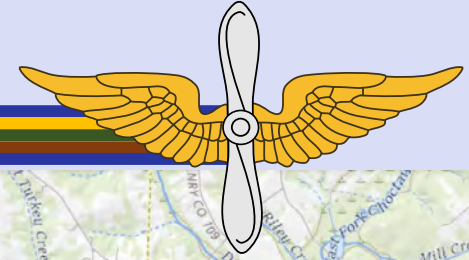
3.47

Highfalls Stagefield

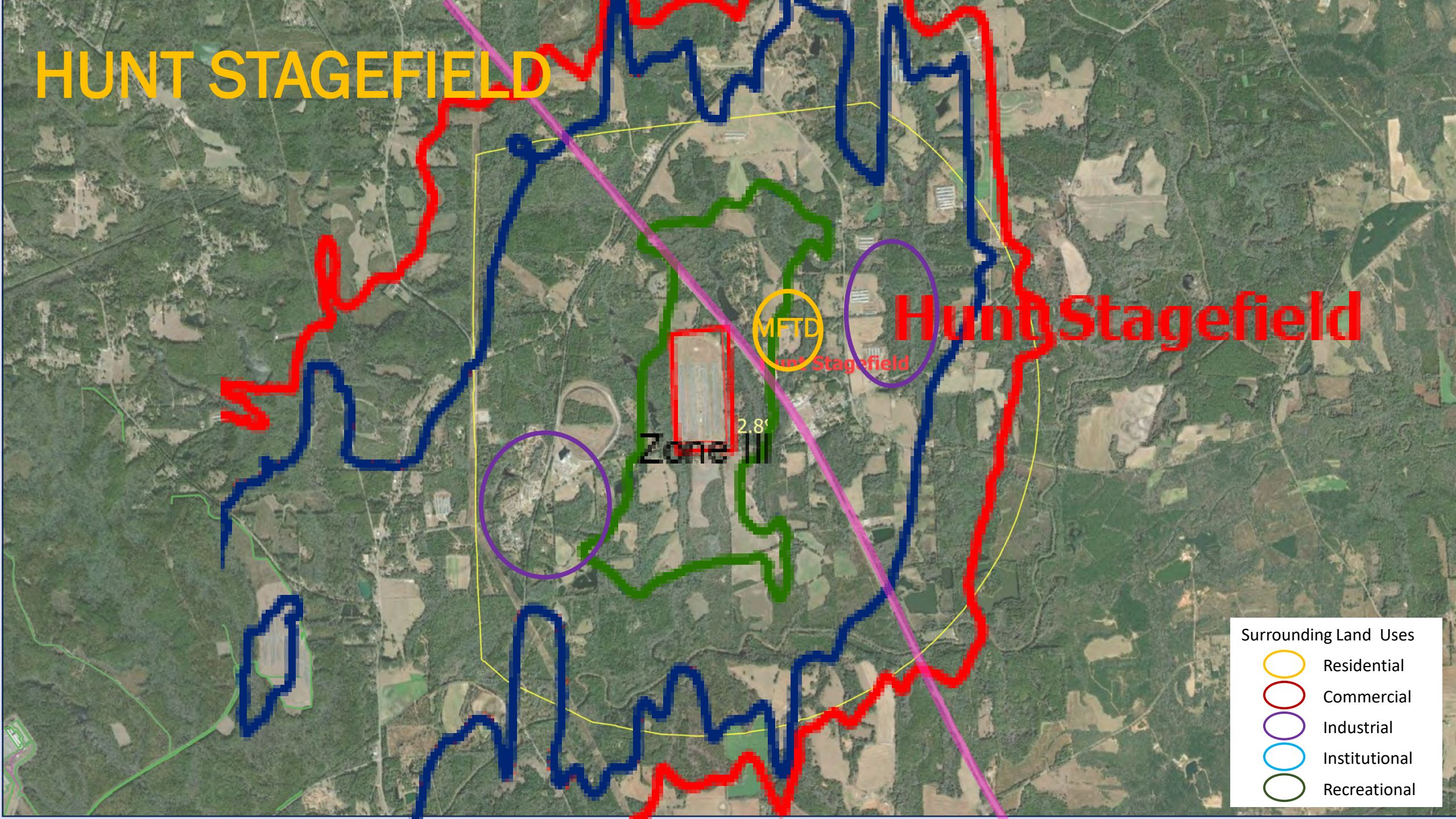
Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

Hunt Stagefield



HUNT STAGEFIELD



Hunt Stagefield

MFTD

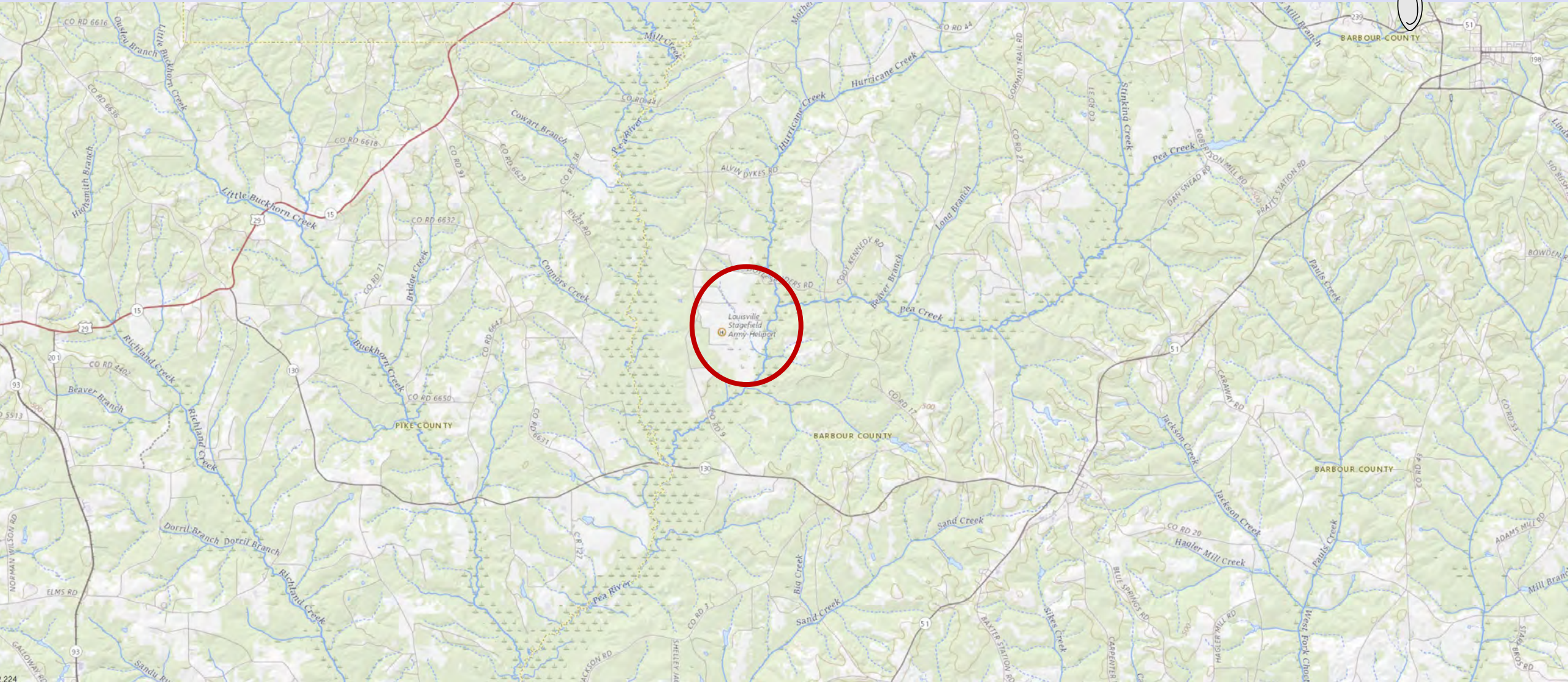
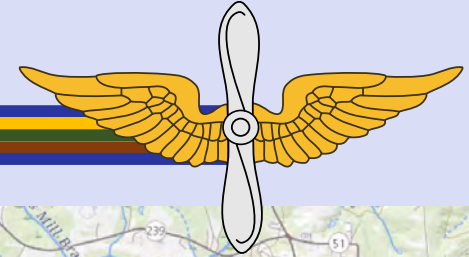
Zone III

2.8'

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

Louisville Stagefield








LOUISVILLE STAGEFIELD

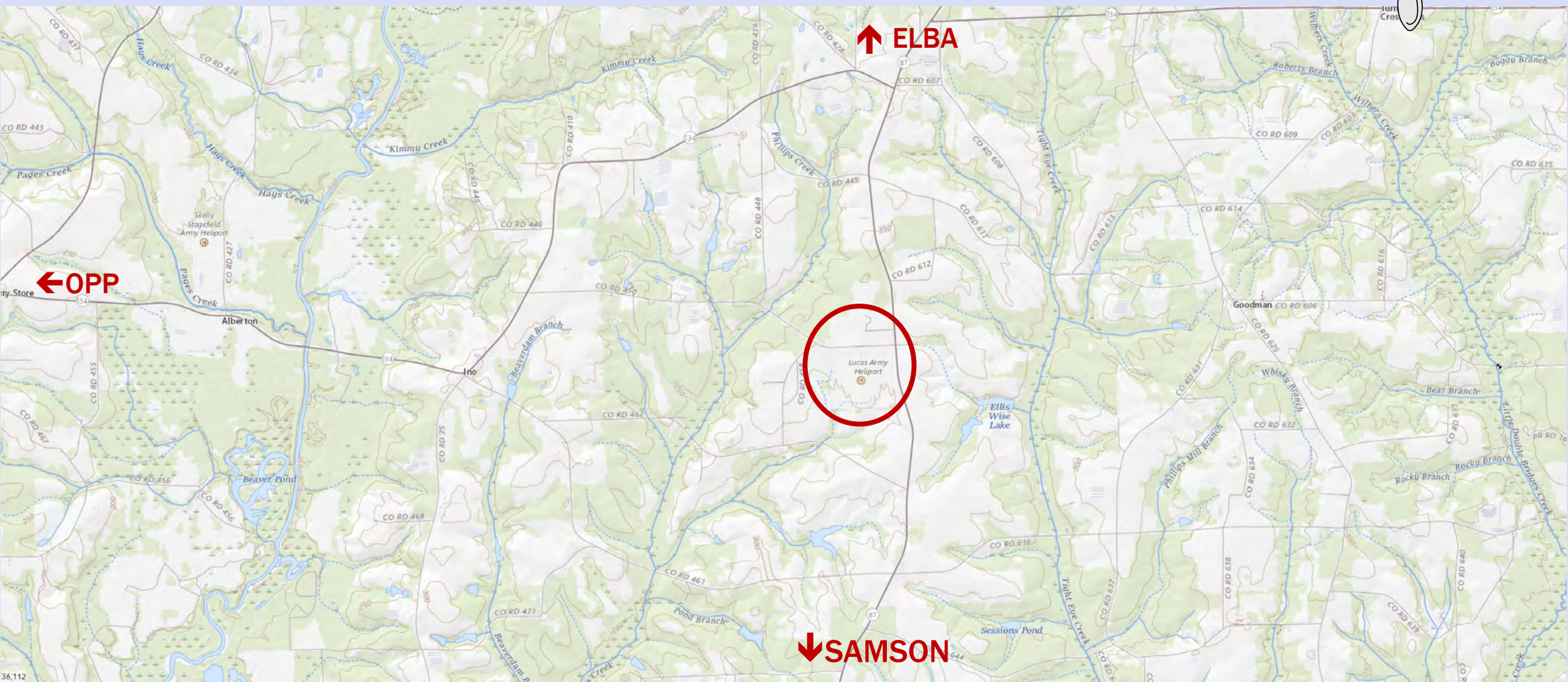
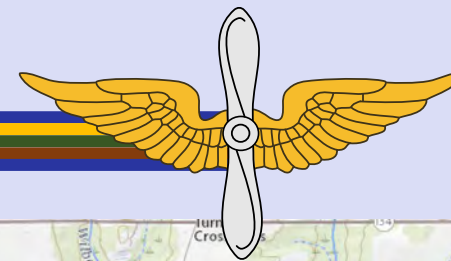
3.47

Louisville Stagefield

Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

Lucas Stagefield



LUCAS STAGEFIELD

Stagefield

Zone III

Zone II

Lucas Stagefield

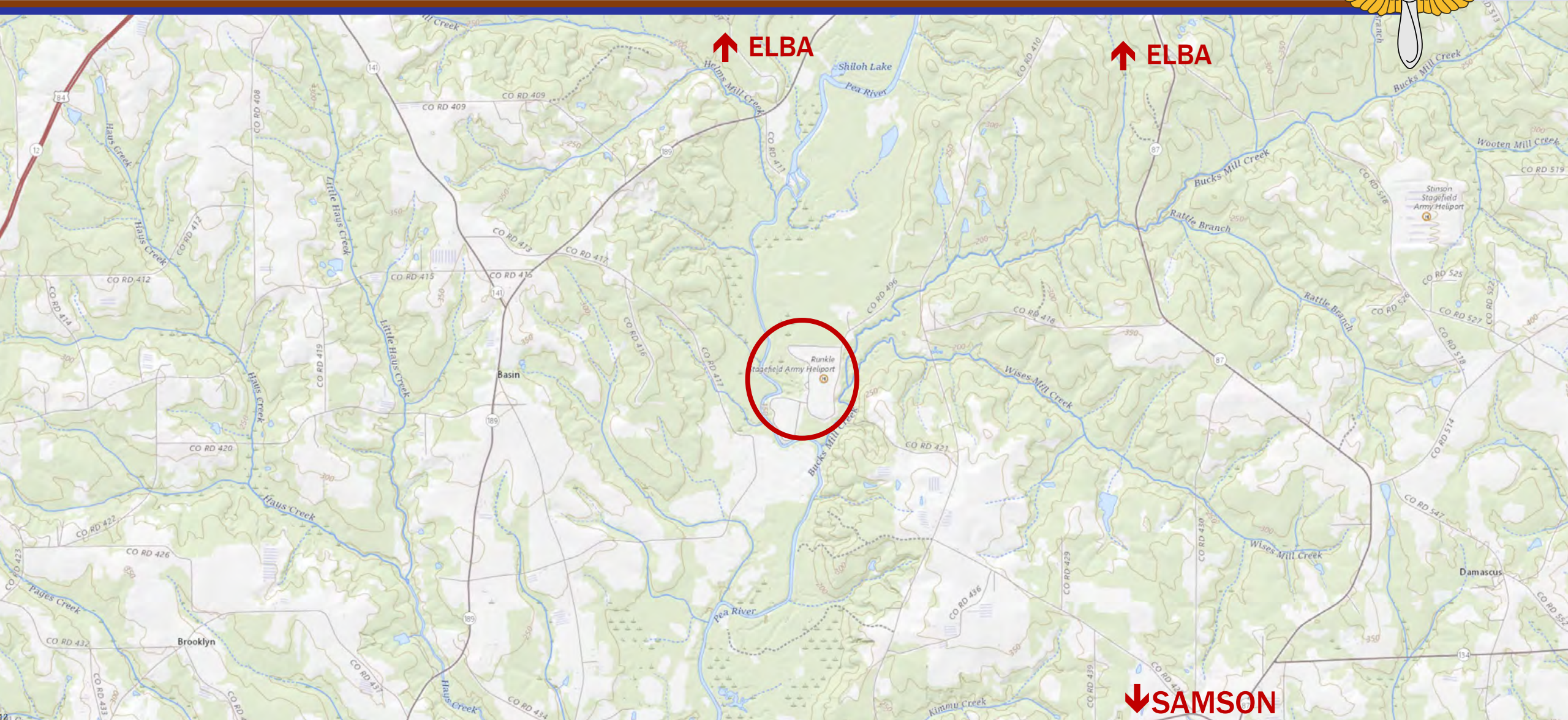
Lucas Stagefield

3.47

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

Runkle Stagefield



RUNKLE STAGEFIELD

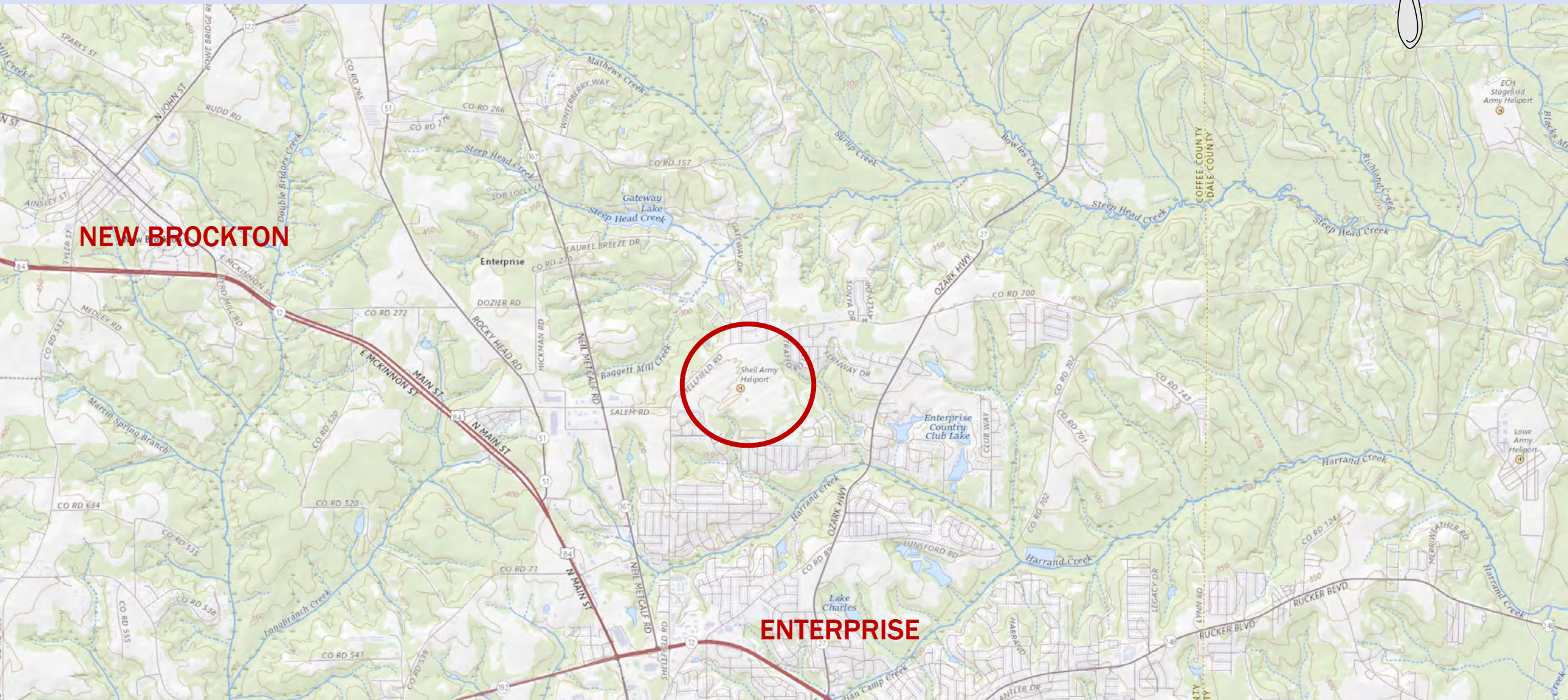
Zone III

3.48

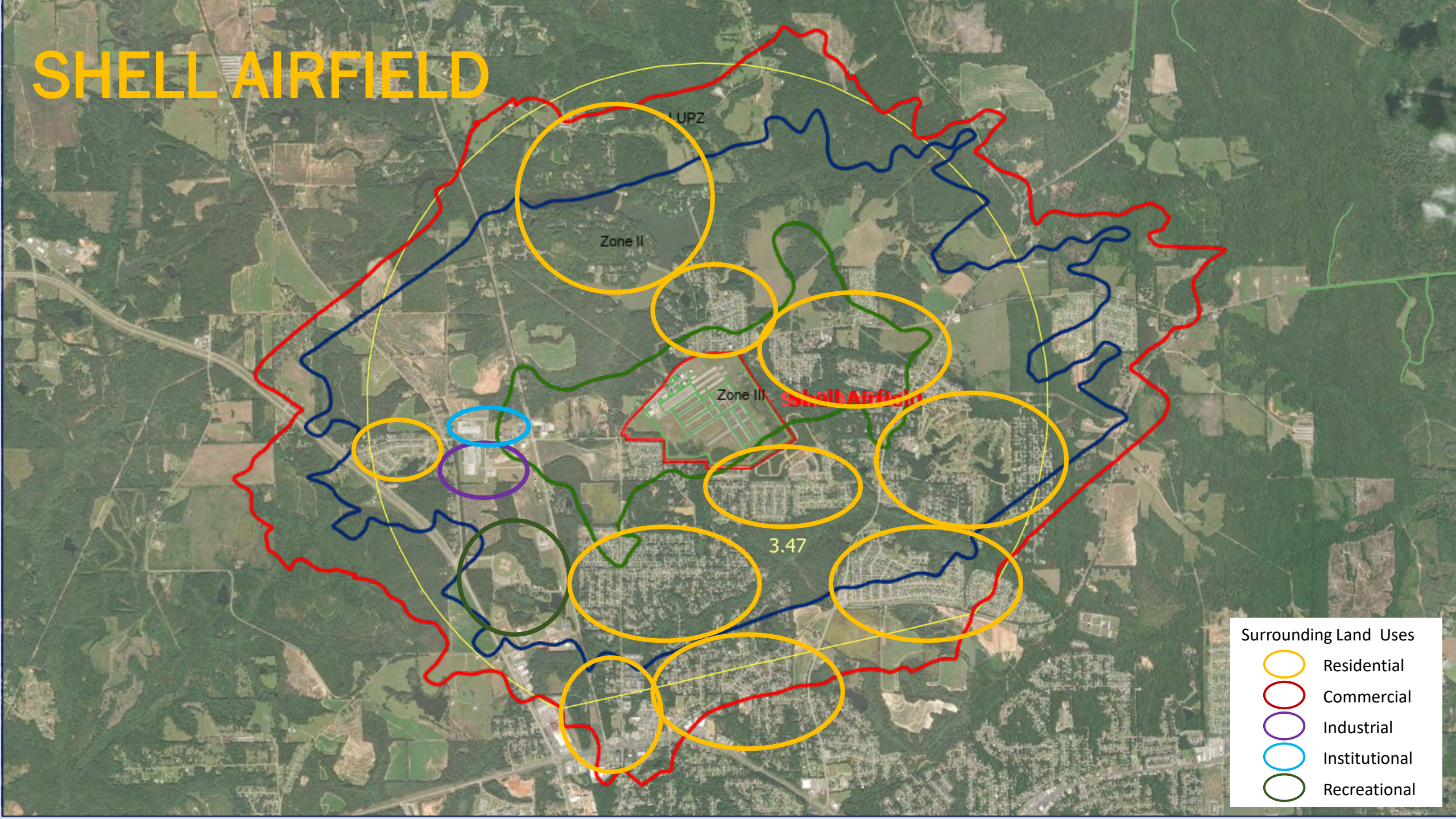
Runkle Stage

Surrounding Land Uses

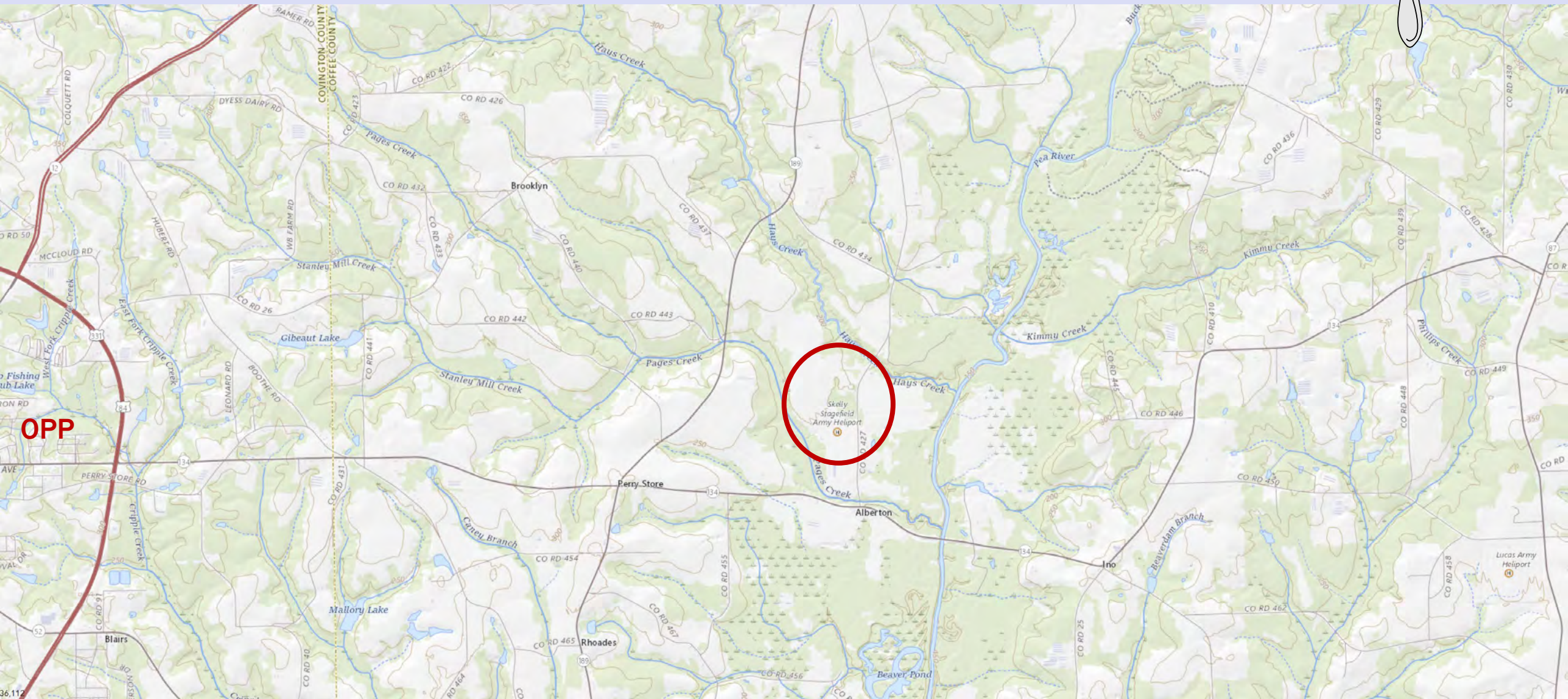
- Residential
- Commercial
- Industrial
- Institutional
- Recreational



SHELL AIRFIELD



Skelly Stagefield



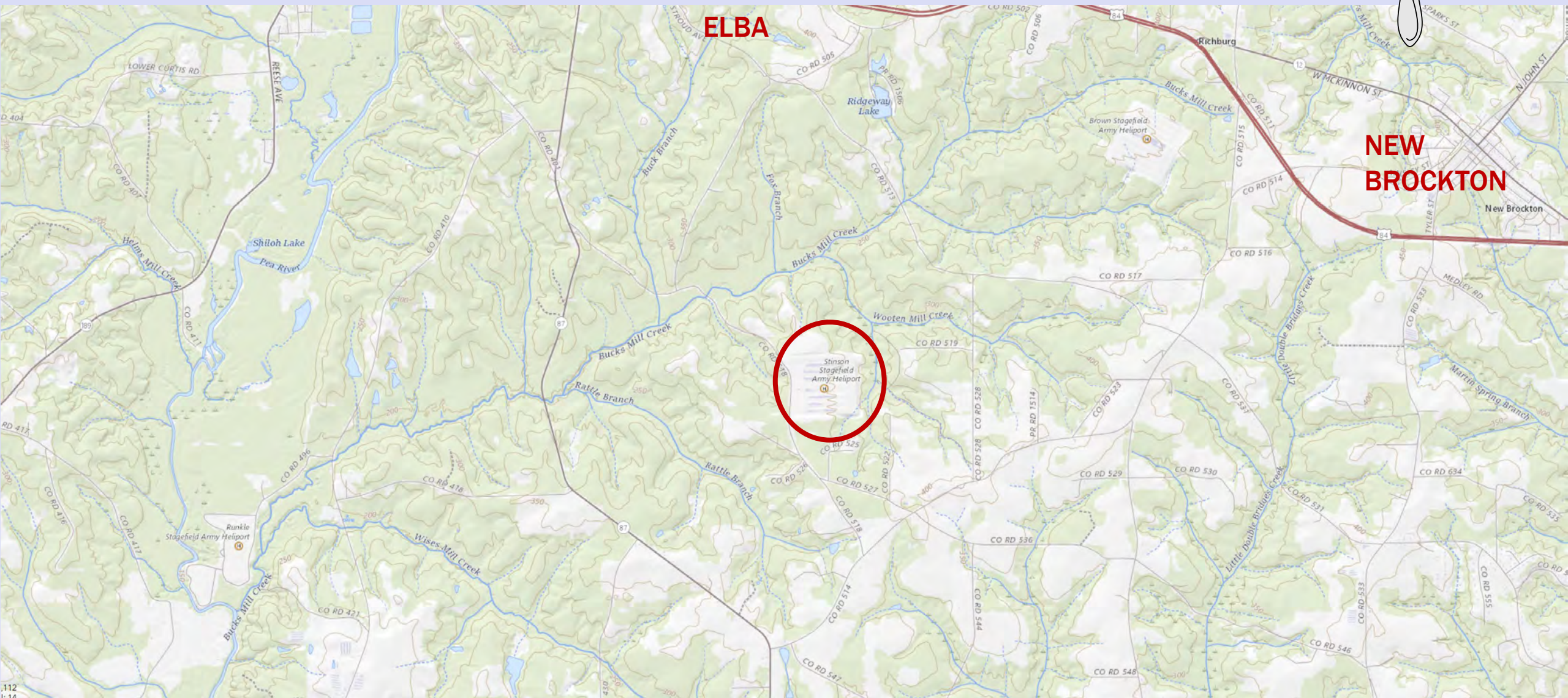
SKELLY STAGEFIELD



Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

Stinson Stagefield



**STINSON
STAGEFIELD**

Zone III

Brown Stag

Zone II

3.47






Stinson Stagefield

Stinson Stagefield

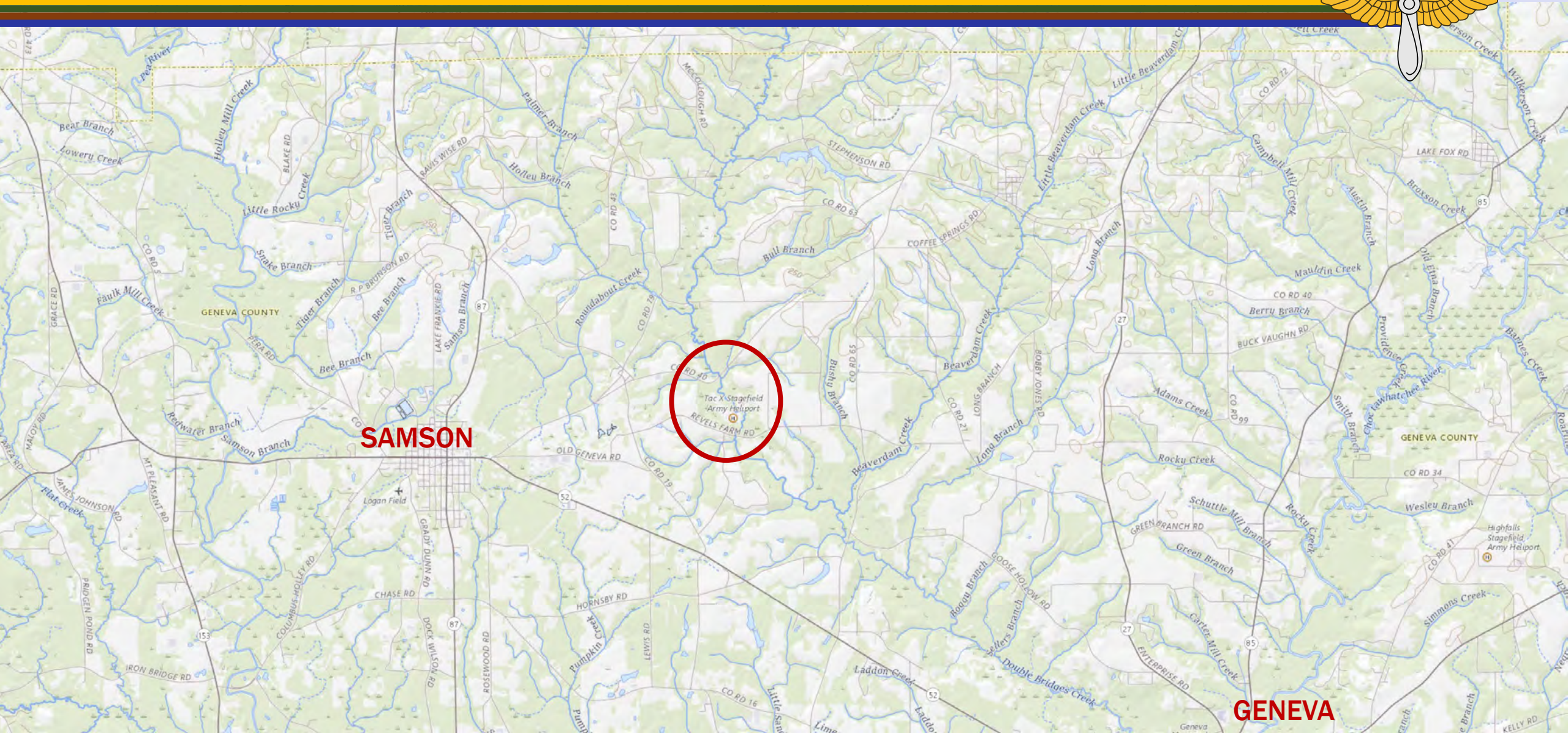
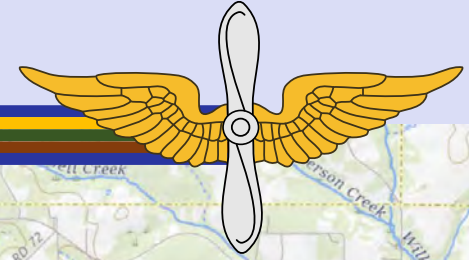
Zone III

Stagefield

Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

TAC-X Stagefield








TAC-X STAGEFIELD

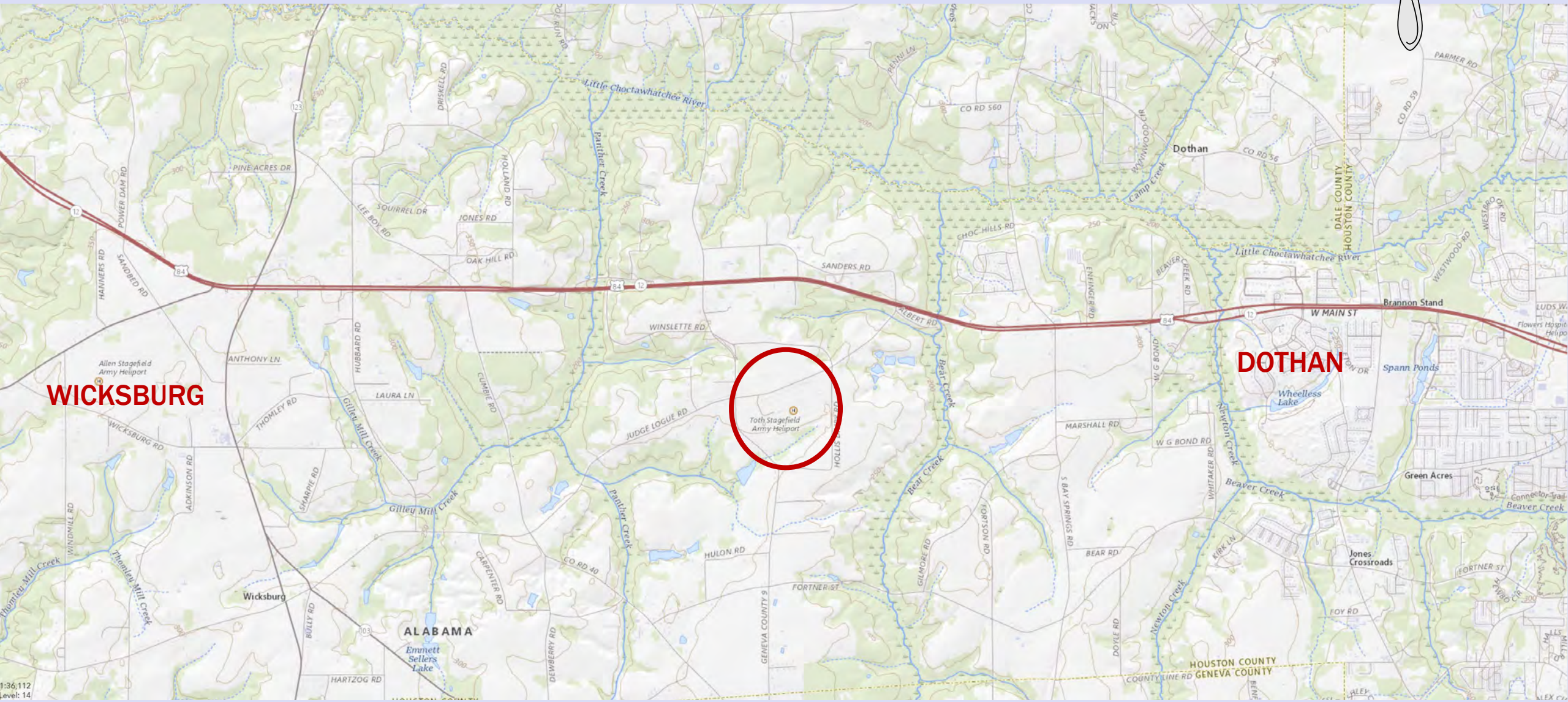
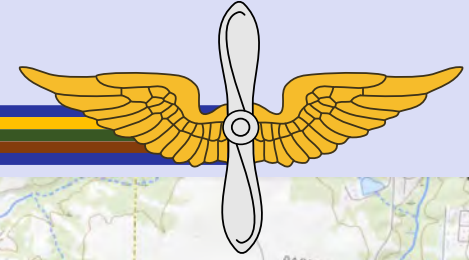
3.47

Tac-X Stagefield

Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

Toth Stagefield



TOTH STAGEFIELD

Zone II

3.47

Zone III

Toth Stagefield

Toth Stagefield

LUPZ

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

TOTH STAGEFIELD

Zone II

3.47

Zone III

Toth Stagefield
Toth Stagefield

LUPZ

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

TOTH STAGEFIELD

Zone II

3.47

Zone III

Toth Stagefield
Toth Stagefield

LUPZ

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

TOTH STAGEFIELD

Zone II

3.47

Zone III

Toth Stagefield
Toth Stagefield

LUPZ

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

TOTH STAGEFIELD

Zone II

3.47

Zone III

Toth Stagefield
Toth Stagefield

LUPZ

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

TOTH STAGEFIELD

Zone II

3.47

Zone III

Toth Stagefield
Toth Stagefield

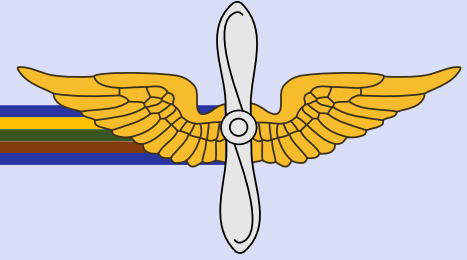
LUPZ

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

-
- TOTH STAGEFIELD**
- Zone II
- 3.47
- Zone III
- Toth Stagefield**
- Toth Stagefield**
- LUPZ
- Surrounding Land Uses
- Residential
 - Commercial
 - Industrial
 - Institutional
 - Recreational

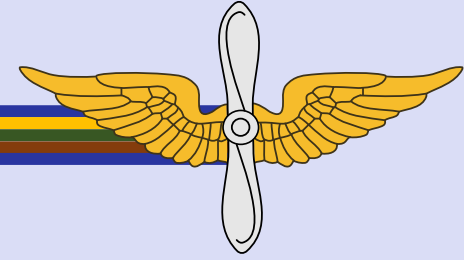
Identification of Issues



Compatibility Factors:

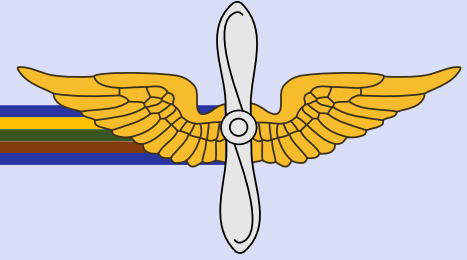
- Safety
- Noise/Vibration
- Airspace
- Obstructions
- Infrastructure
- Urban Lighting
- Visibility
- Frequency Interference
- Intergovernmental Coordination
- Airspace
- Lasering/Spotlighting

Discussion and Comments:



- *Dothan's growth to the west is driven by schools*
- *Land prices are lower toward Wicksburg and Pinkard – new growth*
- *Provision of utilities increases growth potential*
- *Lapse of Communication*
- *Residential Acknowledgement Waiver*
- *Drone Usage – Air Space*
- *Logistics of county zoning*
- *Fort Novosel Impacts:*
 - *Traffic*
 - *Build for largest attraction*
 - *Grow services*
 - *Partnerships with universities to promote degrees*
 - *Recreation sharing*
- *“The Wiregrass would not be what it is without Fort Novosel.”*

Citizen Survey

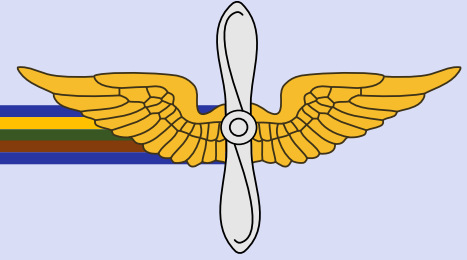


- Non Scientific Survey
- Approximately 10 Questions
- Distributed by CLUS Committee Members
- Respond by Monday, June 19th

Lunch!

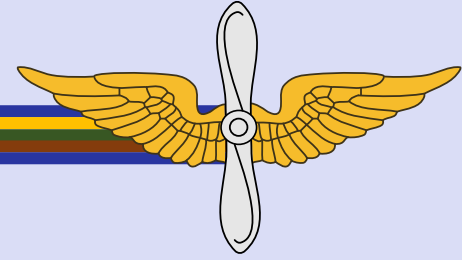


Local Land Use Tools



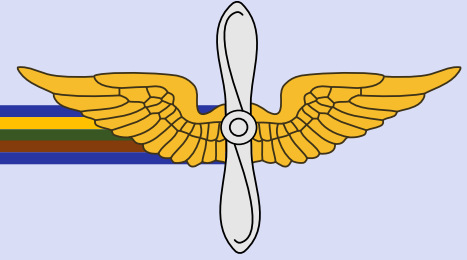
- Comprehensive Plan
- Subdivision Regulations
- Zoning
- Eminent Domain

Comprehensive Plan



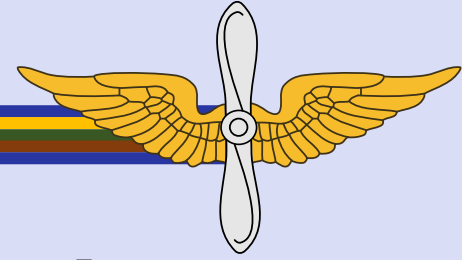
- Long-Range Guide to the Physical Growth and Development of a Community
- Available Only to Municipalities
- Not Regulatory

Subdivision Regulations



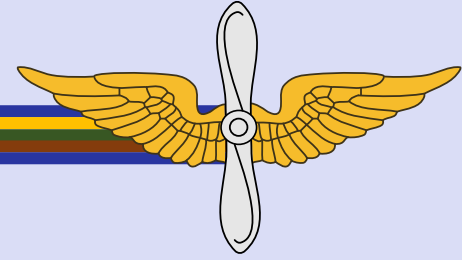
- Outline the process for the subdivision of land within a jurisdiction
- Ensures adequate drainage, access, and other infrastructure
- Available to municipalities and counties

Zoning



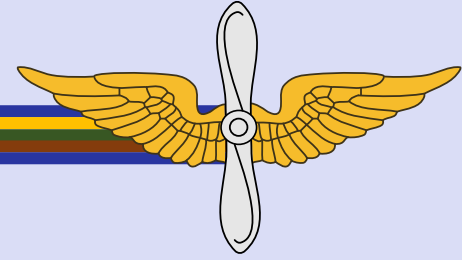
- Outlines how land can be used
- Divides land within a jurisdiction based on type of land use
- Goal is property protection
- Only available to municipalities

Eminent Domain



In Alabama, eminent domain gives the government the power to take your property, even if you don't want to sell. But under the Fifth Amendment, eminent domain must be for a "public use," (roads or bridges). Government must pay the owners "just compensation" for their property.

Military Land Use Planning

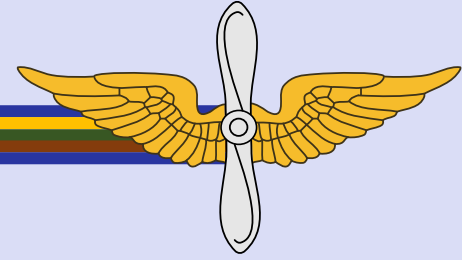


Code of Alabama, 1975, Title 11, Chapter 106

The Legislature finds, determines, and declares that it is desirable for local governments to cooperate with military installations located within the state in order to:

- encourage compatible land use,
- help prevent incompatible urban encroachment upon military installations, and
- facilitate the continued presence of major military installations within the state.

Military Land Use Planning

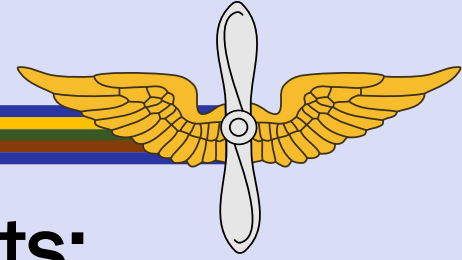


Notification of local impact issues.

(a) Each local government whose territorial boundaries are within two miles of all or any portion of a military installation **shall provide written notice to the military installation's commanding officer** and the flying mission commanding officer if applicable, or their designees, of any local impact issue.

(b) Prior to approving any proposed tall structure or wind energy facility, the local government shall follow the requirements of Section 11-106-6. The requirements of Section 11-106-6 shall apply regardless of the distance of the tall structure or wind energy facility from any military installation and regardless of whether the local government's territorial boundaries are within two miles of all or any portion of a military installation.

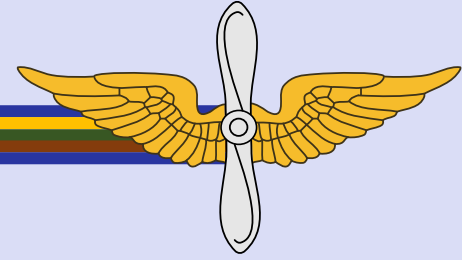
Military Land Use Planning



Review by military installation, submission of comments; effects on local government.

(a) Upon submission of the information required by Section 11-106-4 about a local impact issue, **the military installation shall have 30 calendar days** before any final action is taken or any public hearing is held about the issue. During that time the military installation may review the information and submit comments to the local government on the impact of the issue upon the mission of the military installation.

Military Land Use Planning



Review by military installation, submission of comments; effects on local government.

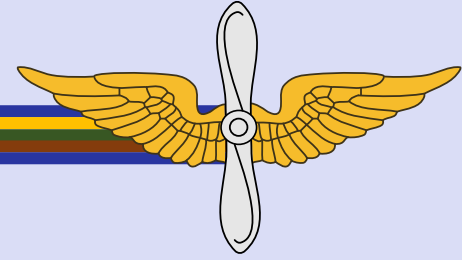
(b) The local government shall review any comments received from the commanding officer or the flying mission commanding officer, or their designees, pursuant to this section when considering approval of the local impact issue.

(c) Notwithstanding any other provision of this chapter, nothing in this section shall be construed to require a local government to amend its zoning rules, comprehensive plan, or land development regulations in effect as of February 18, 2014, in order to satisfy the requirements of this section.

(d) No provision of this chapter shall be construed to confer additional powers or expand existing powers of any local government over zoning, planning, or land use.

(e) If an existing joint land use study exists between any local governmental body and a military installation, this chapter shall not be construed to supersede the provisions of that existing agreement.

Airport Zoning

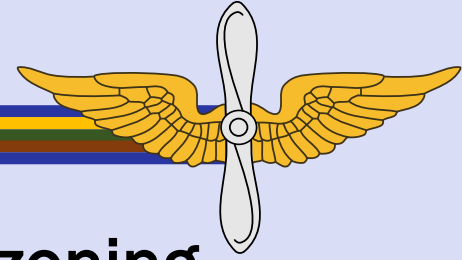


Code of Alabama, Title 4, Chapter 6

Airport Definition:

Any area of land or water designed and set aside for the landing and taking-off of aircraft and utilized or to be utilized in the interest of the public for such purposes.

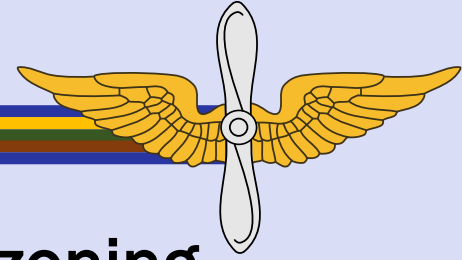
Airport Zoning



Authority of counties and municipalities to adopt regulations; zoning jurisdiction of counties and municipalities.

(a) Counties. - In order to prevent the creation or establishment of airport hazards, any county having an airport hazard area within its zoning jurisdiction, as hereinafter defined, **may adopt, administer and enforce, under the police power and in the manner and upon the conditions hereinafter prescribed, airport zoning regulations for such airport hazard area**, which regulations may divide such area into zones, and within such zones specify the land uses permitted and regulate and restrict the height to which structures and trees may be erected or allowed to grow.

Airport Zoning



Authority of counties and municipalities to adopt regulations; zoning jurisdiction of counties and municipalities.

The zoning jurisdiction of the county is hereby declared to be all unincorporated areas in the county, except within the police jurisdiction of any municipality and the area within two miles of an airport owned or operated by a municipality when said municipality exercises or declares its intention to exercise zoning control over these areas; provided, that when by local acts the jurisdiction of zoning regulations is limited to the corporate limits of a city, this chapter shall not confer any further territorial jurisdiction on such city or its planning board or boards.

Airport Zoning



Authority of counties and municipalities to adopt regulations; zoning jurisdiction of counties and municipalities.

(b) Municipalities. - Any municipality having an airport hazard area within its zoning jurisdiction, as herein defined, is hereby granted the same powers contained in subsection (a) of this section.

The zoning jurisdiction of any municipality, zoning under the authority of this chapter, may include, in addition to the corporate area of said municipality, **the area within the police jurisdiction of such municipality and the area lying within two miles of the boundary of any airport owned or operated by said municipality**; except, that where a local act limits the territorial jurisdiction of a city planning board to the corporate limits of a city, this chapter limits zoning jurisdiction to such corporate limits.

The provisions of this section shall not apply to counties having a population of not less than 54,500 nor more than 56,000 according to the most recent federal decennial census.

It

Airport Zoning



Airport hazards contrary to public interest; elimination, alteration, of hazards declared public purpose.

It is hereby found that **an airport hazard endangers the lives and property of users** of the airport and of **occupants of land in its vicinity** and also, if of the obstruction type, in effect reduces the size of the area available for the landing, taking-off and maneuvering of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein. Accordingly, it is hereby declared:

- (1) That the creation or establishment of an airport hazard is an injury to the community served by the airport in question;
- (2) That it is therefore necessary in the interest of the public health, public safety and general welfare that the creation or establishment of airport hazards be prevented; and
- (3) That this should be accomplished, to the extent legally possible, by exercise of the police power.

It is further declared that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation or marking and lighting of existing airport hazards are public purposes for which political subdivisions may raise and expend public funds and acquire land or property interests therein.

City of Enterprise

FORT NOVOSEL CLUS

JUNE 08, 2023



Airport Zoning Districts

- Title 4 - Aviation.
Chapter 6 - Airport Zoning.
Section 4-6-4 - Authority of Counties and Municipalities to Adopt Regulations; Zoning Jurisdiction of Counties and Municipalities.
- The zoning jurisdiction of any municipality, zoning under the authority of this chapter, may include, in addition to the corporate area of said municipality, the area within the police jurisdiction of such municipality and the area lying within ***two miles*** of the boundary of any airport owned or operated by said municipality; except, that where a local act limits the territorial jurisdiction of a city planning board to the corporate limits of a city, this chapter limits zoning jurisdiction to such corporate limits.

Airport Zoning Districts

- *Designation of Airport Zoning Districts (A-Z).*
 - All the real property, not heretofore zoned, within two (2) miles of the boundaries of the Enterprise Municipal Airport shall bear the designation "A-Z" Zone, which stands for "Airport Zoning District". All said real property shall comply with the rules and regulations of this Ordinance.

Airport Zoning Districts

- *Variances.*
 - Any person desiring to erect any structure, or increase the height of any structure, or otherwise use his property in violation of airport zoning regulations adopted under this section, may apply to the Enterprise Zoning Board of Adjustment for a variance from the zoning regulations in question.

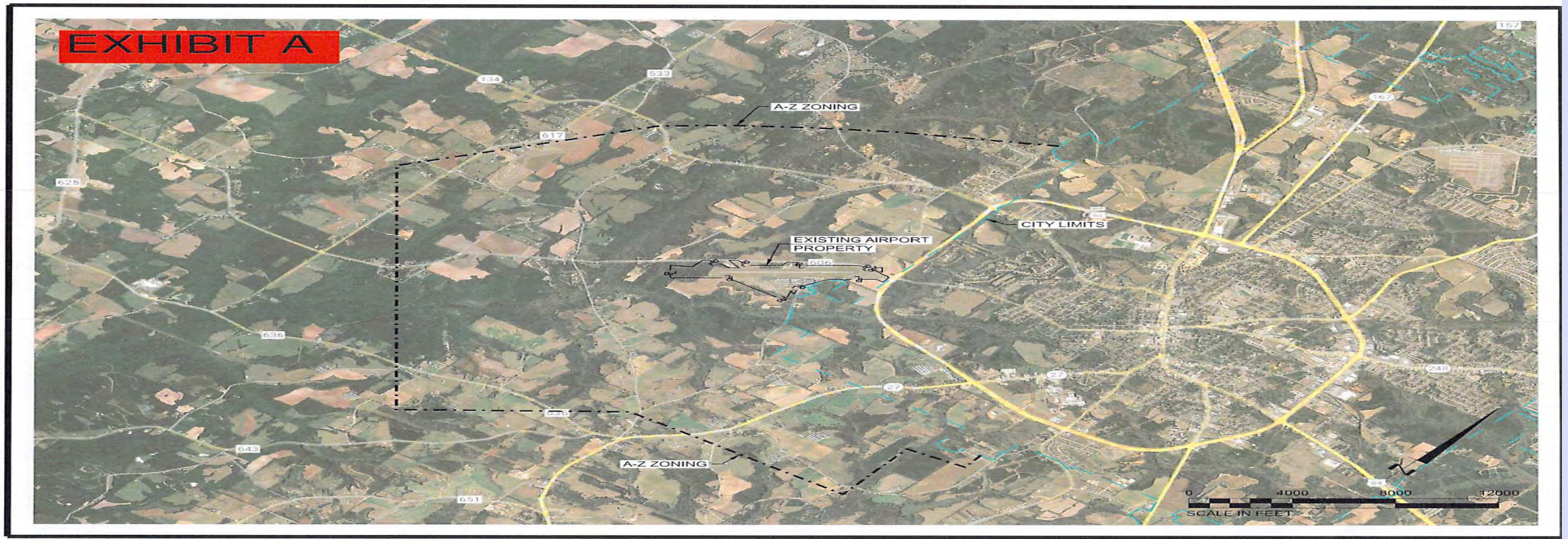
Airport Zoning Districts

- *Permits and nonconforming uses.*
 - Before any new structure or use may be constructed or established and before any existing use or structure may be substantially changed or substantially altered, a permit must be obtained from the Building Official of the City of Enterprise. A permit fee of twenty-five dollars (\$25.00) per permit shall be owed, subject, however, to the provision that no permit shall be required as to uses and structures on any real property zoned A-Z which carries the designation of "No Use Restriction imposed by City" as set out on Exhibit "B," unless a structure is over twenty-five (25) feet in height.

Airport Zoning Districts

- *Enforcement of rules and regulations of this section/powers.*
 - The Building Official, Enterprise Planning Commission or the Enterprise Zoning Board of Adjustment, all as the case may be, shall have powers concerning the Airport Zoning Districts

Airport Zoning Districts



Airport Zoning Districts

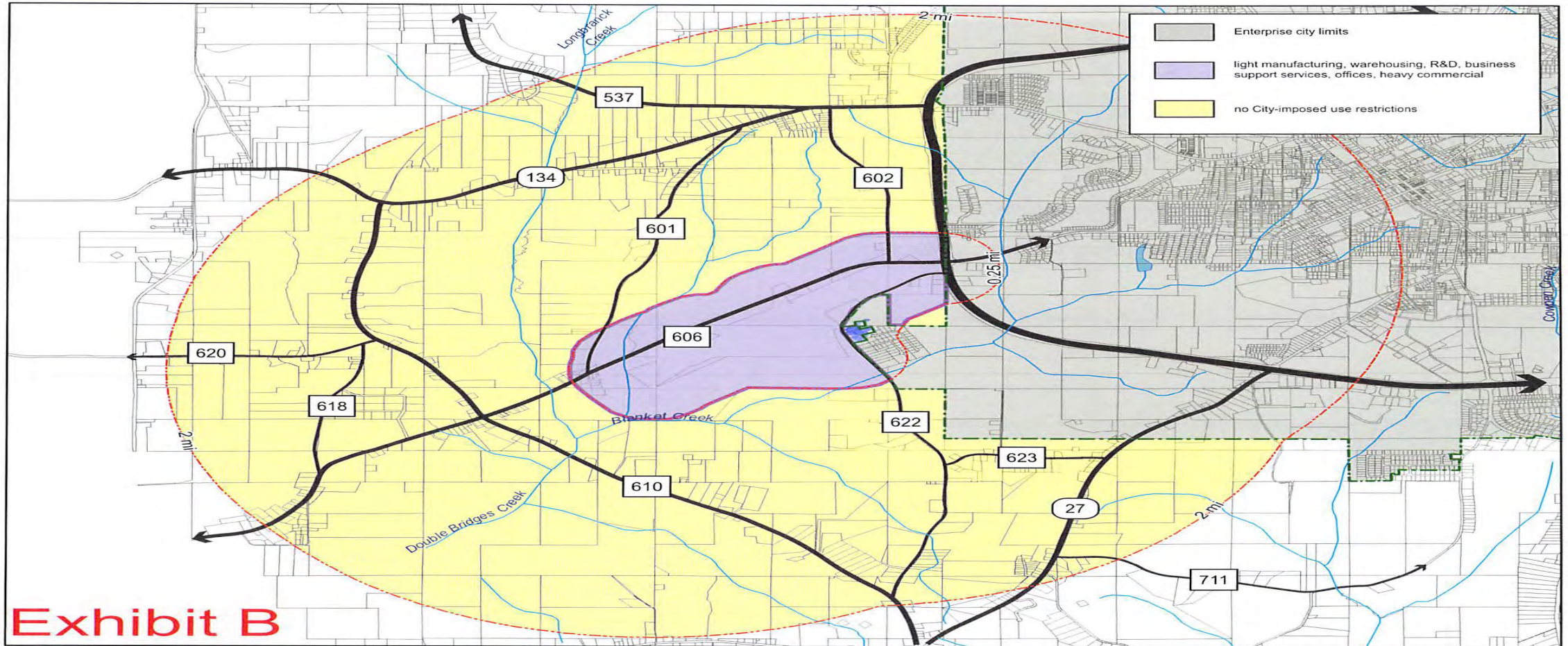
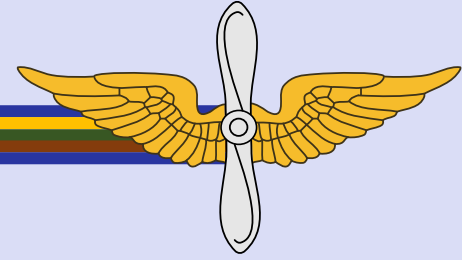


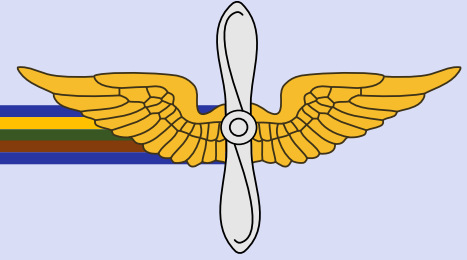
Exhibit B

Methods to Resolve Issues



- Participation in local planning commission meetings
- Conservation
- Comp Planning
- Property Disclosure
- Notifications
- Zoning/Sub Regs
- Regional MOU for Information Sharing

Next Meeting



- ALDOT, economic impact of Fort Rucker on surrounding airports
- For Novosel, Army Compatible Use Buffer (ACUB) Program
- Alabama Sentinel Landscape Program
- Land Use and Communication Strategies
- Priorities
- Responsibilities

Questions?



Next Meeting: June 22, 2023