

# **Fort Novosel**

# **Compatible Land Use Study**

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# **Public Information Meeting**



## **GENEVA COUNTY**

**Monday, July 17, 2023 at 3:00 PM**

## **DALE COUNTY**


**Tuesday, July 18, 2023 at 2:00 PM**

## **COFFEE COUNTY**

**Wednesday, July 19, 2023 at 10:00 AM**

# Public Information Meetings

- Advertised in Six Newspapers
- 675 Postcards Mailed
- 160 Emails Sent
- Various News Media and Social Media Postings




**PLEASE JOIN US**  
**Fort Novosel Compatible Land Use Study**  
**PUBLIC INFORMATION MEETINGS**  
*Attend the meeting that best fits your location and schedule.*

<b>GENEVA COUNTY</b> Monday, July 17, 2023 3:00 PM to 5:00 PM Geneva County Courthouse 1st Floor Comm Courtroom 200 North Commerce St Geneva, AL 36340	<b>DALE COUNTY</b> Tuesday, July 18, 2023 2:00 PM to 4:00 PM Dale County Gov't Bldg 202 South Highway 123 Ozark, AL 36360	<b>COFFEE COUNTY</b> Wednesday, July 19, 2023 10:00 AM to 12:00 PM Community Room Sen. Jimmy Holley Admin Bldg 1065 E McKinnon Street New Brockton, AL 36351
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The Southeast Alabama Regional Planning and Development Commission (SEARP&DC) is working with Fort Novosel and local communities to develop a compatible land use study. The purpose of this study is to improve the intergovernmental coordination and notification process by and between local governments and Fort Novosel about future development and land uses near the installation and flying areas. In the end, this plan aims to educate surrounding communities about the installation's missions and promote a coordinated approach to making land use decisions.

**SEARP&DC will present a draft summary of the Fort Novosel Compatible Land Use Study at the three public information meetings for public review and comment.**  
**All interested citizens are encouraged to attend.**

If you need special accommodations to attend or participate in the meeting, please contact Ms. Emily VanScyoc at SEARP&DC at 334-794-4093, ext. 1414.



# Purpose of the CLUS

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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).



# Fort Novosel

## U.S. Army Aviation Center of Excellence





# Fort Novosel CLUS

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- Fort Rucker Joint Land Use Study (JLUS) process between October 2007 and October 2009.
- 2009 Compatibility Tools Recommendations:
  - Conservation,
  - Comprehensive Planning,
  - Property Disclosure,
  - Notifications,
  - Zoning/Subdivision Regulations,
  - Regional MOU for Information Sharing

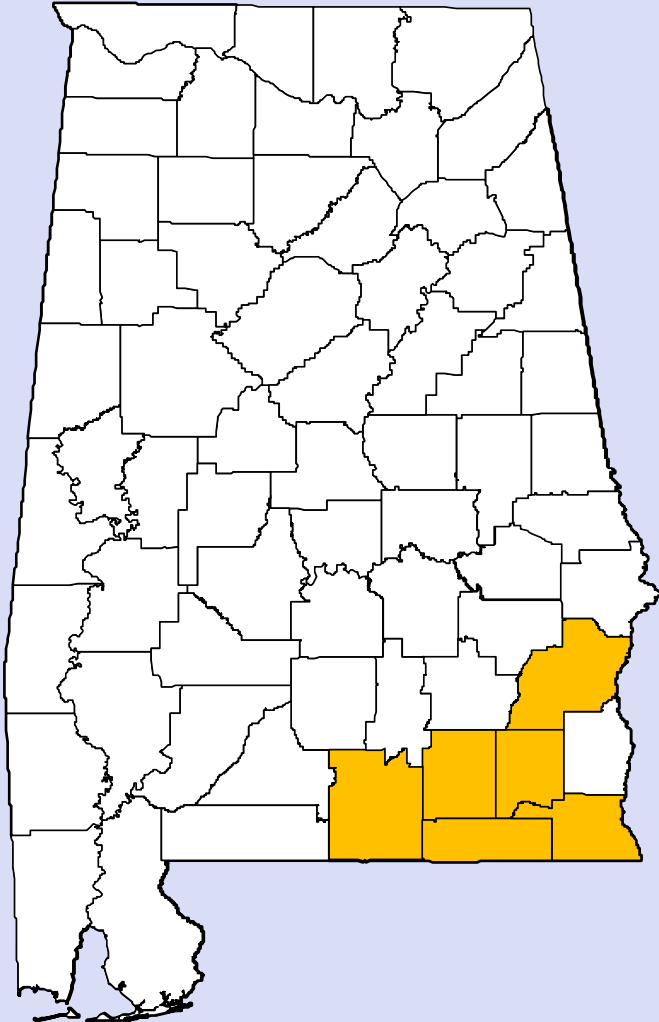
# Fort Novosel CLUS

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- Discussion reignited in 2020 to update JLUS with new Compatible Land Use Study (CLUS) process.
  - Over a decade since JLUS completed.
  - New aircraft and continued growth and development
- Funding provided by Office of Local Defense Community Cooperation, with match provided by Southeast Alabama Regional Planning & Development Commission (SEARP&DC)



# 2023 CLUS Study Area

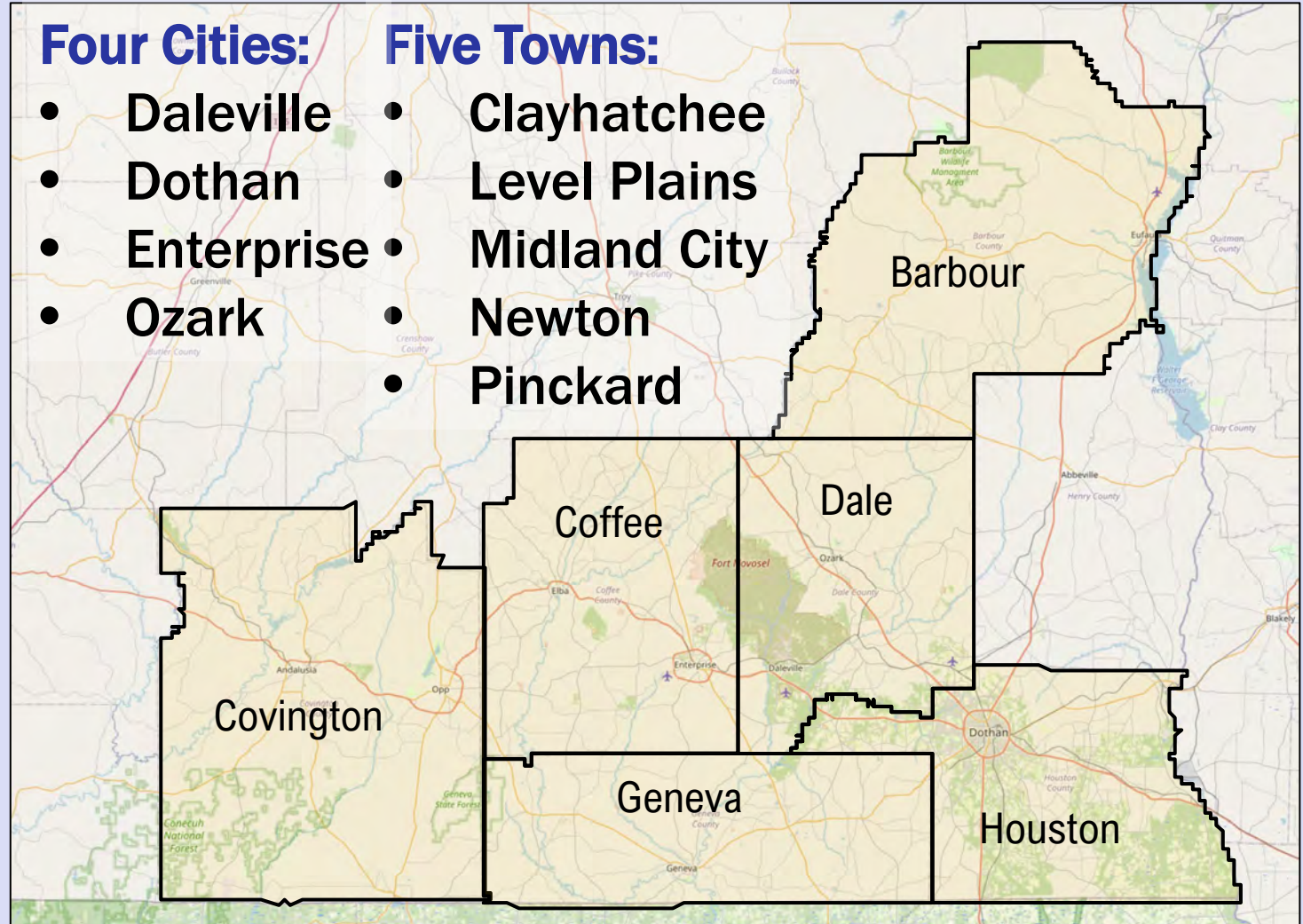


## Four Cities:

- Daleville
- Dothan
- Enterprise
- Ozark

## Five Towns:

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





# Area of Operations

29,590 Square Miles  
Aircraft Training Area

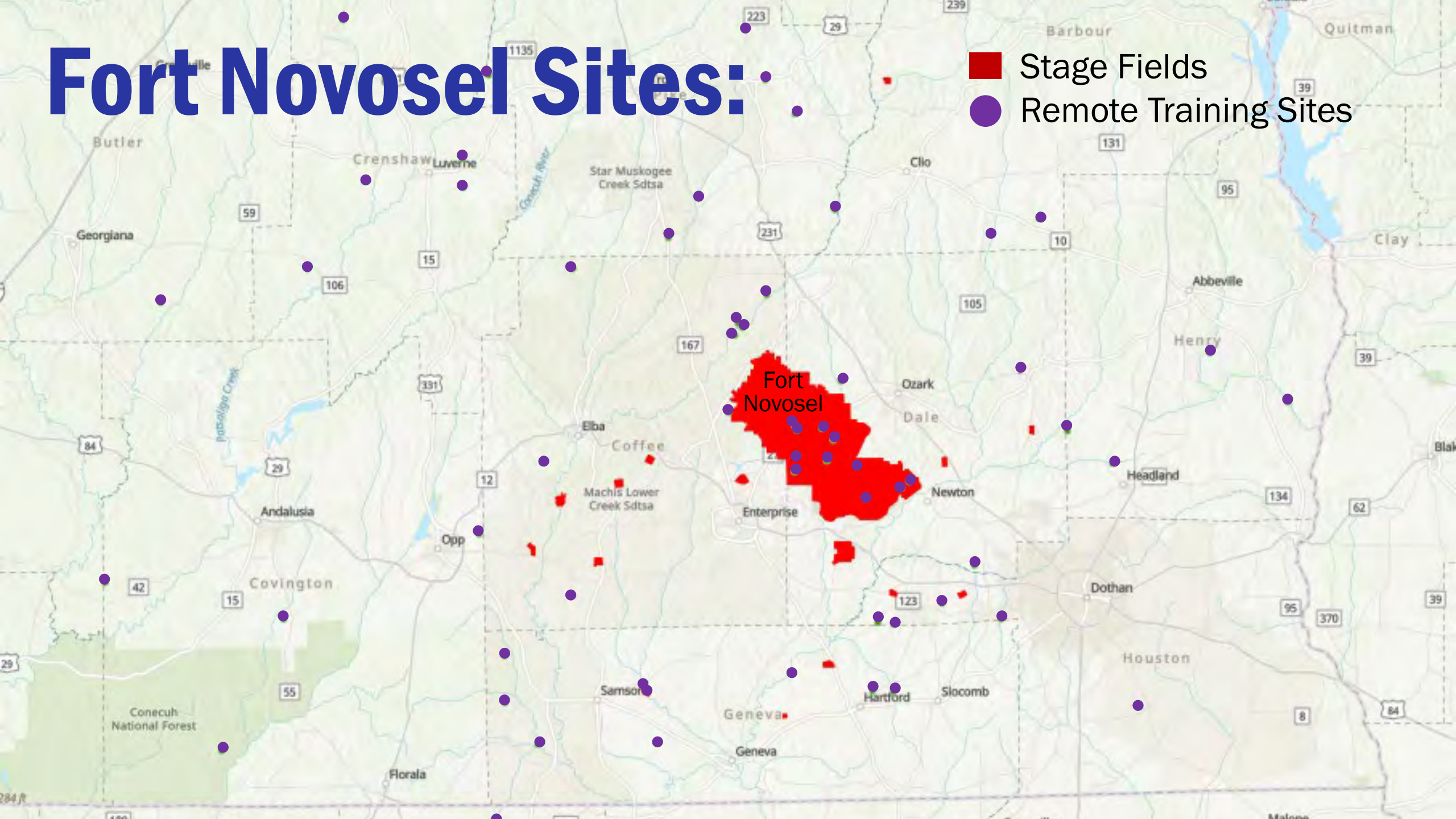
- 1 Army Airfield
- 4 Army Heliports
- 15 Stagefields
- 64 Remote Training (RT) Sites
- 1 FARP/Aerial Gunnery Range
- Army Radar Approach Control





# Fort Novosei Sites:

 Stage Fields  
 Remote Training Sites



# Fort Novosel CLUS Committee

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- Agricultural Community
- ALDOT – Aeronautics
- Chambers of Commerce
- Developers / Real Estate
- Economic Development Authorities
- Fort Novosel
- Friends of Fort Novosel
- Local Airports
- Utilities

## **Local Governments:**

- County Engineers
- Planning Directors
- Enforcement Officers
- Town Mayors





# CLUS Committee Meeting Dates and Topics

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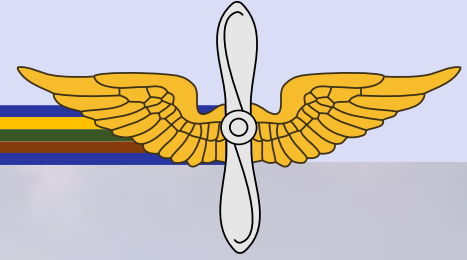


# Fort Novosel CLUS Goals

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- Educate public / elected officials
- Improve intergovernmental coordination and communication
- Identify / develop legislative options
- Energy security and sustainability for Fort Novosel
- Promote area-wide approach for land use decisions
- Continued evaluation of implementation

# Fort Novosel



- The United States Army Aviation Center of Excellence (USAACE) is the sole producer of Army Aviators, Maintainers, Air Traffic Controllers, and Unmanned System Operators for the Army.
- The mission of Ft. Novosel and USAACE is inextricably linked to the strategic success of the Joint Force and the operational success of the U.S. Army in Multi-Domain Operations (MDO).



# Fort Novosel / USAACE Mission

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- Generate highly trained, disciplined, and fit Aviation Soldiers;
- Develops leaders of character who are experts in combined arms maneuver;
- Drive change to fight and win in multi-domain operations; and
- Impart the aviation warfighter culture across the total Aviation Force.

# Fort Novosel Major Commands:

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- U.S. Army Garrison Fort Novosel,
- U.S. Army Aviation Center of Excellence (USAACE),
- U.S. Army Combat Readiness Center,
- U.S. Army Warrant Officer Career College,
- U.S. Army Aviation Technical Test Center (ATTC),
- Aviation Center Logistics Command (ACLC),
- U.S. Army Aeromedical Center,
- U.S. Army Aeromedical Research Laboratory,
- U.S. Army School of Aviation Medicine, and
- U.S. Army Air Traffic Services Command (ATSCOM).

# Fort Novosel Population

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- **Daytime Population = approximately 22,000**
  - Military = 5,900
  - International Partner Students = 803 (33 Countries)
  - DAC, CTR, NAF, AAFES, DECA (Civilian) = 8,660
  - Military Family Members = 6,715
- **Employment = approximately 14,560 Total**
  - Largest Employer south of Montgomery
  - 5<sup>th</sup> Largest Employer in the Alabama



# Fort Novosel Data

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- **Aviation Training Stats (FY22)**

- Flying Hours:

- USAACE @ 234,512 hrs = 32% Army @ 728,079 hrs

- Aircraft:

- Ft Novosel Fleet @ 508 = 14% Army Fleet @ 3,600

- **Economic Impact = \$2 Billion per Year in Wiregrass Area**

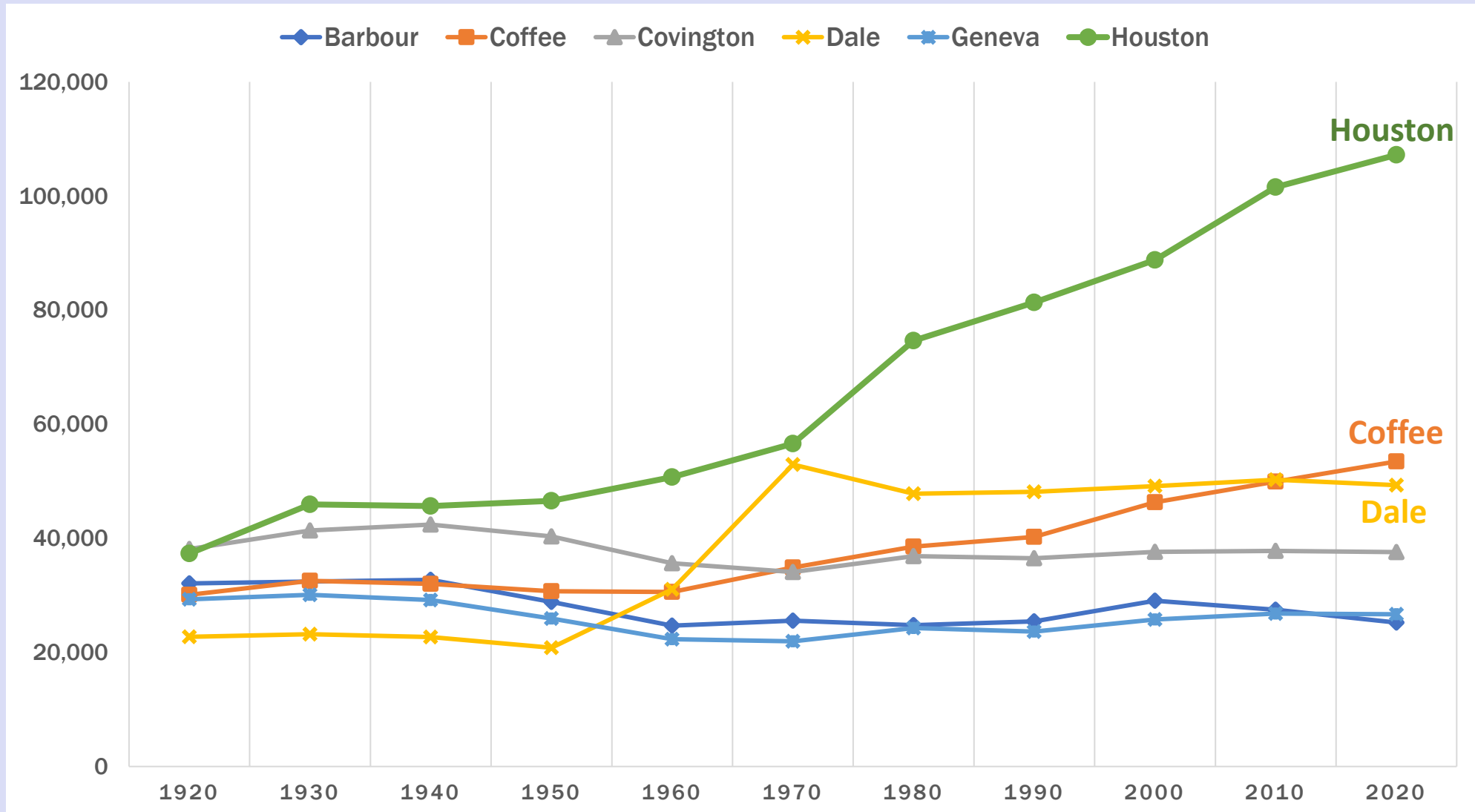
- Direct Impact of Daytime Population = approx. 22,000

- Indirect Impact/Support of Additional 113,000 people

# Fort Novosel History



# Population Change, 1920 to 2020





# Population Change, 1920 to 2020

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	1950 Population	1920- 1950	2020 Population	1950- 2020
Barbour	28,860	-10.0%	25,223	-12.6%
Coffee	30,717	2.2%	53,465	74.1%
Covington	40,333	5.9%	37,570	-6.9%
Dale	20,830	-8.3%	49,326	136.8%
Geneva	25,928	-11.6%	26,659	2.8%
Houston	46,554	24.7%	107,202	130.3%

# Veteran Population

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	United States	Alabama	Barbour County	Coffee County	Covington County	Dale County	Geneva County	Houston County
Population 18 and Over	254,296,179	3,859,695	19,995	38,871	29,128	35,373	20,642	81,473
Veteran	17,431,290	324,845	1,445	5,888	2,727	5,450	2,275	7,848
	6.9%	8.4%	7.2%	15.1%	9.4%	15.4%	11.0%	9.6%
Non Veteran	236,864,889	3,534,850	18,550	32,983	26,401	29,923	18,367	73,625
	93.1%	91.6%	92.8%	84.9%	90.6%	84.6%	89.0%	90.4%

# Labor Force Composition

Population 16 and Over	United States	Alabama	Barbour County	Coffee County	Covington County	Dale County	Geneva County	Houston County
In Labor Force	167,869,126	2,313,616	9,369	24,250	16,284	21,724	10,920	47,870
Civilian Labor Force	166,672,597	2,298,013	9,369	22,750	16,256	19,065	10,861	47,611
	99.3%	99.3%	100.0%	93.8%	99.8%	87.8%	99.5%	99.5%
Armed Forces	1,196,529	15,603	0	1,500	28	2,659	59	259
	0.7%	0.7%	0.0%	6.2%	0.2%	12.2%	0.5%	0.5%



# Population without Military

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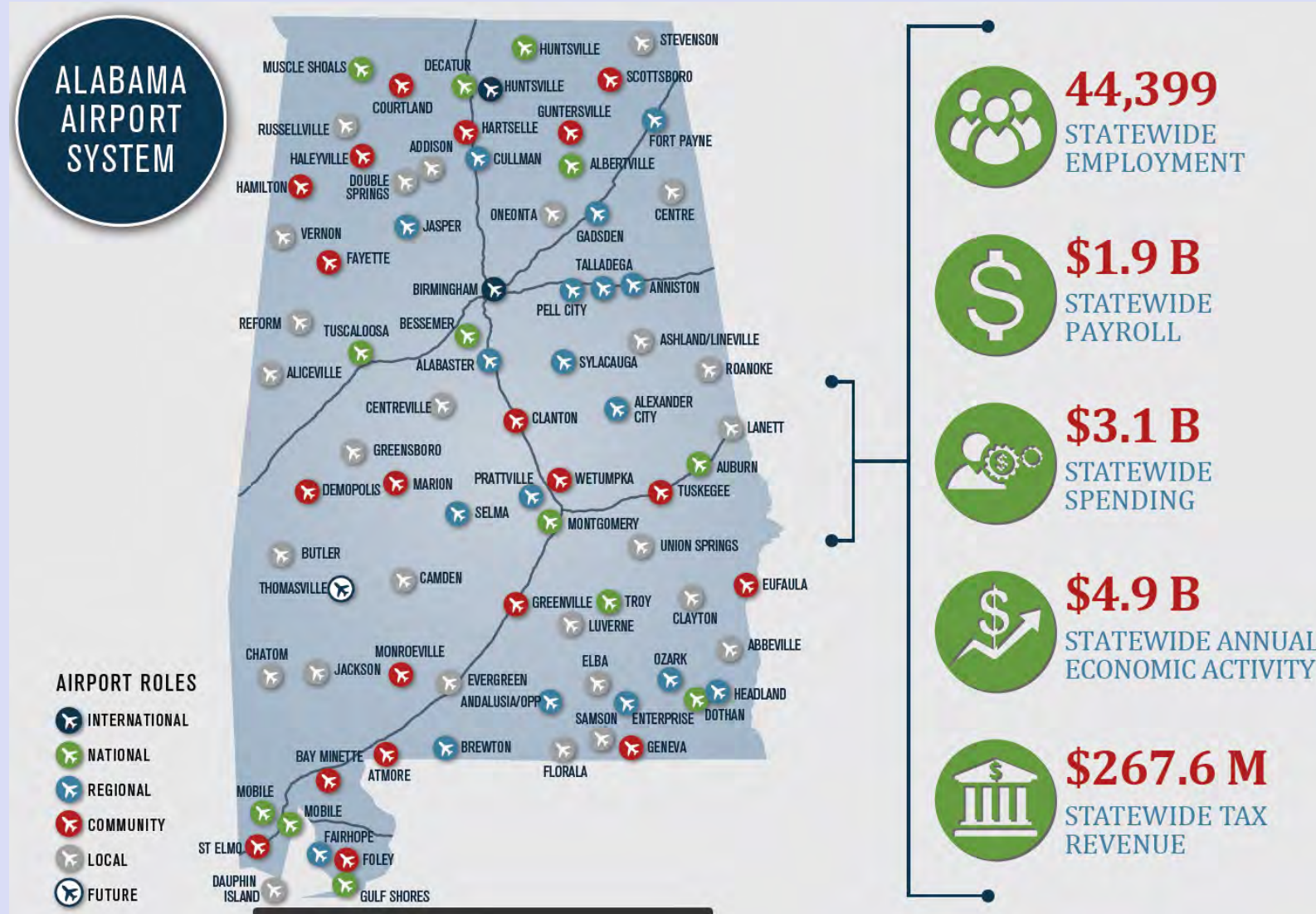
	Total Population	Armed Forces	Veterans	Remaining Population	% Change
Barbour County	25,259	0	1,445	23,814	-5.7%
Coffee County	53,043	1,500	5,888	45,655	-13.9%
Covington County	37,490	28	2,727	34,735	-7.3%
Dale County	49,443	2,659	5,450	41,334	-16.4%
Geneva County	26,604	59	2,275	24,270	-8.8%
Houston County	106,355	259	7,848	98,248	-7.6%

# Alabama Aerospace & Aviation

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- 61,000+ employed in aerospace and defense
- 3,860 aerospace engineers (Top 5 in US)
- Businesses from 30 countries
- 2nd largest research and technology park in the U.S.
- More than 300 aerospace companies
- Aerospace manufacturing employed 14,000 as of February 2023
- Over \$1.7 billion in aerospace equipment and parts exported in 2022

# ALDOT 2020 Economic Impact Study



## Wiregrass Airports:

- Andalusia / Opp
- Clayton
- Dothan
- Elba
- Enterprise
- Florala
- Geneva
- Ozark
- Samson



# ALDOT 2020 Economic Impact Study

ALABAMA AIRPORTS CONTRIBUTE **\$267.6 MILLION** ANNUALLY TO STATE & LOCAL TAX REVENUES

	INCOME TAX	SALES TAX	COMBINED
COMMERCIAL SERVICE AIRPORTS	<b>\$29.2 MILLION</b>	<b>\$125.7 MILLION</b>	<b>\$154.9 MILLION</b>
GENERAL AVIATION AIRPORTS	<b>\$19.9 MILLION</b>	<b>\$92.7 MILLION</b>	<b>\$112.7 MILLION</b>

**A N N U A L**  
**V I S I T O R S**  
ARRIVING BY AIR

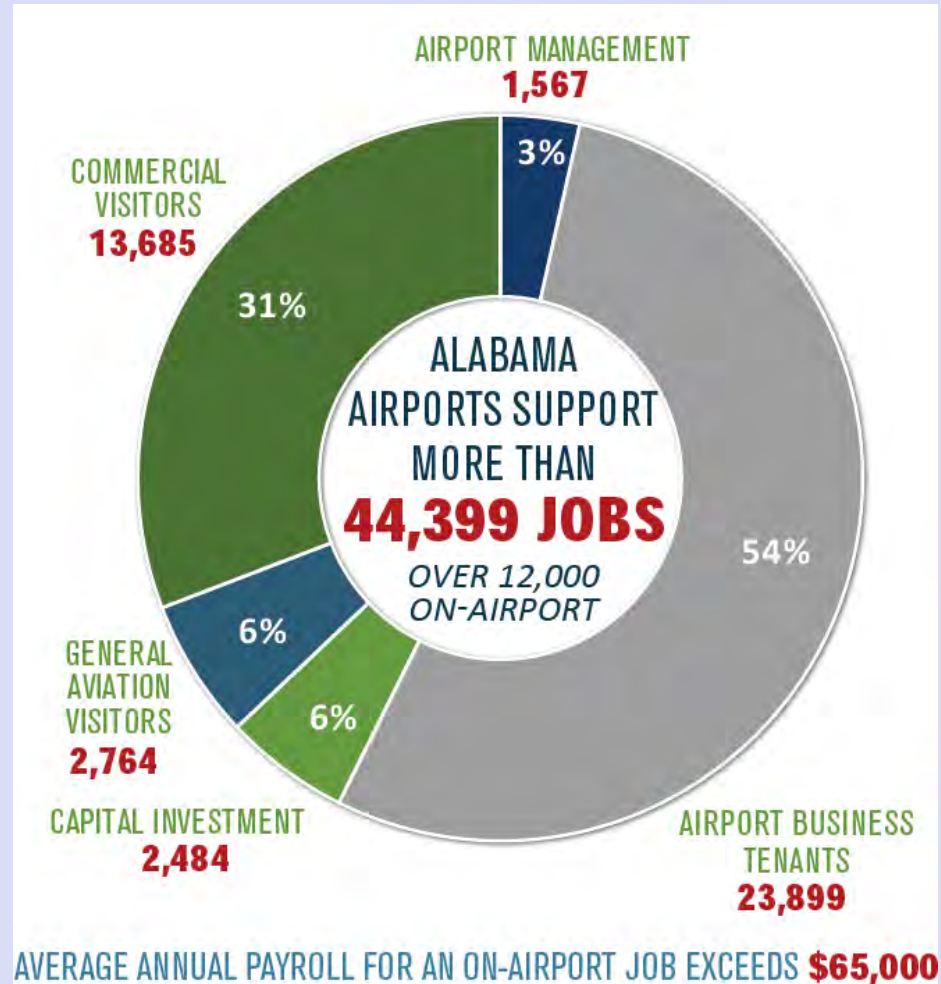
**1.2**  
MILLION

COMMERCIAL  
AIRLINE  
VISITORS

**451,100**

GENERAL  
AVIATION  
VISITORS

# ALDOT 2020 Economic Impact Study



AIRPORTS SUPPORT **2.2%** OF ALL STATEWIDE JOBS



**1.7 MILLION VISITORS** ARRIVE IN ALABAMA BY AIR



AIRPORTS SUPPORT **2% OF** ALABAMA'S GDP



GENERAL AVIATION AIRPORTS MAKE UP **44%** OF TOTAL ANNUAL ECONOMIC ACTIVITY

# ALDOT 2020 Economic Impact Study

TOTAL ANNUAL ECONOMIC IMPACTS BY AIRPORT							
FAA ID	CITY	AIRPORT NAME	TOTAL EMPLOYMENT	TOTAL PAYROLL	TOTAL SPENDING	TOTAL ANNUAL ECONOMIC ACTIVITY	TOTAL TAX IMPACTS
Commercial Airport							
DHN	Dothan	Dothan Regional	1358	\$70,448,100	\$114,006,900	\$184,455,000	\$9,314,300
General Aviation Airports							
79J	Andalusia/ Opp	South Alabama Regional	393	\$23,920,300	\$19,925,700	\$43,846,000	\$2,152,900
11A	Clayton	Clayton Municipal	1	\$33,900	\$124,700	\$158,600	\$5,300
14J	Elba	Carl Folsom	7	\$213,700	\$598,400	\$812,100	\$32,200
EDN	Enterprise	E'prise Municipal	193	\$12,646,300	\$10,263,300	\$22,909,600	\$1,044,300
0J4	Floral	Floral Municipal	32	\$1,105,800	\$2,637,000	\$3,742,800	\$193,500
33J	Geneva	Gen. Municipal	10	\$261,000	\$735,000	\$996,000	\$44,500
71J	Ozark	Ozark Airport	303	\$16,766,800	\$14,941,100	\$31,707,900	\$1,604,300
1A4	Samson	Logan Field	3	\$141,700	\$244,400	\$386,100	\$13,600
Combined Total			942	\$55,089,500	\$49,469,600	\$104,559,100	\$5,090,600



# Aeronautics Bureau and Military



## MILITARY AVIATION INSTALLATIONS

- Fort Rucker: U.S. Army Aviation Center of Excellence
- Maxwell Air Force Base
- Redstone Army Airfield
- Naval Outlying Landing Field Barin
- Naval Outlying Landing Field Summerdale
- Naval Outlying Landing Field Brewton

# Aeronautics Bureau and Military

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Military aviation units and military contractors at Alabama airports account for **MORE THAN ONE-QUARTER** of statewide tenant impacts.



## SUPPORTING THE MISSION:

### MILITARY ACTIVITY AT ALABAMA AIRPORTS

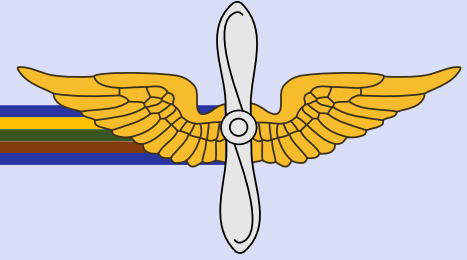
Alabama has a rich military aviation history, and it continues to be a significant part of the state's economy and culture. *Alabama's airport system is home to several military aviation installations and numerous private military contractors that were counted as tenants for the purposes of the economic impact study. These military tenants are responsible for a significant share of Alabama airports' overall economic impact.* Additionally, there are several separate military aviation installations not associated with a system airport. Despite not being included in the economic impact study, these military aviation installations are significant contributors to the state economy and play an important role in the United States' national security.

# Living with Fort Novosel



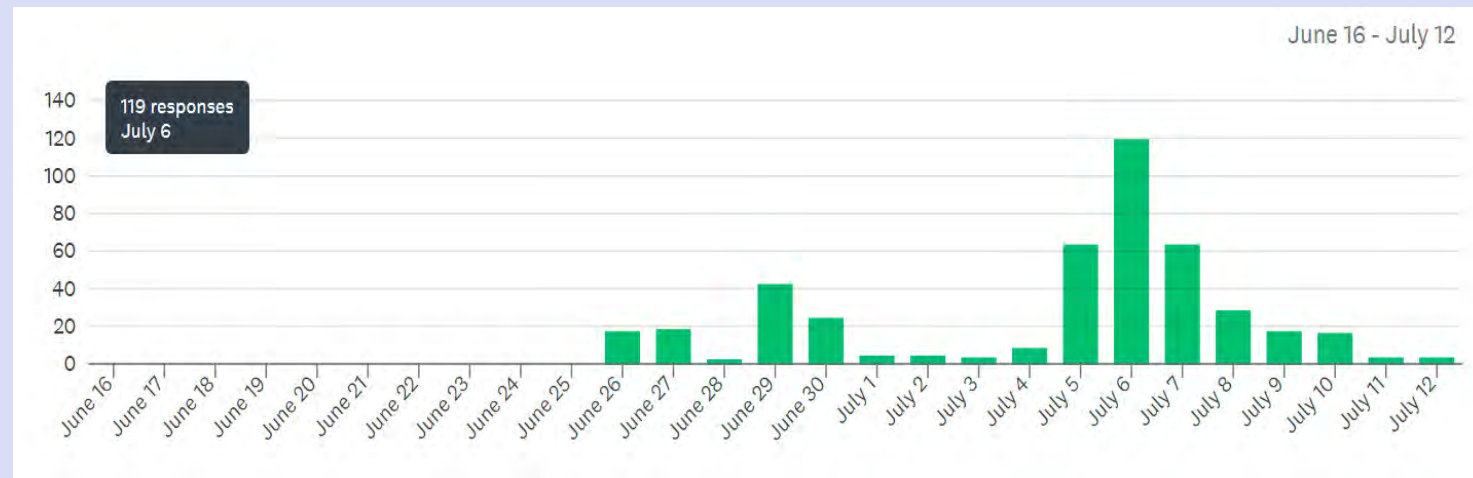


# Community Survey



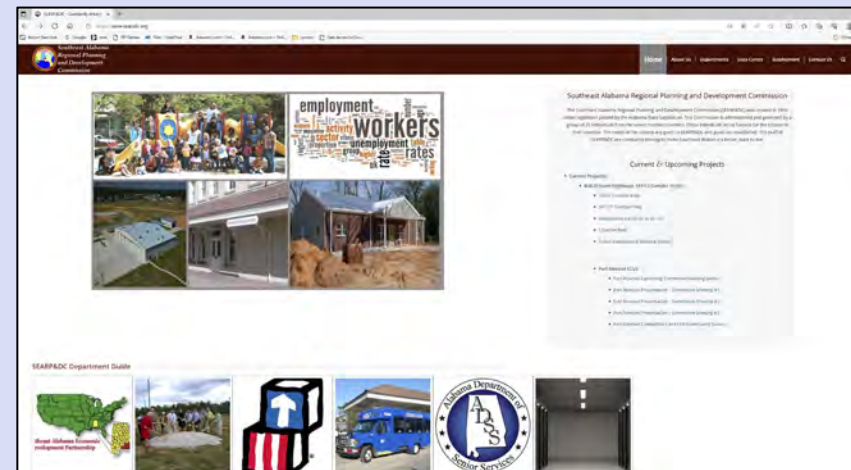
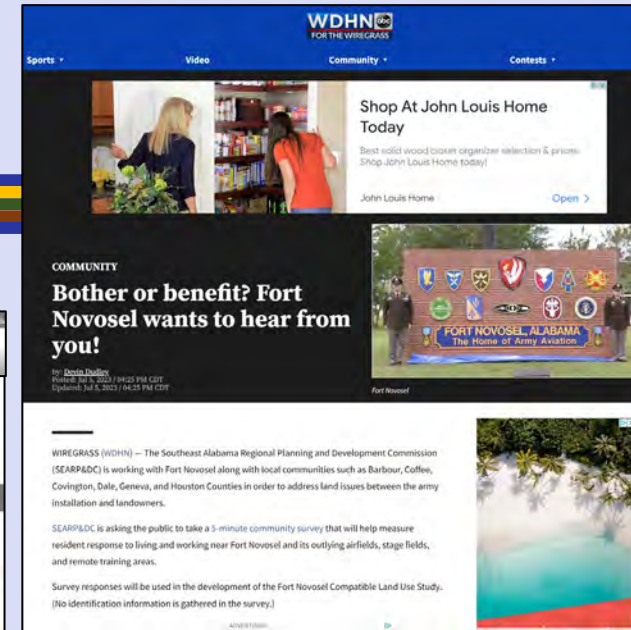
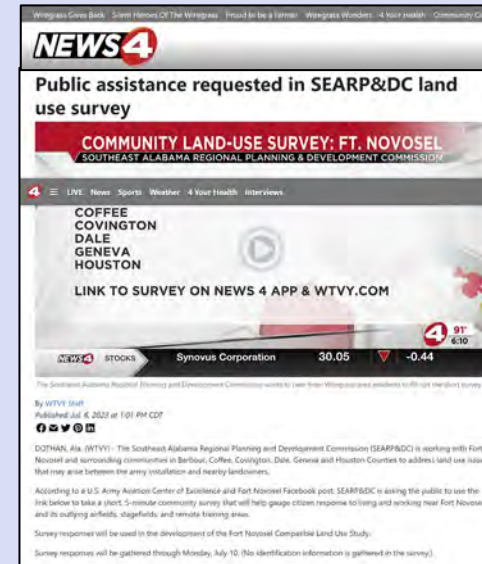
- 17 Questions – 5 Minute Response Time
- Distributed by CLUS Committee Members
- Monday, June 26<sup>th</sup> through Monday, July 10<sup>th</sup>

- 434 Responses

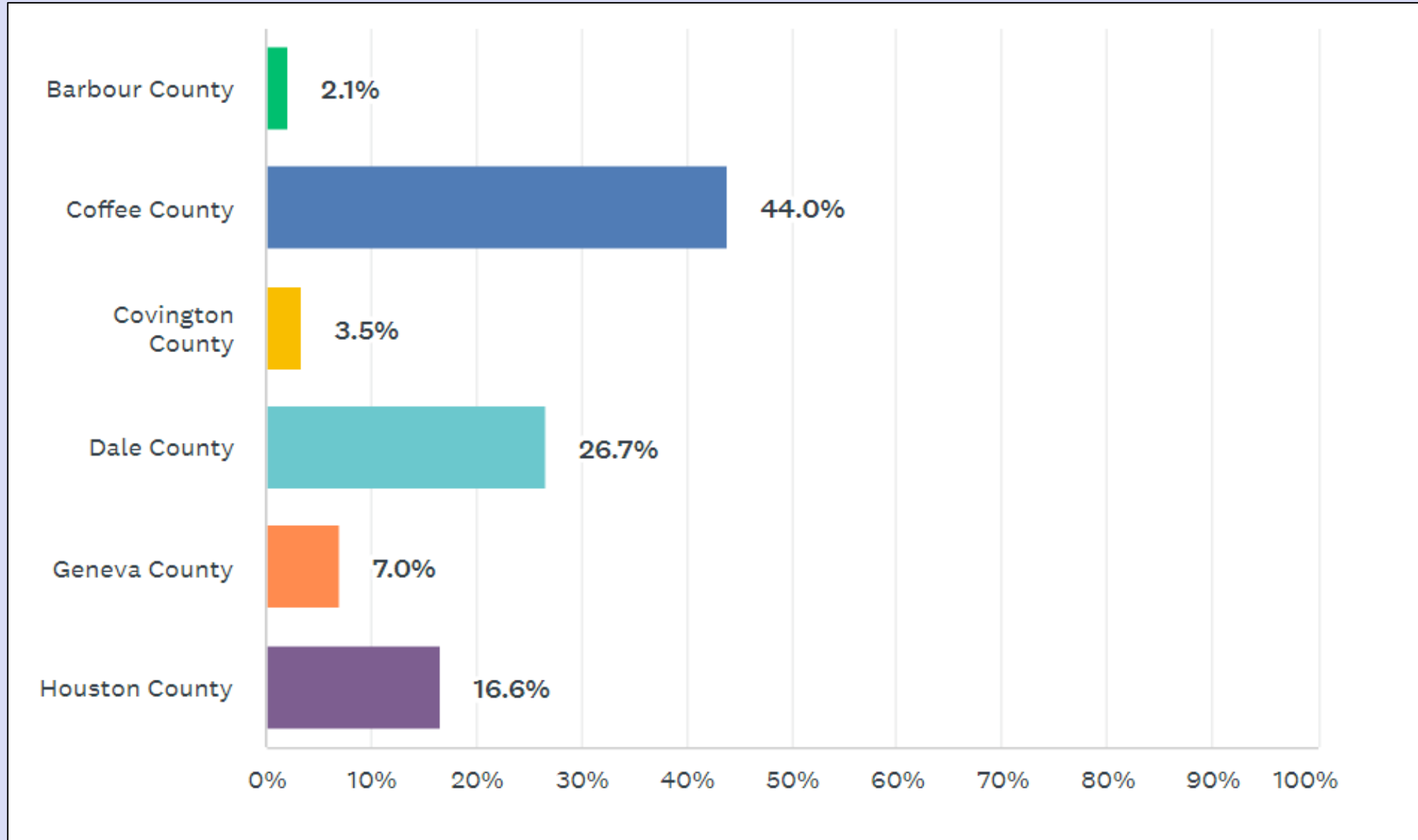


# Community Survey Coverage

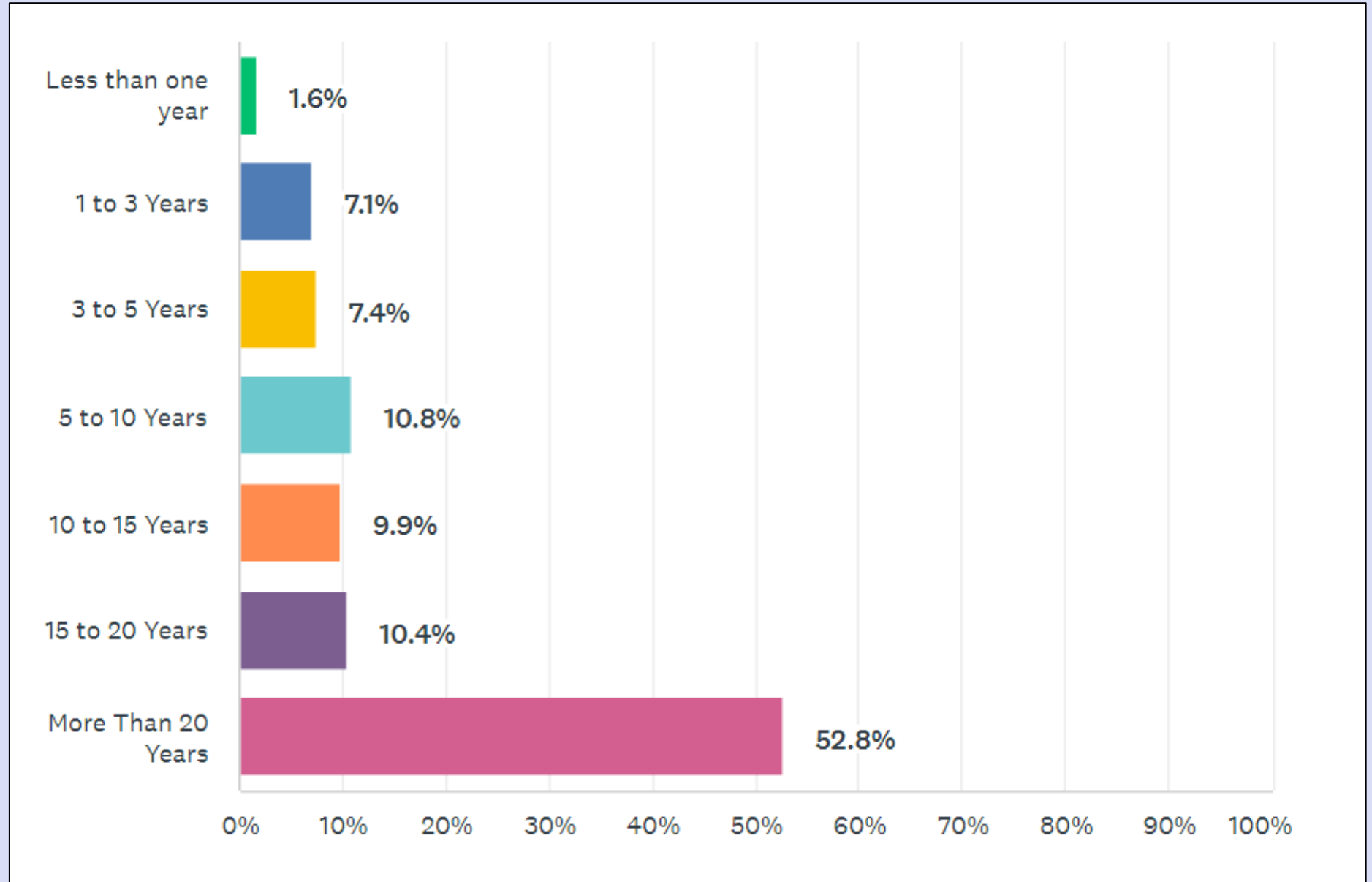
- SEARP&DC Website
- FaceBook:
  - SEARP&DC
  - USAACE and Fort Novosel
  - Daleville Area Chamber of Commerce
  - Dale County Happenings
  - Ozark-Dale County Economic Development Corporation
  - City of Enterprise
- Dothan Eagle
- WDHN News
- WTVY News



# Q1. In what county do you live?

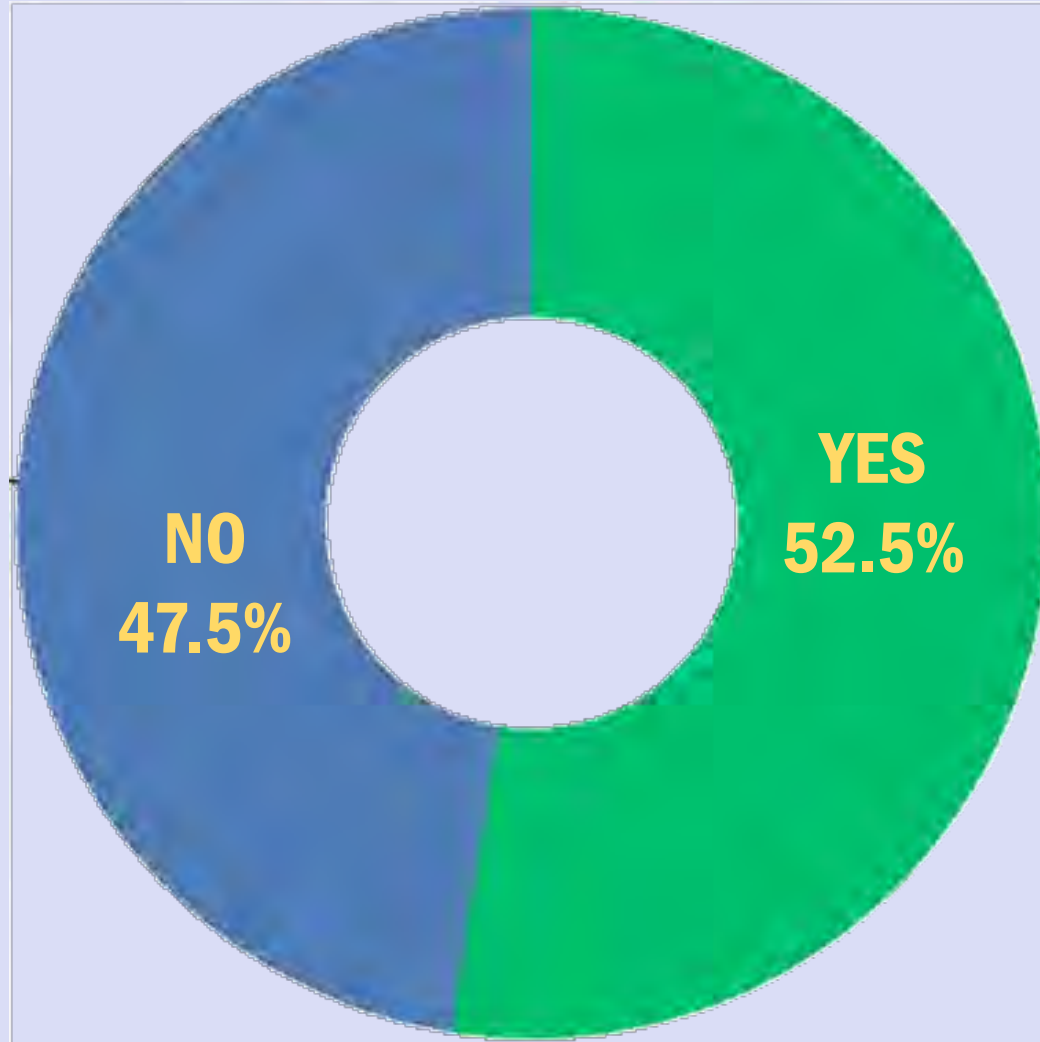


## Q2. How many years have you lived in your home county?

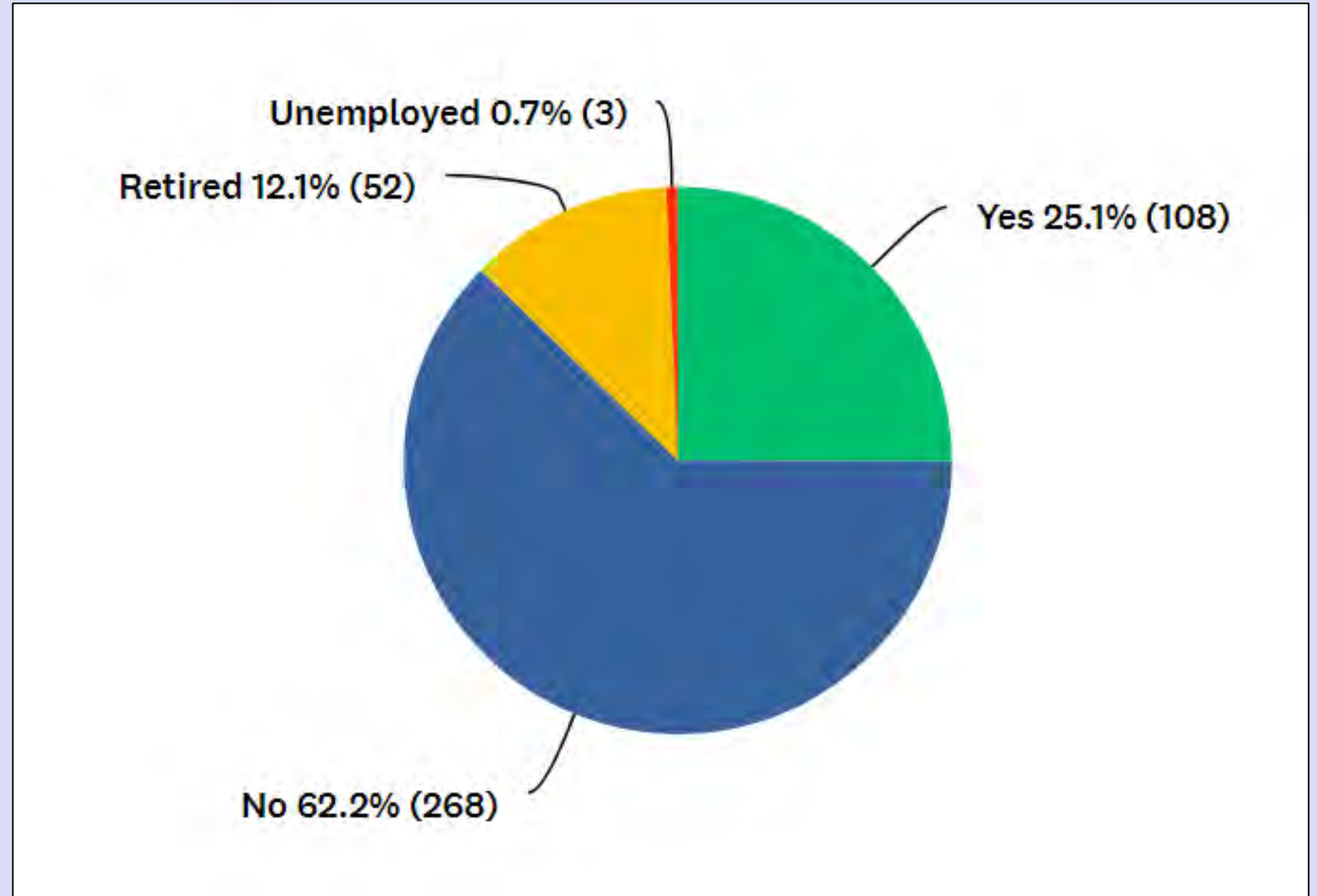




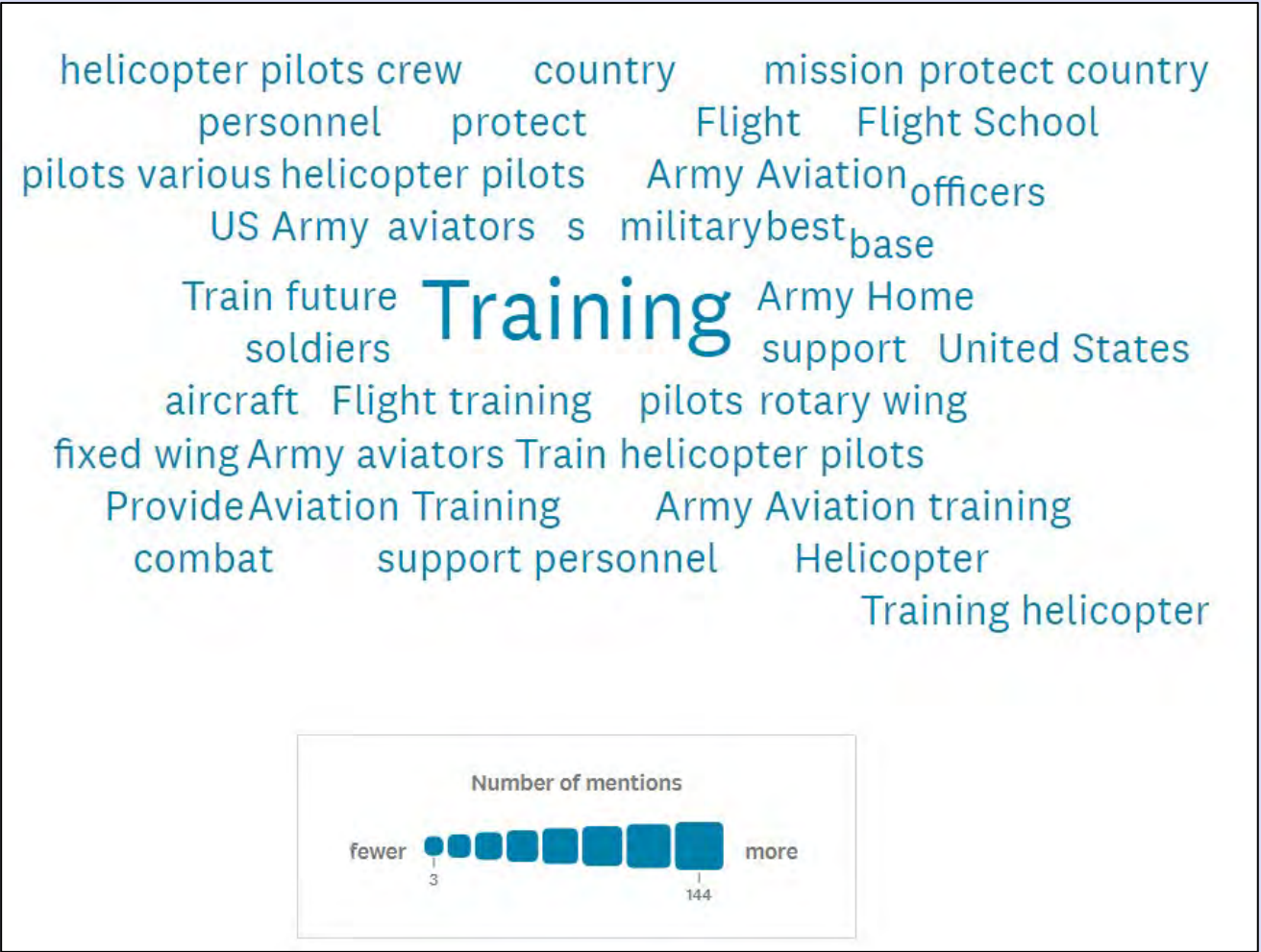
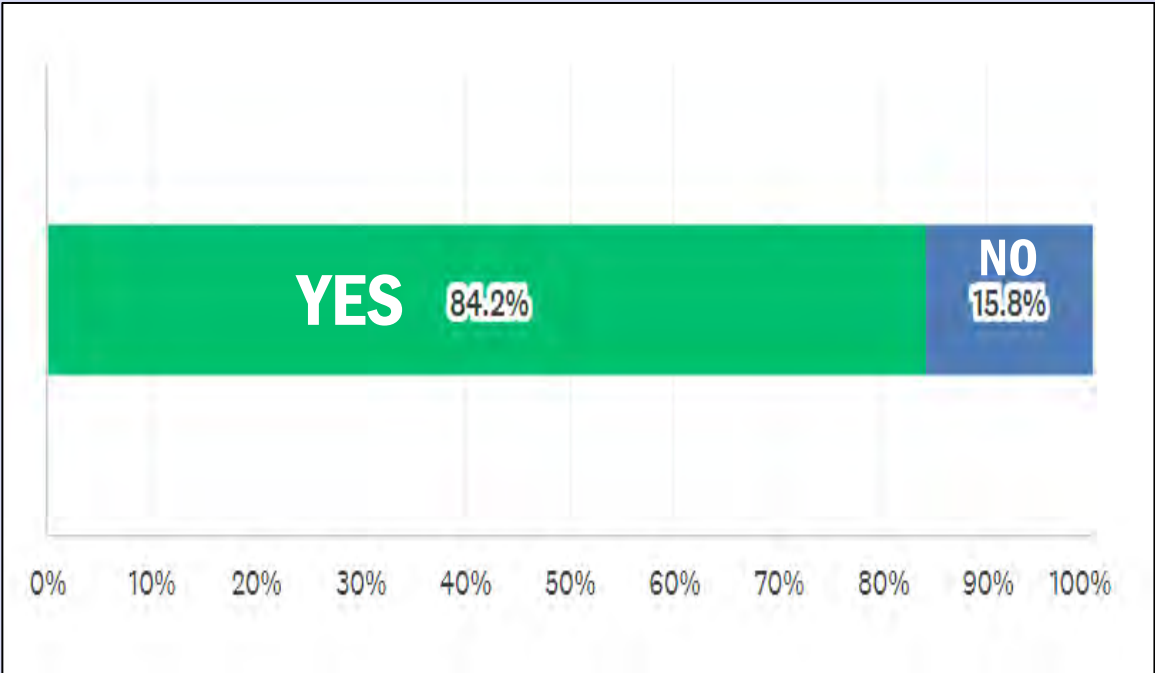
Q3. Are you currently serving or have your previously served in the military; are you a veteran; or are you a military dependent?



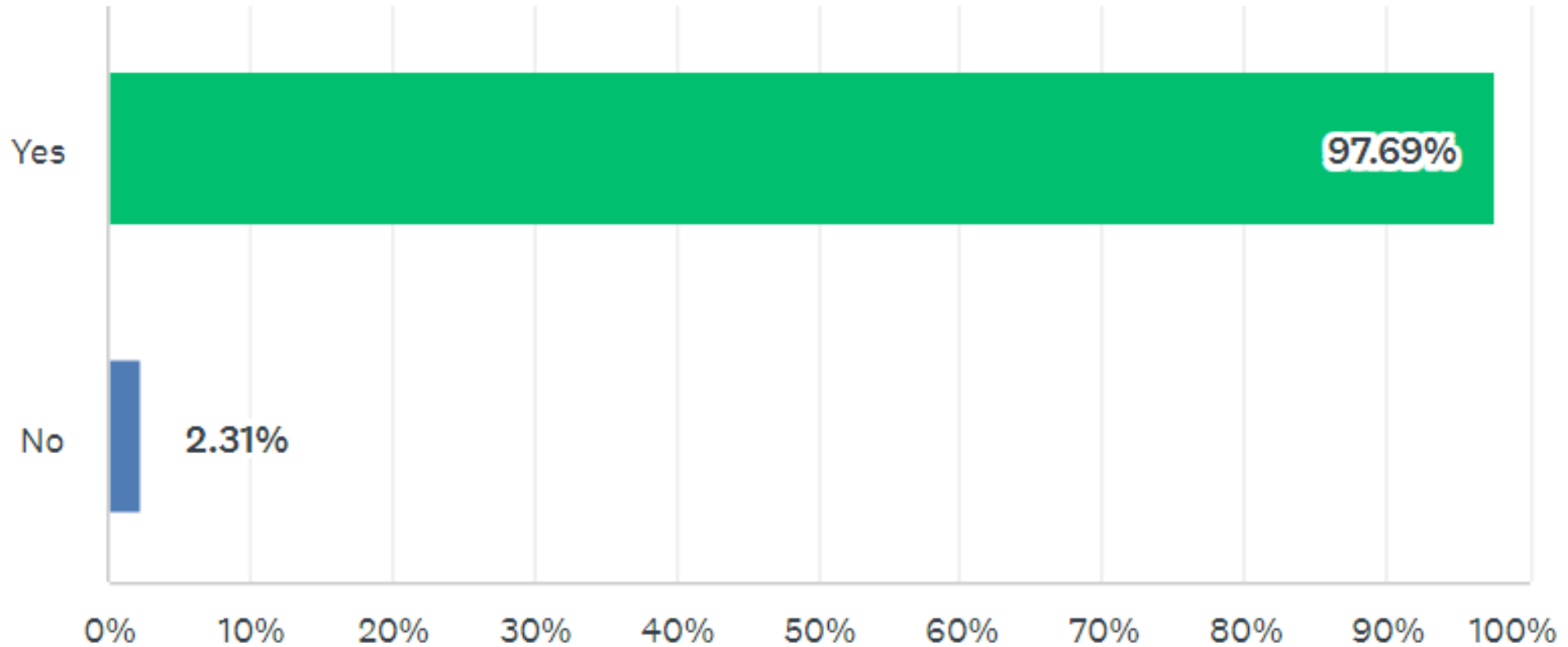
## Q4. Do you work on Fort Novosel or for a Fort Novosel contractor?



# Q5. Are you fully aware of the mission and training activities that take place on Fort Novosel? What do you perceive to be the primary mission of Fort Novosel?



## Q6. Do you feel that the presence of Fort Novosel is an economic benefit to the Wiregrass Region?





**Q7. What do you think is the greatest benefit of having Fort Novosel in the area?**

## 419 Responses

- **Economic Benefits**
- **Jobs**
- **Revenue and Taxes**
- Cultural Diversity
- Safety
- Military Presence
- Population Growth
- Brings People which brings businesses and activities
- Federal Funding in Schools
- Retirement Access
- Training

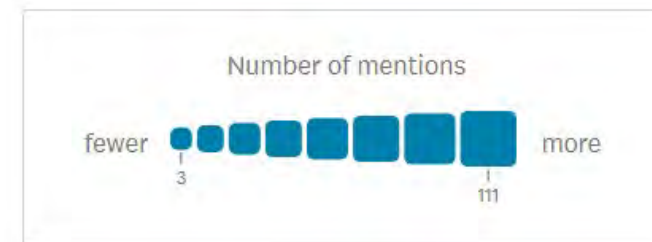


# Q8. What do you think is the worst impact that comes from having Fort Novosel in the area?

## 419 Responses

- **None**
- **Helicopter Noise**
- **Traffic Congestion**
- **Potential for attack by other nations**
- **Potential for helicopter crash**
- **Helicopter flights over residential neighborhoods**
- **Not following set protocols when conducting flight operation**
- **Constant turnover of personnel**

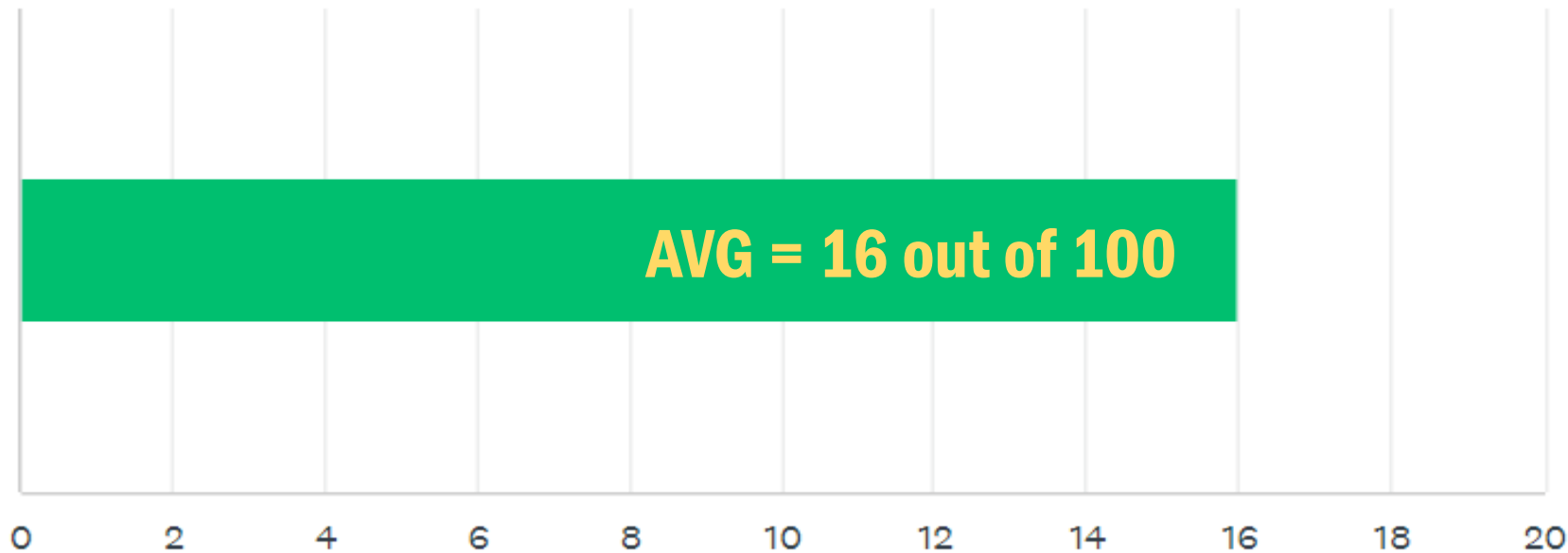
military families higher due Rent higher think negative impact  
military personnel around Fort Novosel worst impact  
Lack night Noise pollution don't see sure small  
think one noise helicopters military  
Price near one Nothing High aircraft don't coming  
going cause helicopter N **None** Noisetrainingreally  
base bad members  
leave impact Traffic area housing sometimes  
cost living negative impact helicopter noise  
constant complaints see negative impact  
NA downside communities t see negatives  
residential areas think negative military base



## Q8. What do you think is the worst impact that comes from having Fort Novosel in the area?

- Fort Novosel took family land
- Environment destroyed
- Avoidable/unmitigated noise with impunity.
- The damage caused by the helicopters and lack of respect for personal property by the pilots
- Local community hates the military and is unfriendly, unwelcoming, and hurts our children educationally. The impact of Novosel in lower Alabama is a disservice to military families.
- The gate side cities need to develop a better partnership with the installation (mayors, council members, and command staff).
- Numerous students & instructor pilots are becoming increasingly lax in obeying minimum flight altitudes over community areas...limits established to reduce incidence of local ranchers, angry over herds being startled by low-flying aircraft, firing upon said aircraft. a situation ripe to dangerously explode in the Forts face once again.
- Housing is high. If you don't work on Rucker or in the military you can't afford it cause there is no where to work

**Q10. Have you ever been disturbed by the mission, operations and training exercises that take place on Fort Novosel and in the surrounding area? If so, please use the slider bar below to indicate to what extent Fort Novosel activities disrupt your daily life?**

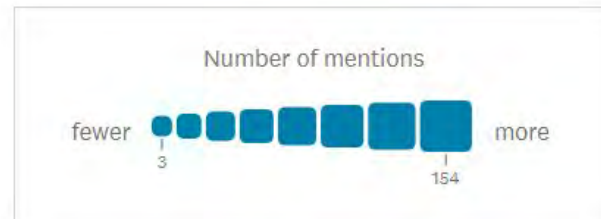
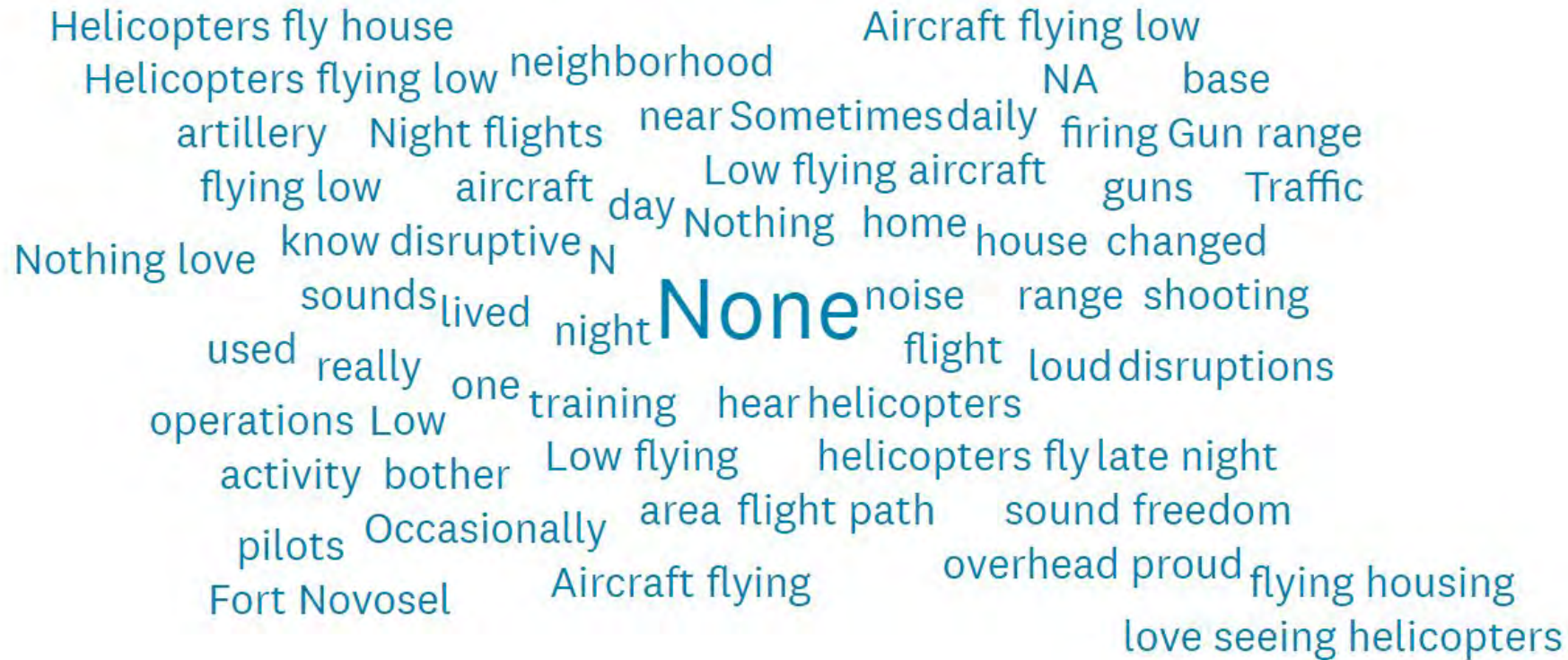


**408 Responses**

- 0 = 50.5%
- 40-60 = 9.6%
- 90+ = 3.7%



## Q11. What Fort Novosel activity do you find most disruptive?

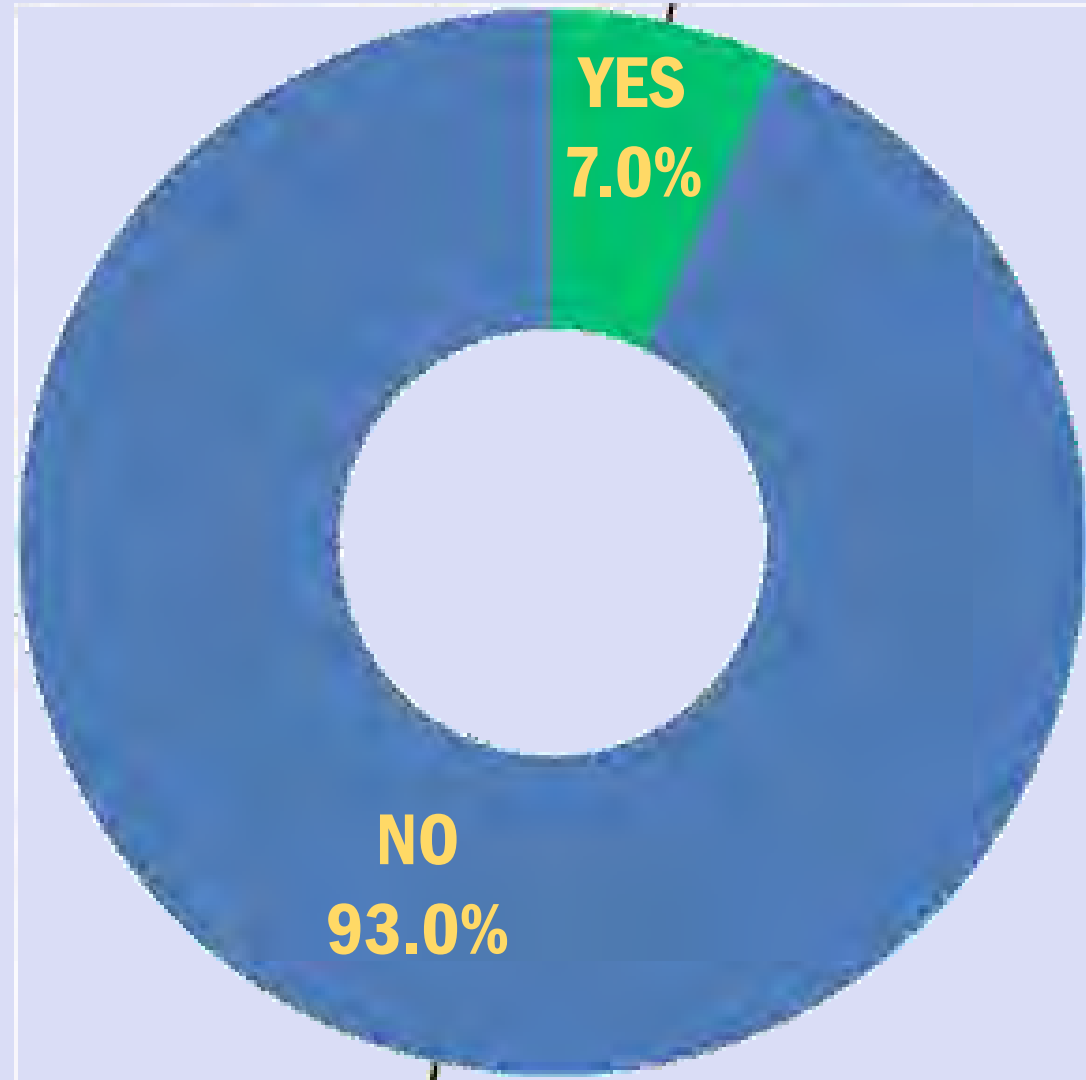


## 406 Responses

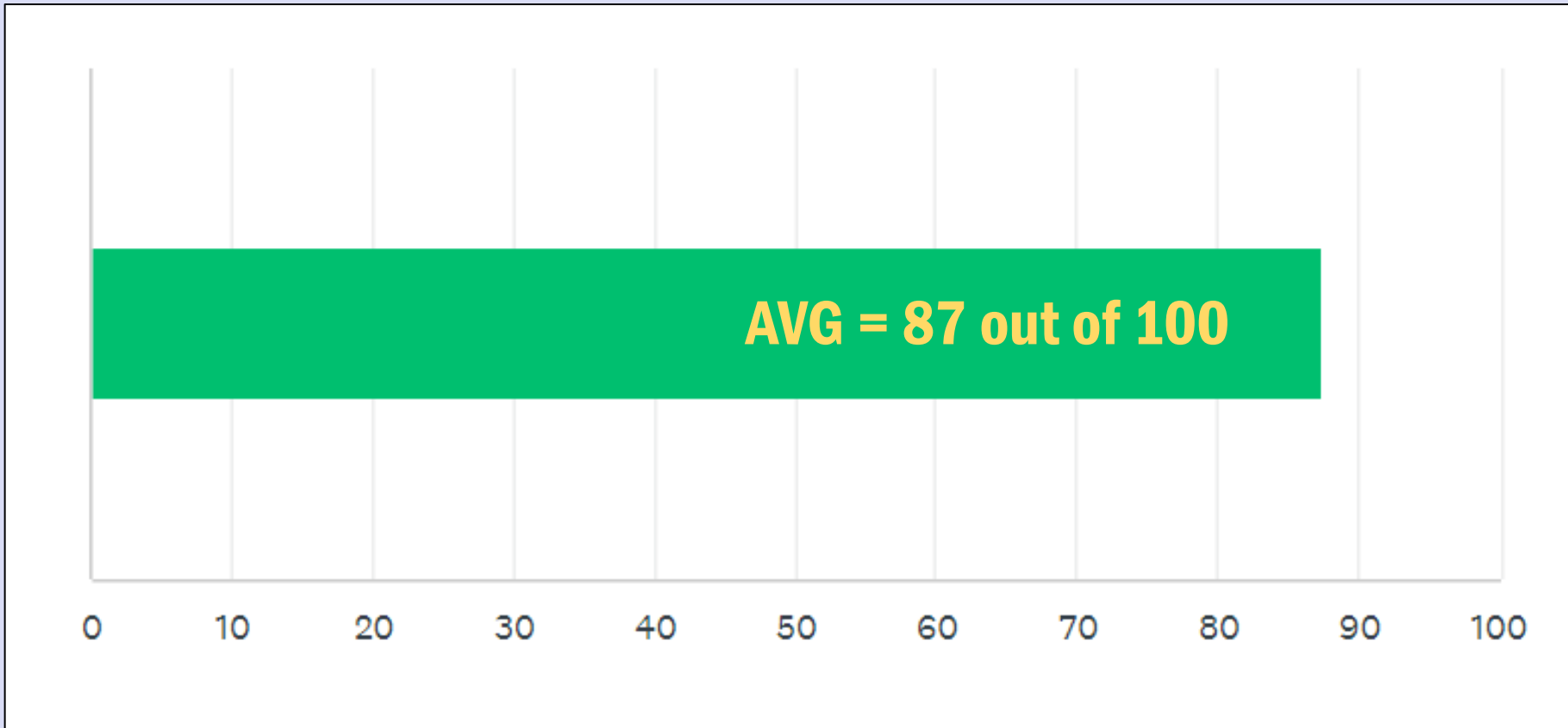
- **42.9% = None**
- Helicopter Noise
- Artillery Noise
- Aircraft pilots and students refusing to obey minimum flight altitudes over communities during operations.
- Low Night Flights

## Q12. Do you feel that Fort Novosel presents a safety issue to you and your family? If so, why?

- Terrorist Attack
- Crash / Crash over residential areas
- Not following set safety stand off from occupied dwellings
- Environment / Helicopter Exhaust
- Groundwater contamination from rounds fired into the ground.
- These are pilots in training, and they fly over our homes. I have even observed them shining deer. It is against the law to do that, and it was reported but nothing was done.



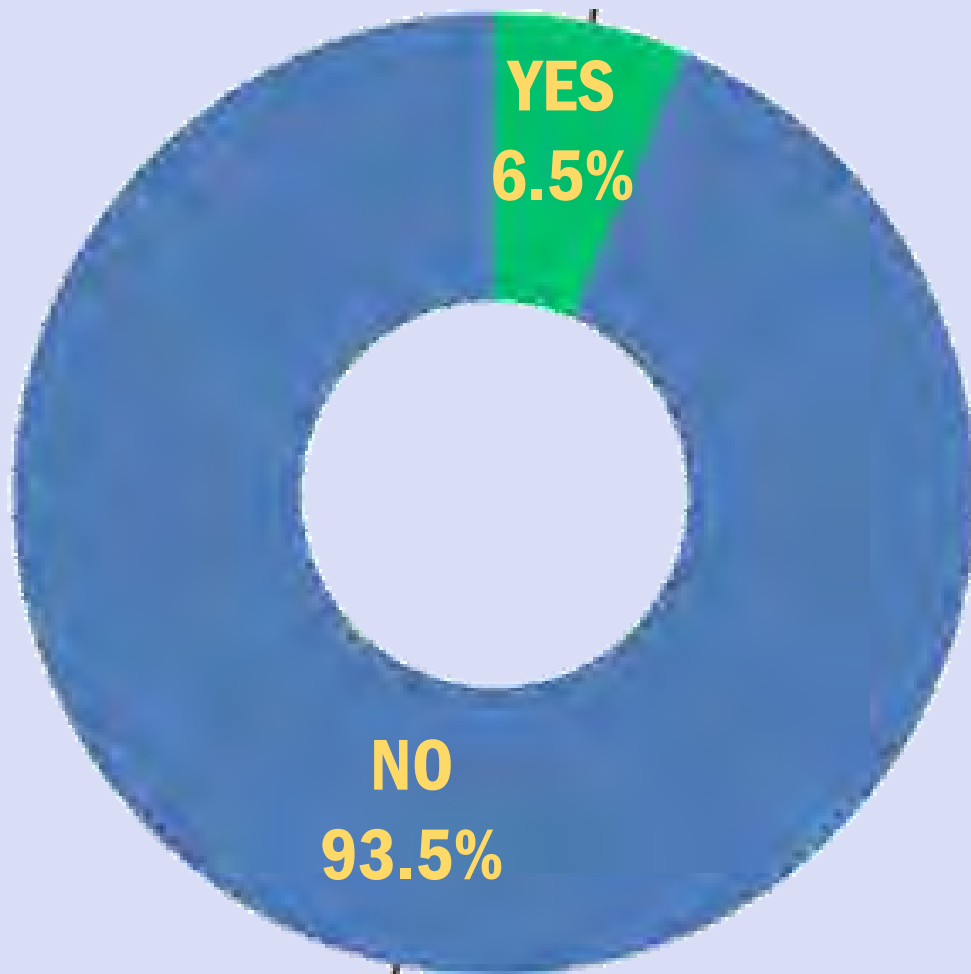
**Q13. Would you support continued growth and expansion of Fort Novosel? Use the slider bar below to indicate the level of your support.**



**430 Responses**

- 90+ = 53.0%
- 40-60 = 7.9%
- 0-20 = 5.6%

**Q14. Do you know of any incompatible land uses surrounding Fort Novosel or its airfields and stage fields? If yes, please explain.**



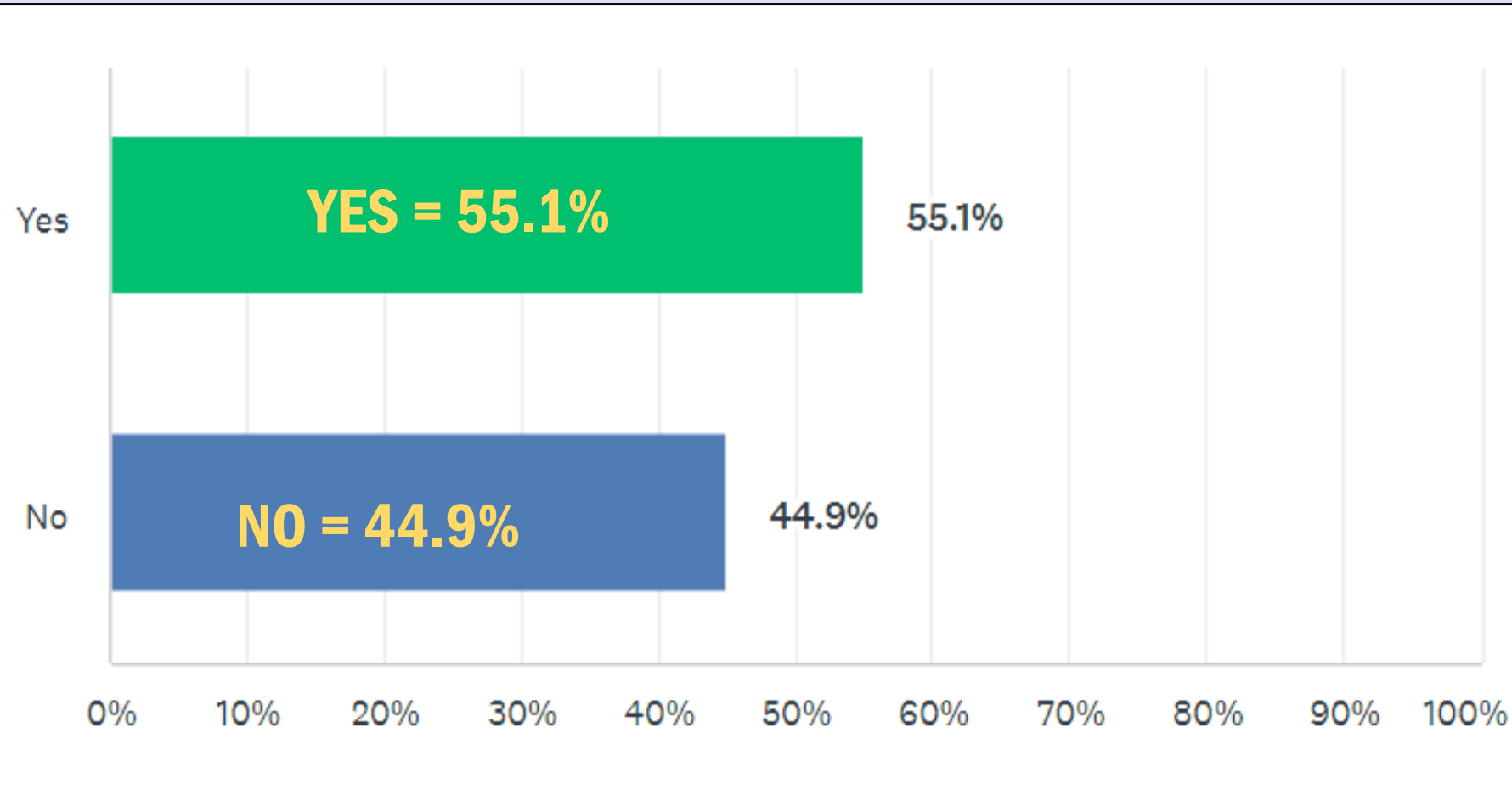
- Airfields or artillery sites too close to neighborhoods or farms
- Fellow landowners lease out their land to Ft Novosel to use as RTs, but also as hunting and numerous other things.
- Incident of unexploded ordinance found on fairways of Silver Wings Golf Course. Where else have impact areas been located and abandoned, or been reutilized for other purposes ?
- Raising livestock; They have stampeded our cattle on several occasions.



## Q14. Do you know of any incompatible land uses surrounding Fort Novosel or its airfields and stage fields? If yes, please explain.

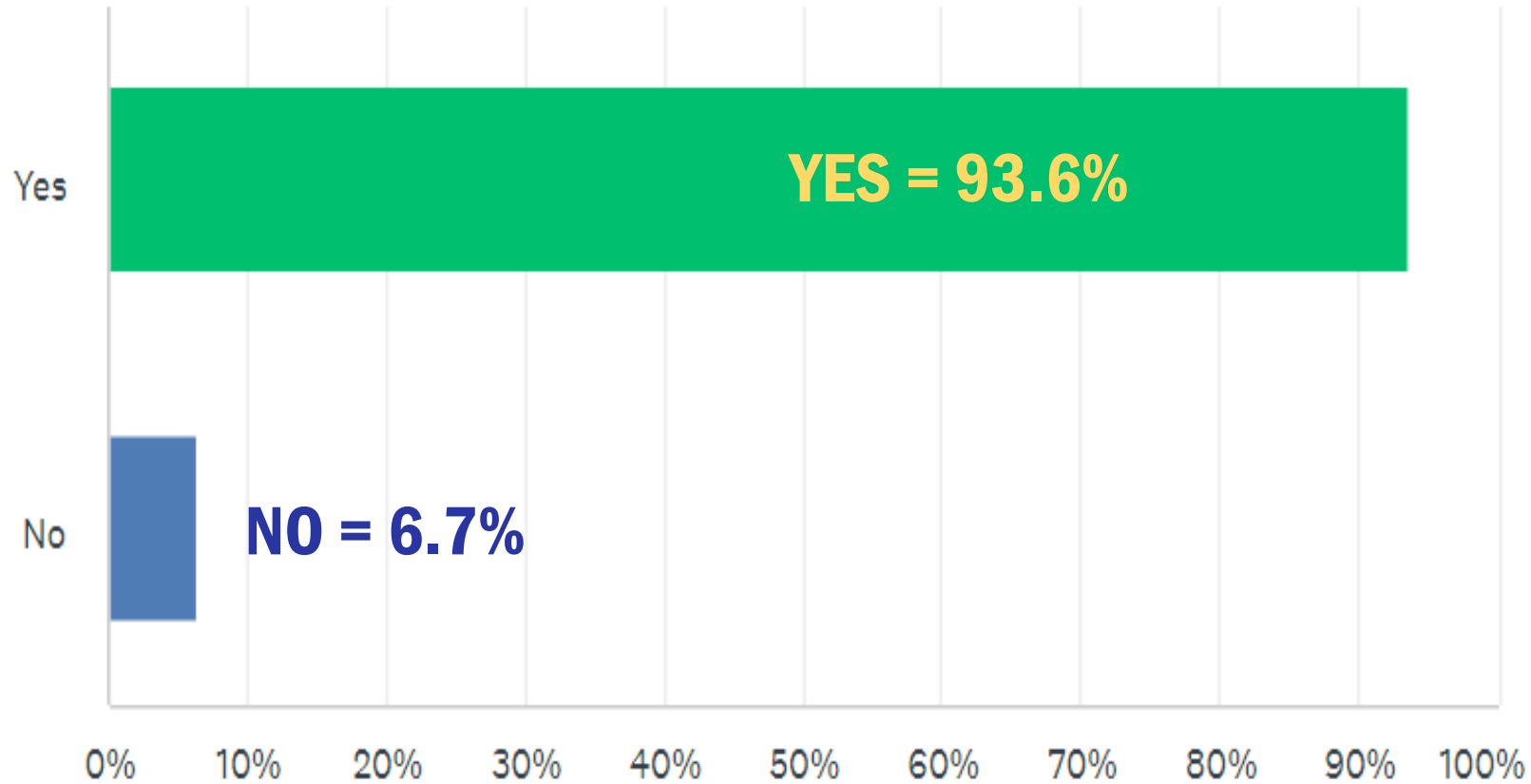
- Residential construction
- Government declared "Eminent Domain" and took private citizens' land away from them to develop Fort Rucker and new stagefield(s) with the last 2-3 decades.
- Alabama is a timber producing State and the helicopters should not be allowed to damage stands of timber by hovering over them.
- Subdivision growth around Faulkner entry
- Molenelli firing range is too close to city limits.
- The impact on the land around Fort Novosel is minimal and any issues that arise seem to be addressed as needed on an ad hoc basis.
- Development around Cairns and Shell.
- Industry requiring significantly tall structures.
- Aircraft sometimes appear to disregard no fly zones in areas around Shell Field.

# Q15. Do you think local governments should regulate how land around Fort Novosel is developed?



I feel that when land is expanded for the use of the military, the local government entities should not regulate, but be considered in this matter. Working together with the local community, great things can happen for everyone involved. I live in Rehobeth and our community supports Fort Novosel. However, I would love to see a Auxiliary Clinic/Pharmacy be considered for our town. This would help with the impact of having so many older members from having to drive that far. I know that our Town of Rehobeth would love to have y'all in our town.

## Q16. Do you feel that the local governments in the Wiregrass Region adequately support Fort Novosel?

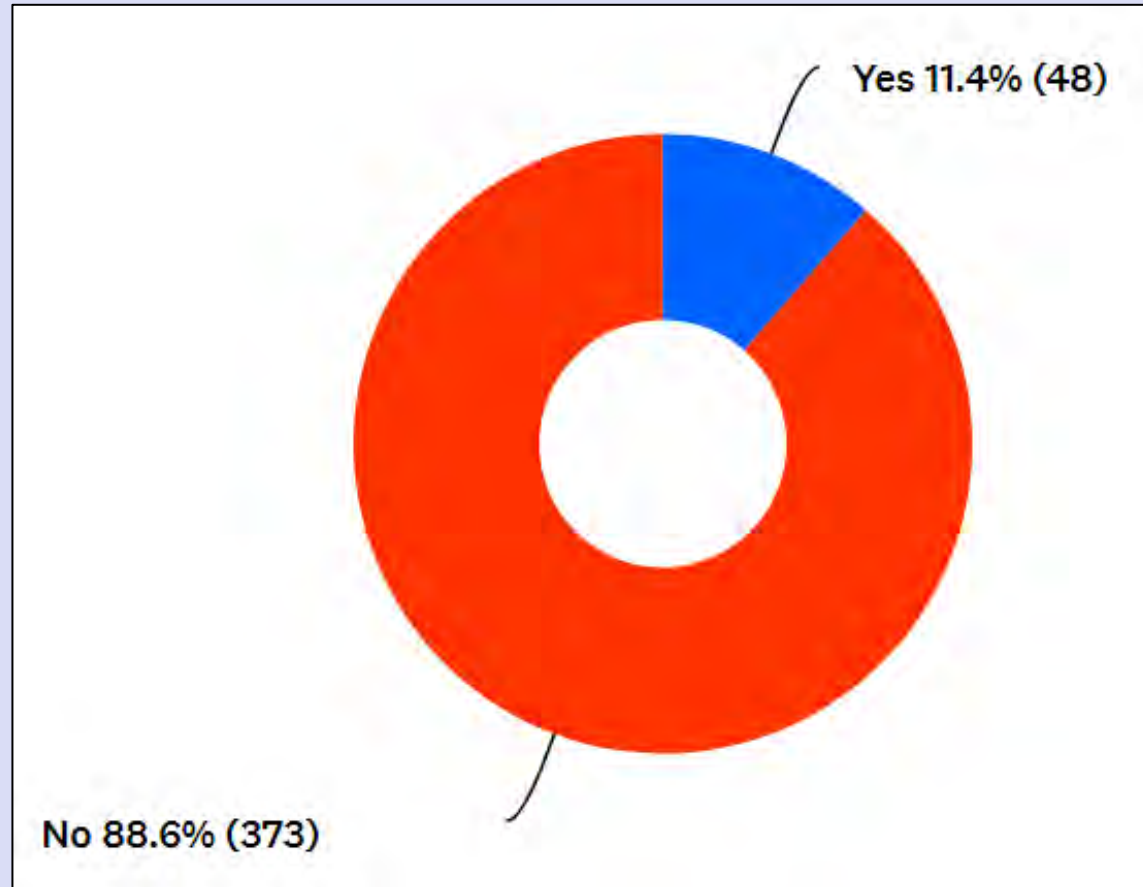


## Q16. Do you feel that the local governments in the Wiregrass Region adequately support Fort Novosel?

- The local governments have been begged to support military families and children and have consistently denied support. They value their local citizens over military families and allow our children and families to be harmed because they are outsiders. The local politicians support the schools stripping academic achievements from military students to give priority to local students; they support military students not being allowed to tryout or participate in sports to give benefit to the local children; and they don't support zoning and stopping military children from forced rezoning the way other states already do by protecting military children. The local politicians are corrupt and only benefit from local business staying local.
- I have heard numerous stories about discrimination at local schools.
- I feel that local governments adequately support Fort Novosel, but my concern is local governments adequately serving the needs of Wiregrass citizens.
- It seems to me that local government and Army personnel work well together to handle most problems
- I am not aware of any Wiregrass region that does not support and appreciate Ft Novosel.
- Certain communities support Novosel better than others.
- They have made strong coalition efforts to prevent a closure each time there has been a potential threat.
- Because they realize that without the base this area would dry up. Plus, many local government officials are retired military.
- In spirit for sure, but I'm not aware of actual laws that help Fortt Novosel curb encroachment



**Q17 Are you interested in learning more about how you might use your property for conservation purposes? If yes, please provide your name, phone number and/or email address below.**

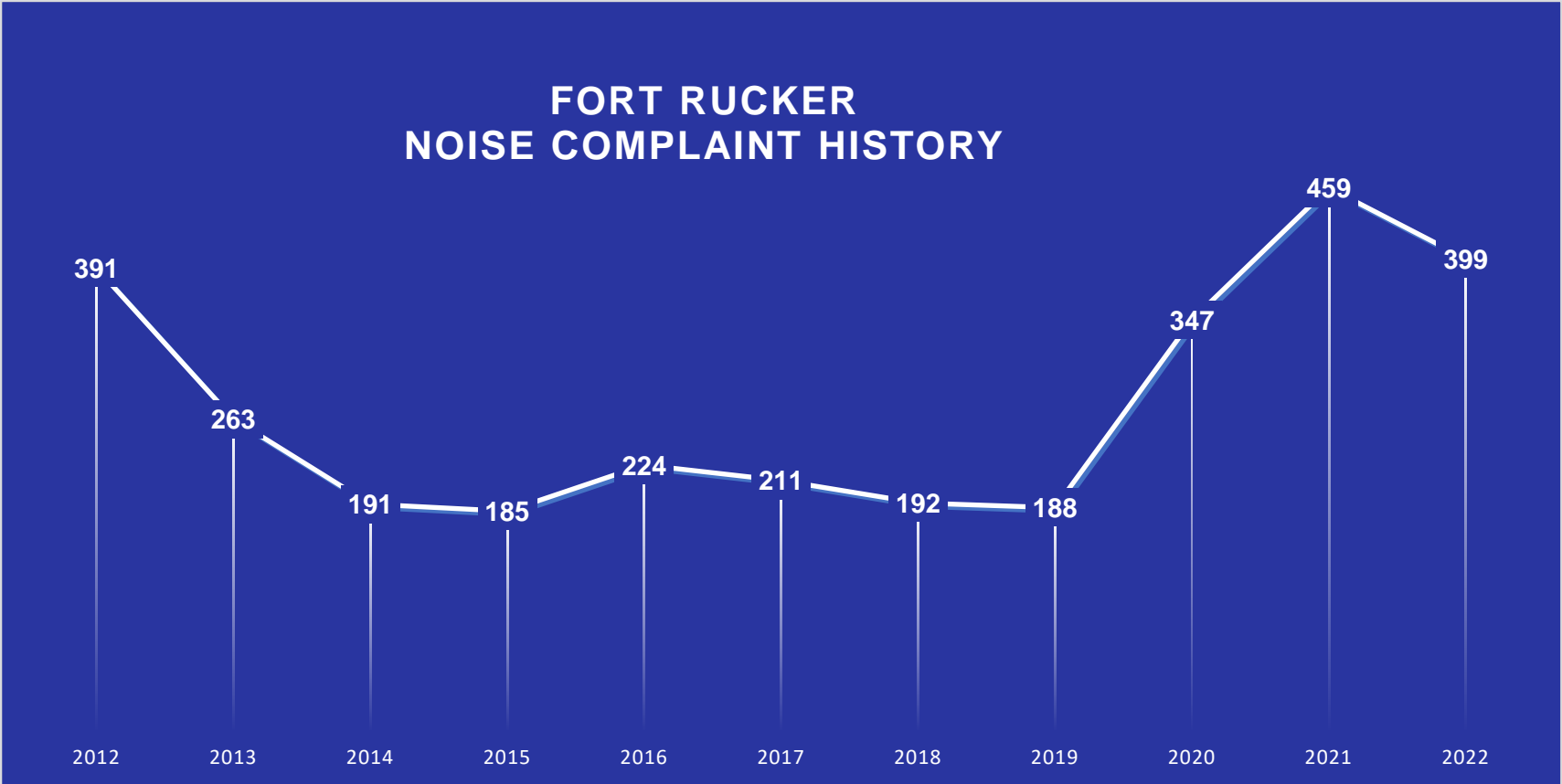


- Resulted in approximate 48 contacts.

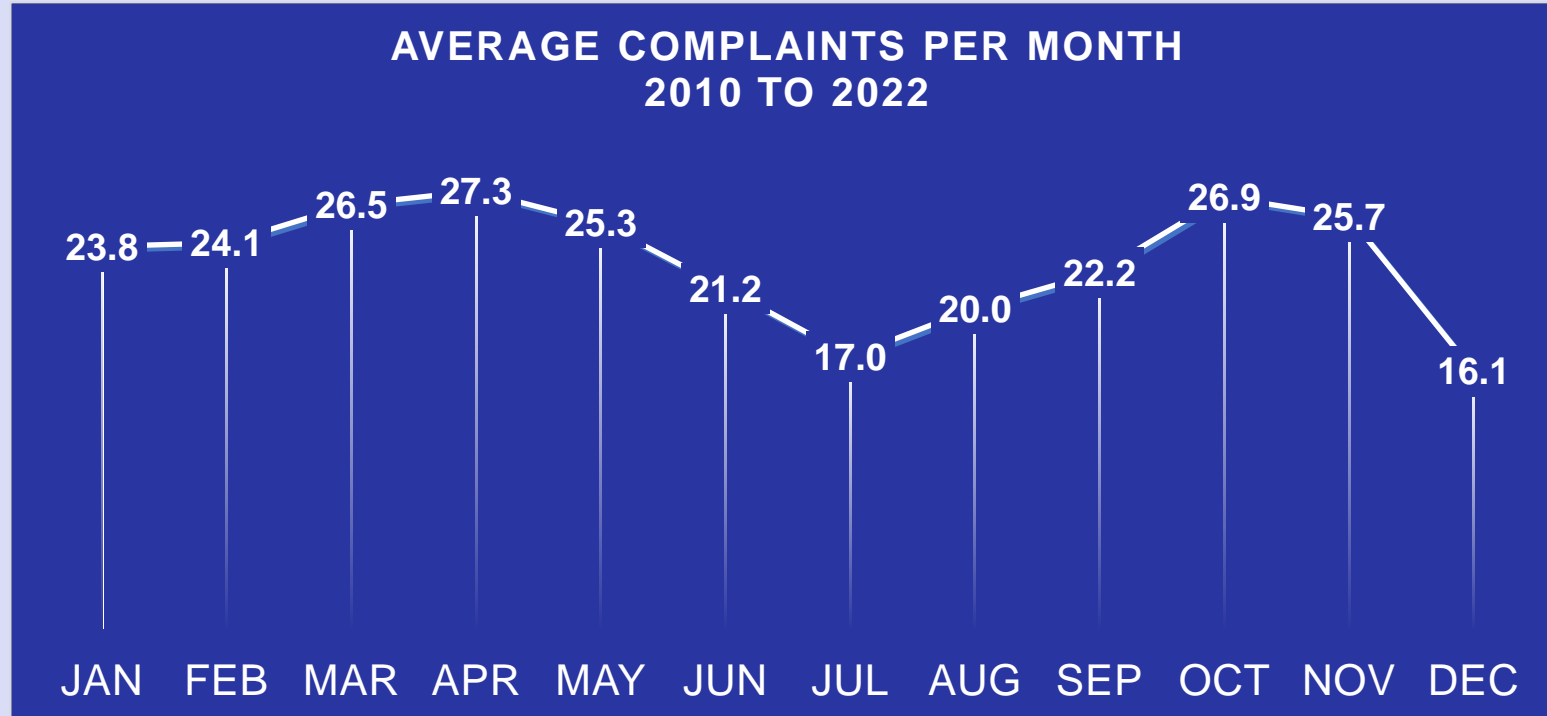
# Fort Novosel Noise Complaints

Fort Novosel Noise 10 Year Complaint

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
391	263	191	185	224	211	192	188	347	459	399



# Fort Novosel Noise Complaints



**2023 Noise Complaints**

JAN	FEB	MAR	APR	MAY (as of 24 May)
29	27	43	33	41

- On average, 66% of noise complaints each month are from repeat callers.
- On average, Fort Novosel has 3 to 4 first time caller complaints per month.
- Majority of noise complaints are from non-populated areas in the counties near NOE routes or Remote Training (RT) Sites.



# Sites and Land Uses





# Noise Zones

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- **Zone of Influence**

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

- **Noise Zone III**

- **Noise Zone II**

- **Noise Zone 1 / Land Use Planning Zone (LUPZ)**

# 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.**

# Noise Zone I and LUPZ

---

- **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.**



# Noise Zone I and LUPZ

---

- **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.

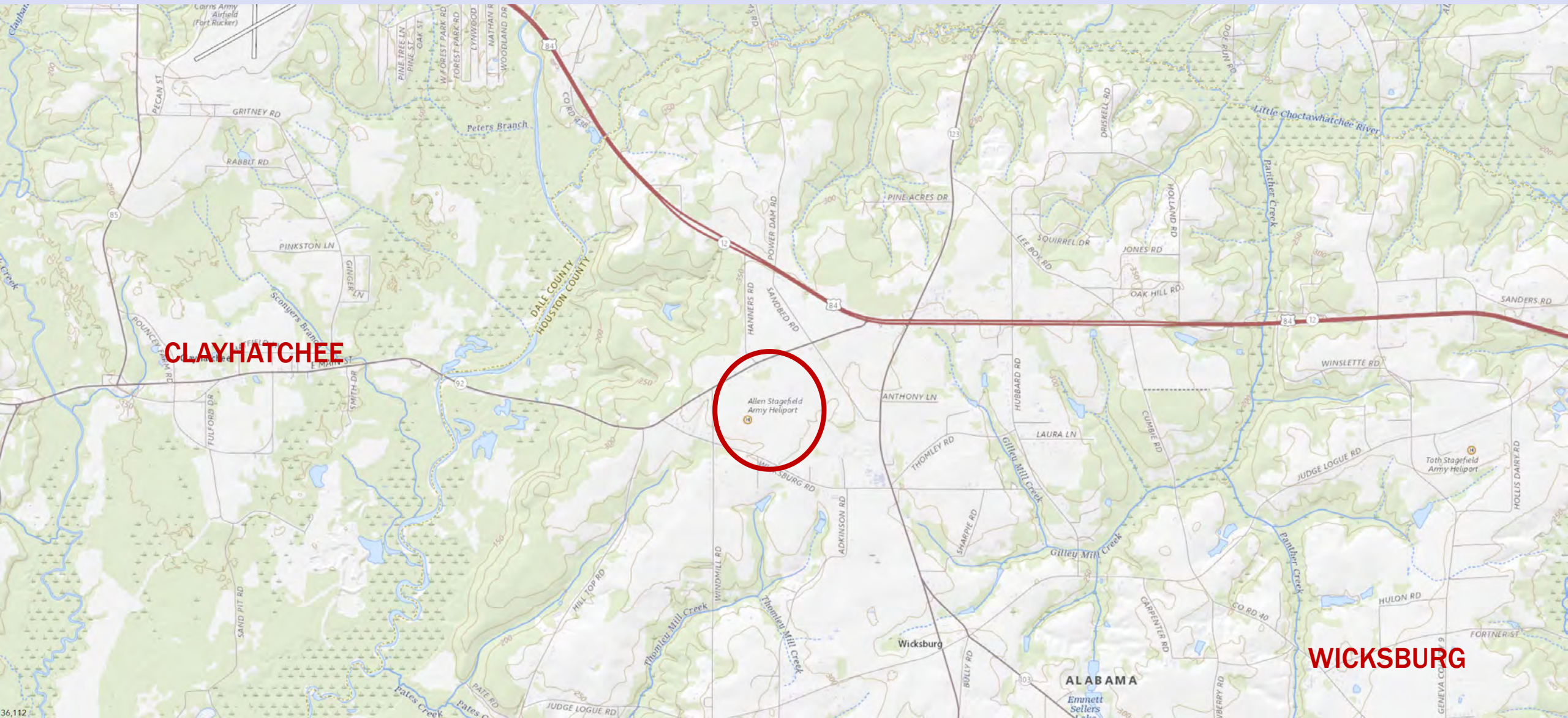
# UH-72 Noise Zones

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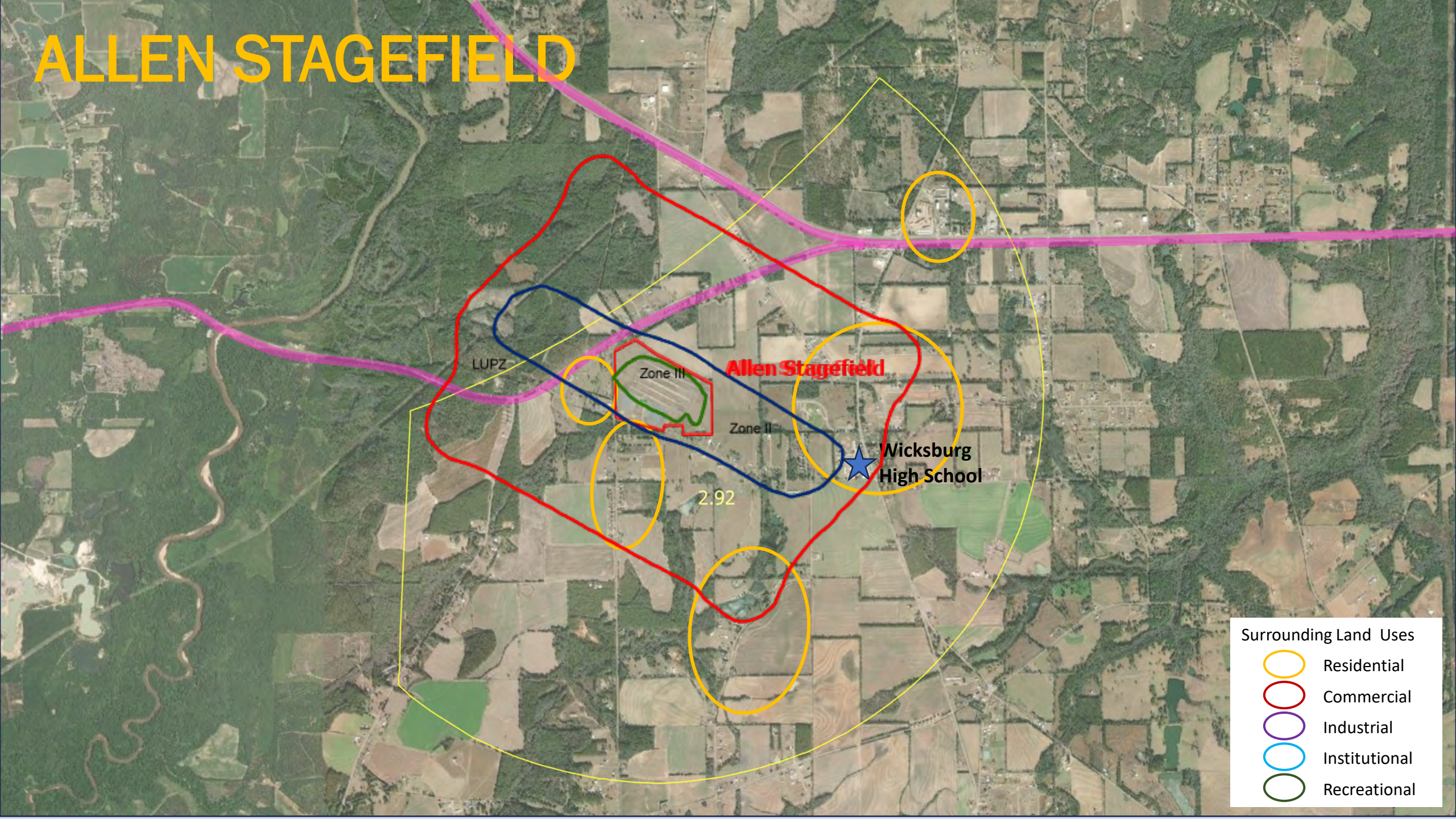


## 36,112



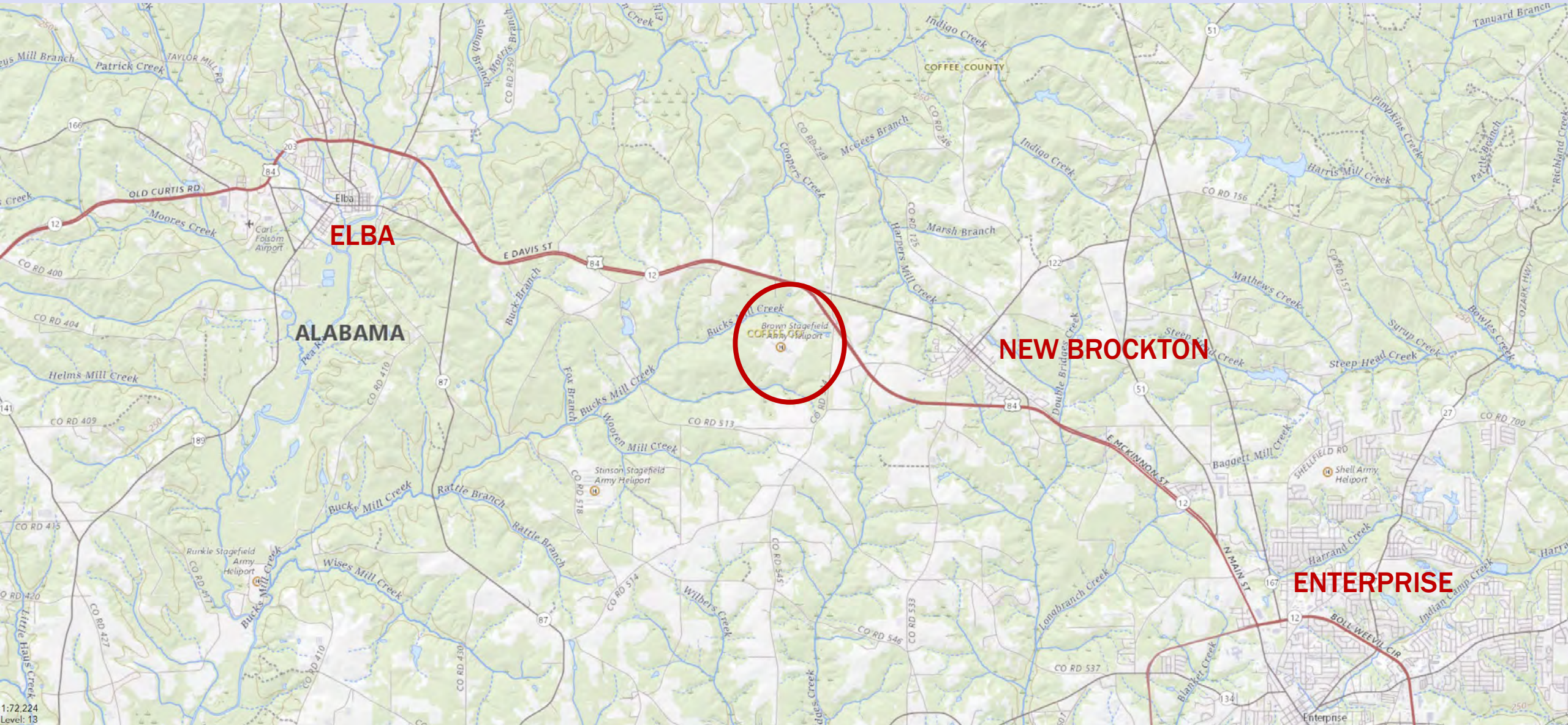


# ALLEN STAGEFIELD



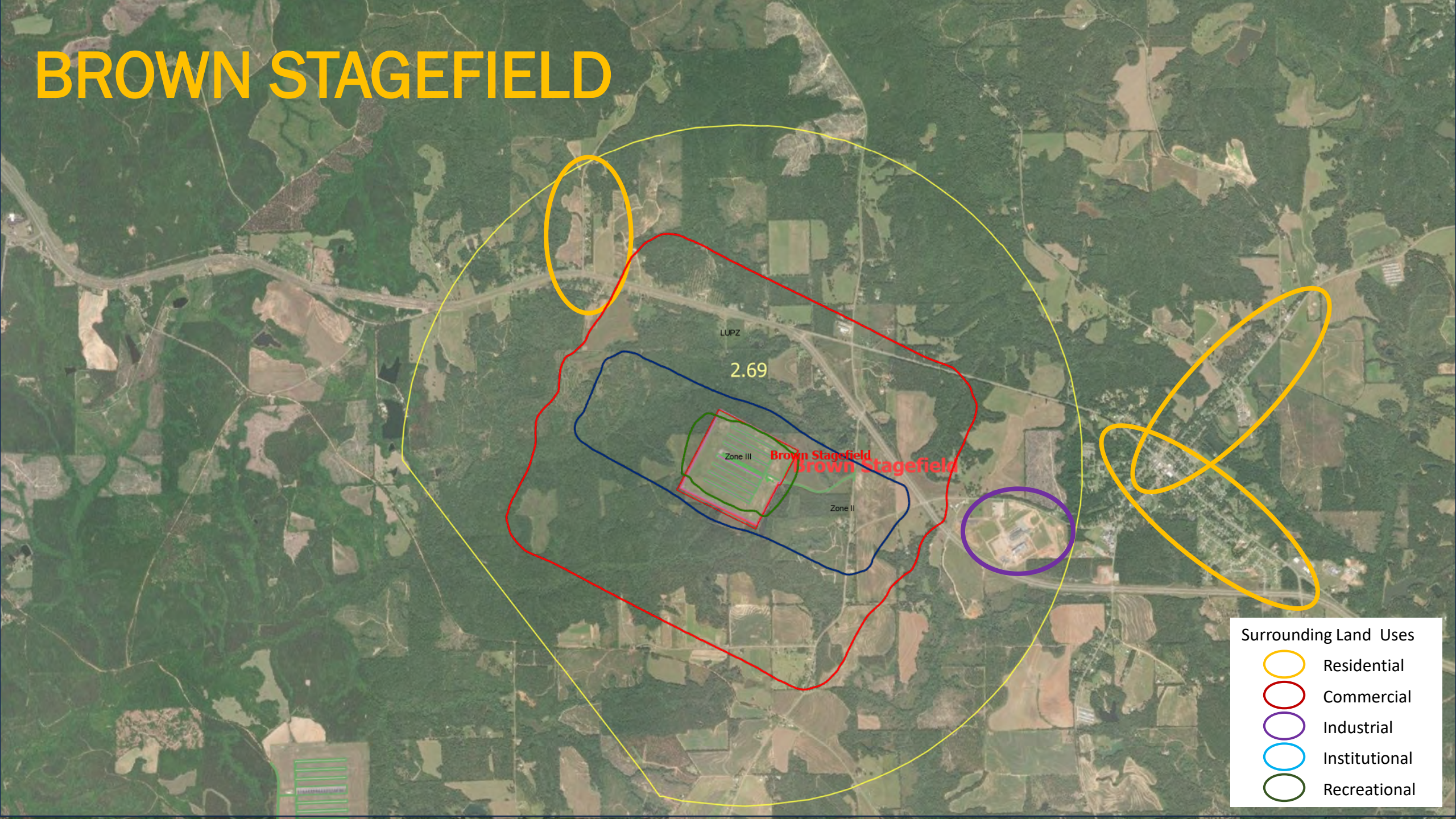


# Brown Stagefield – US 84










# BROWN STAGEFIELD

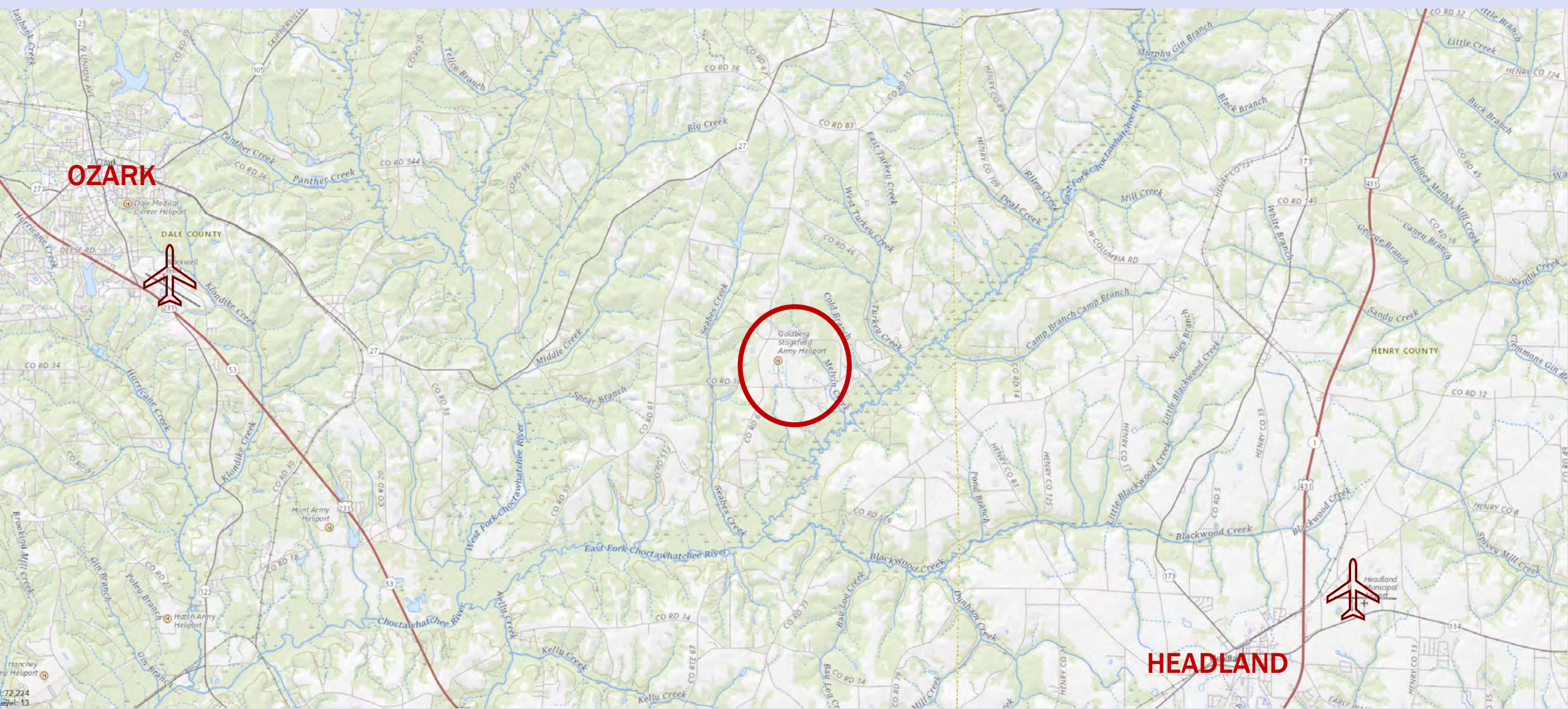


## Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

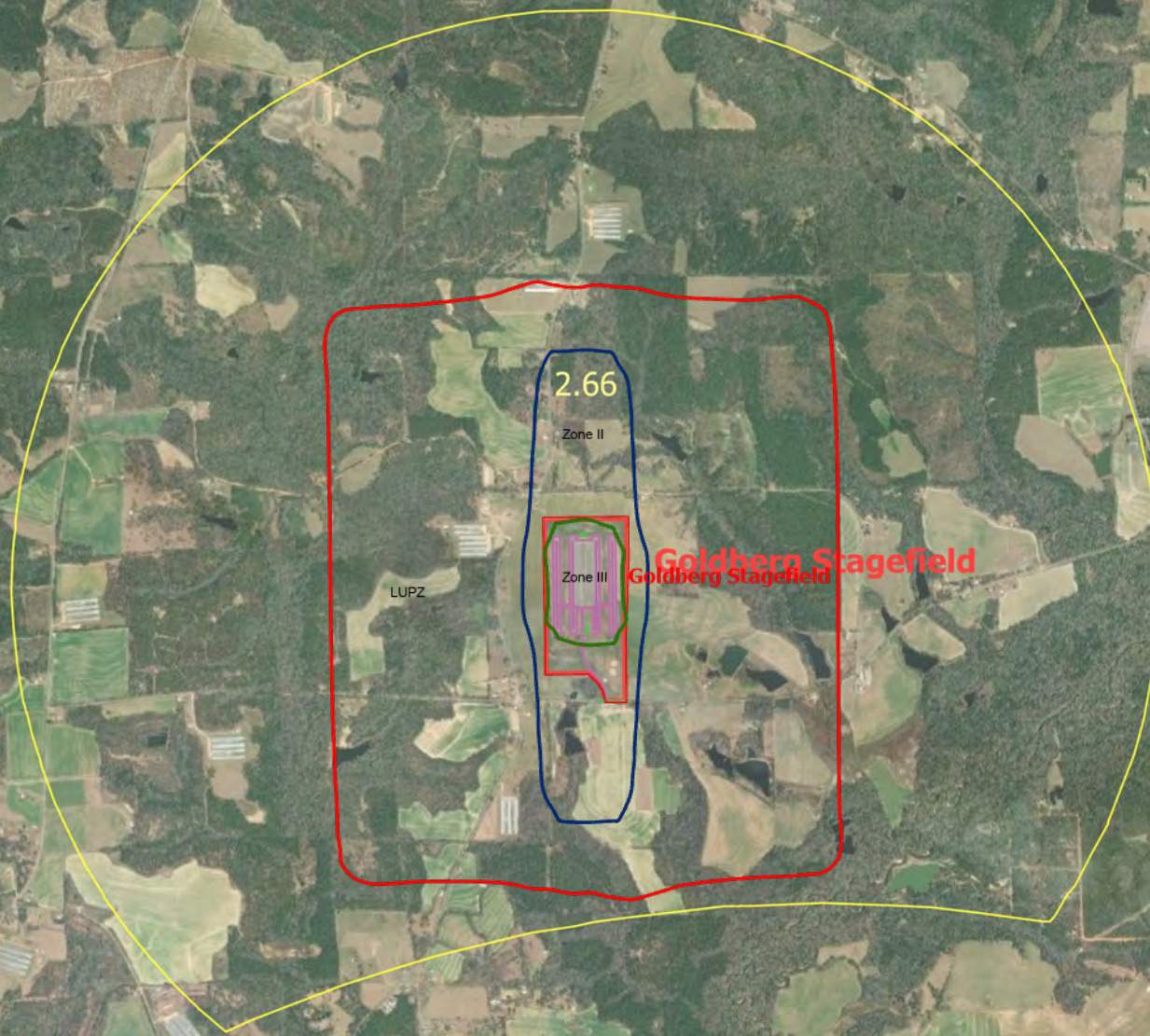


# Goldberg Stagefield – South of AL 27



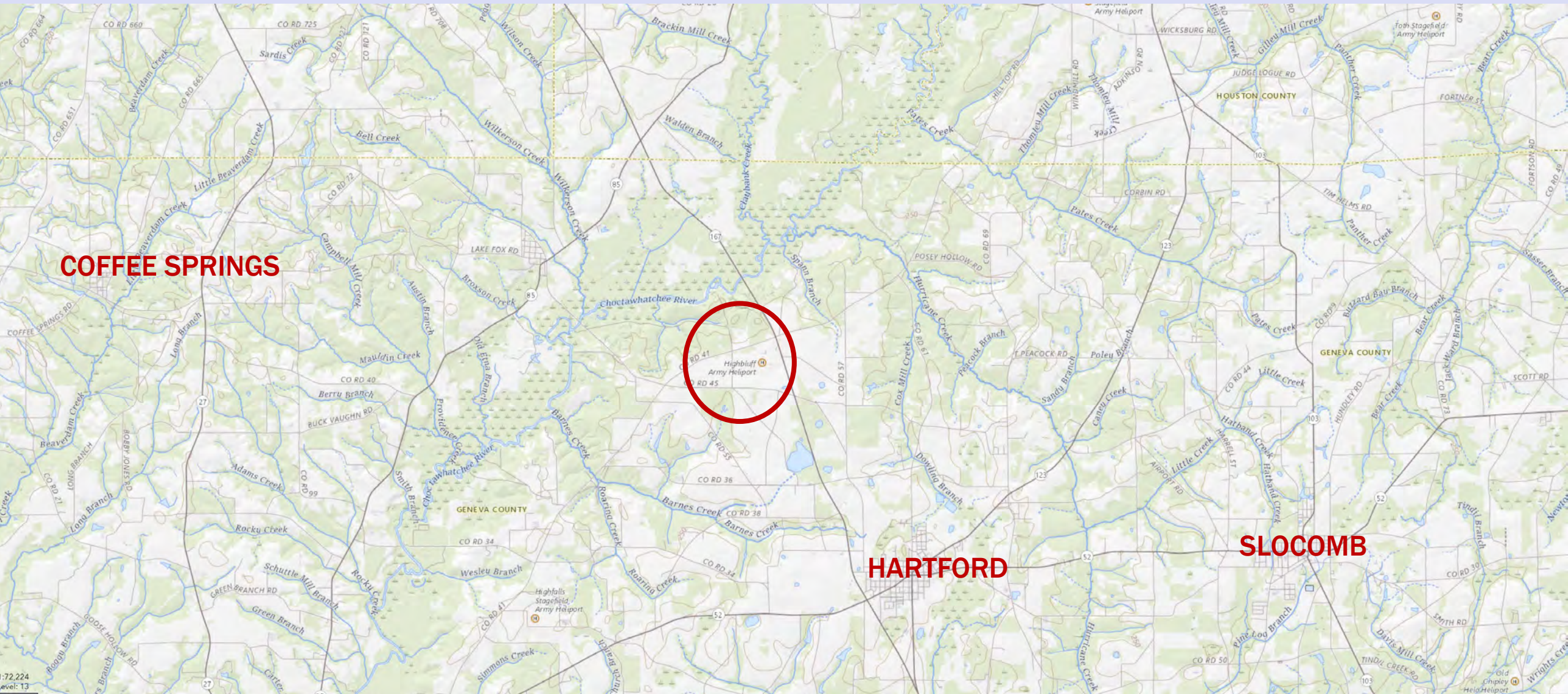


# GOLDBERG STAGEFIELD





# Highbluff Stagefield – West of AL 167










# HIGHBLUFF STAGEFIELD

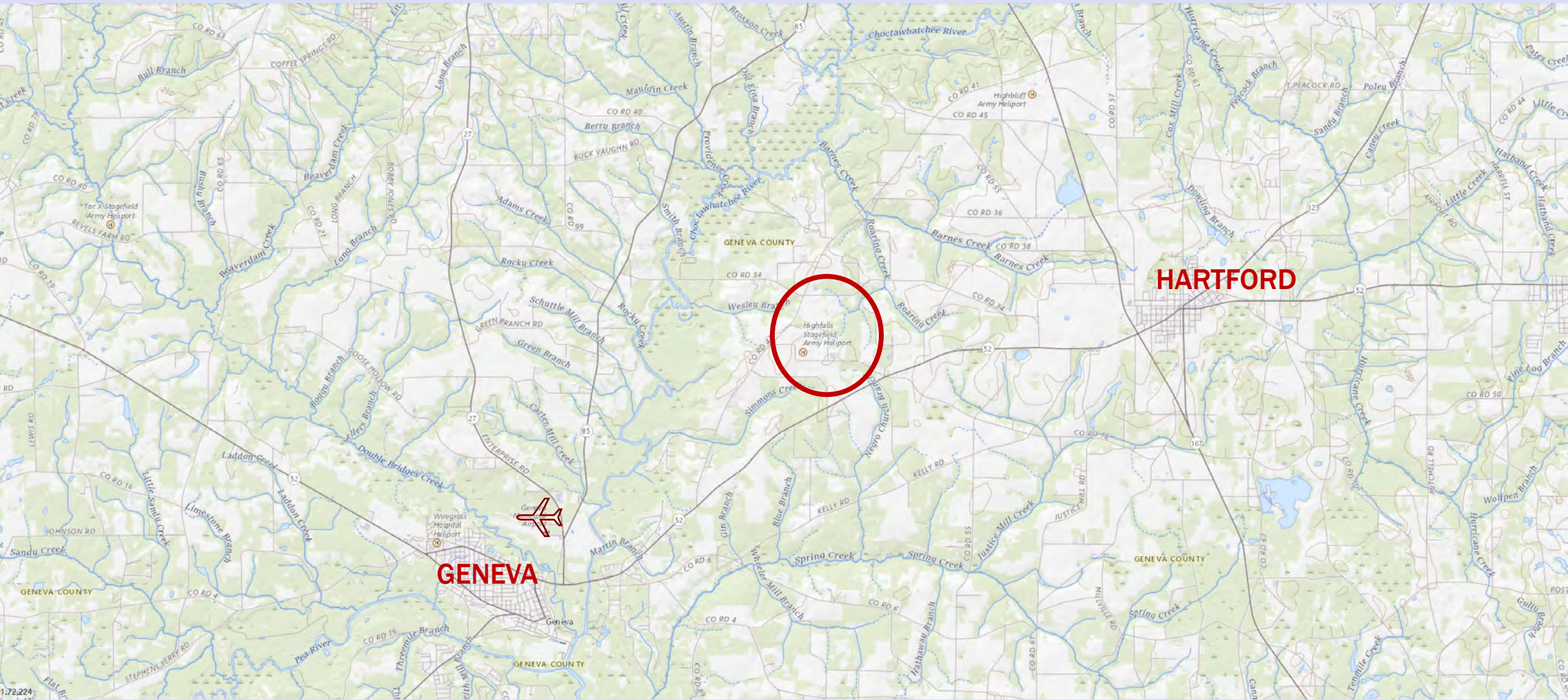


## Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational



# Highfalls Stagefield – North of AL 52










# HIGHFALLS STAGEFIELD

3.47

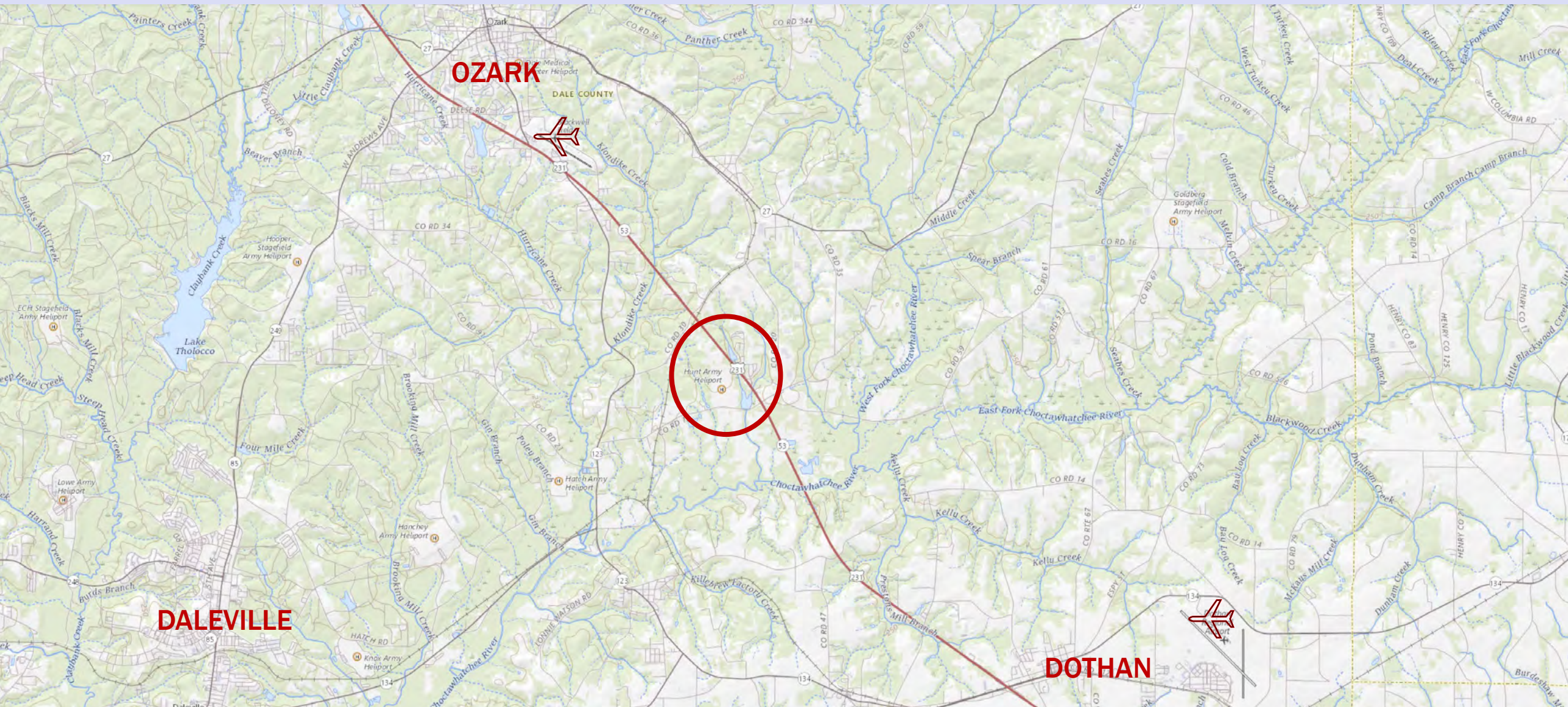
Highfalls Stagefield

## Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

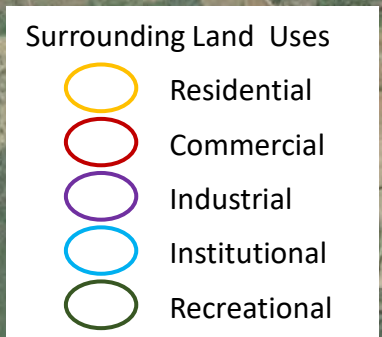
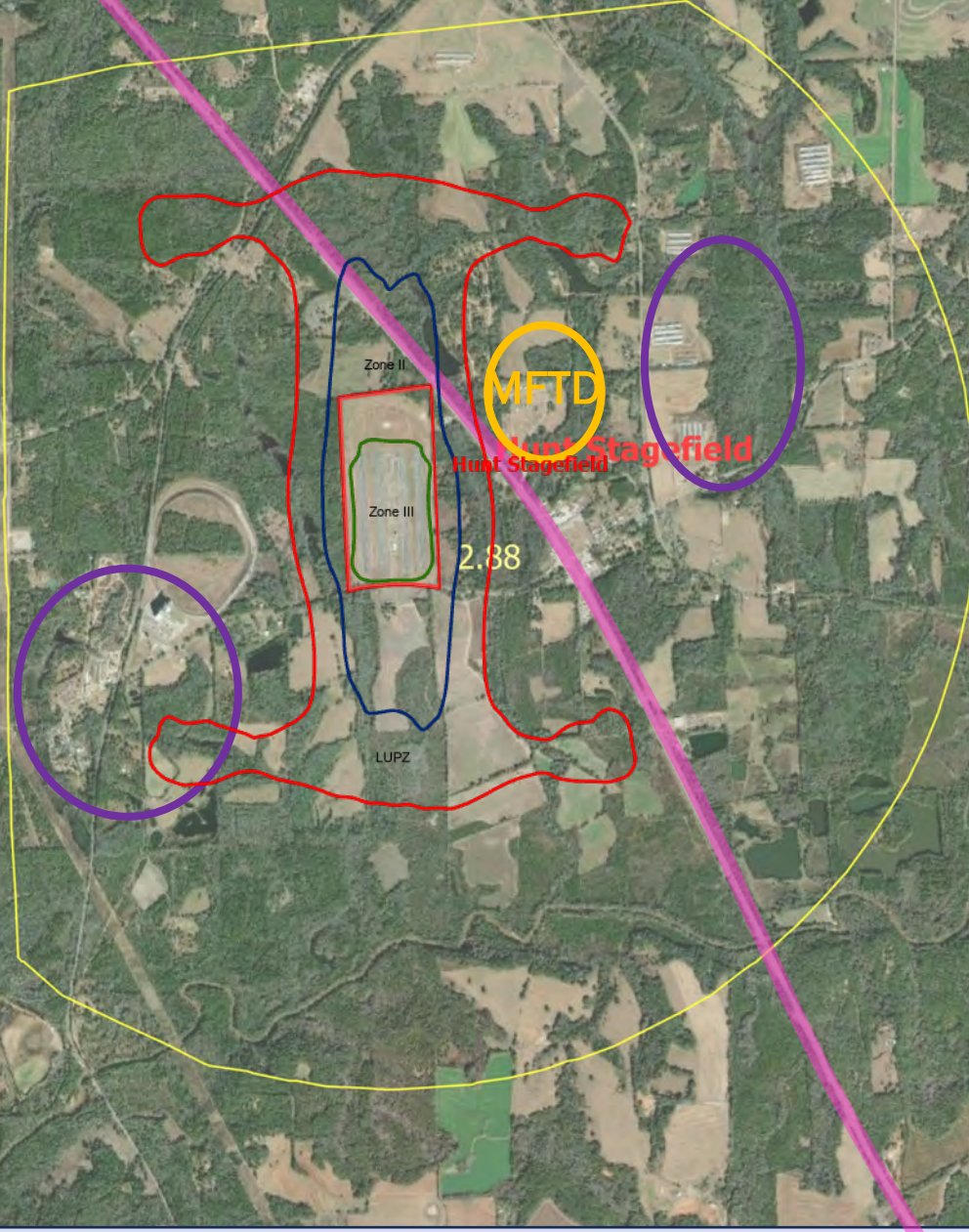


# Hunt Stagefield – US 231



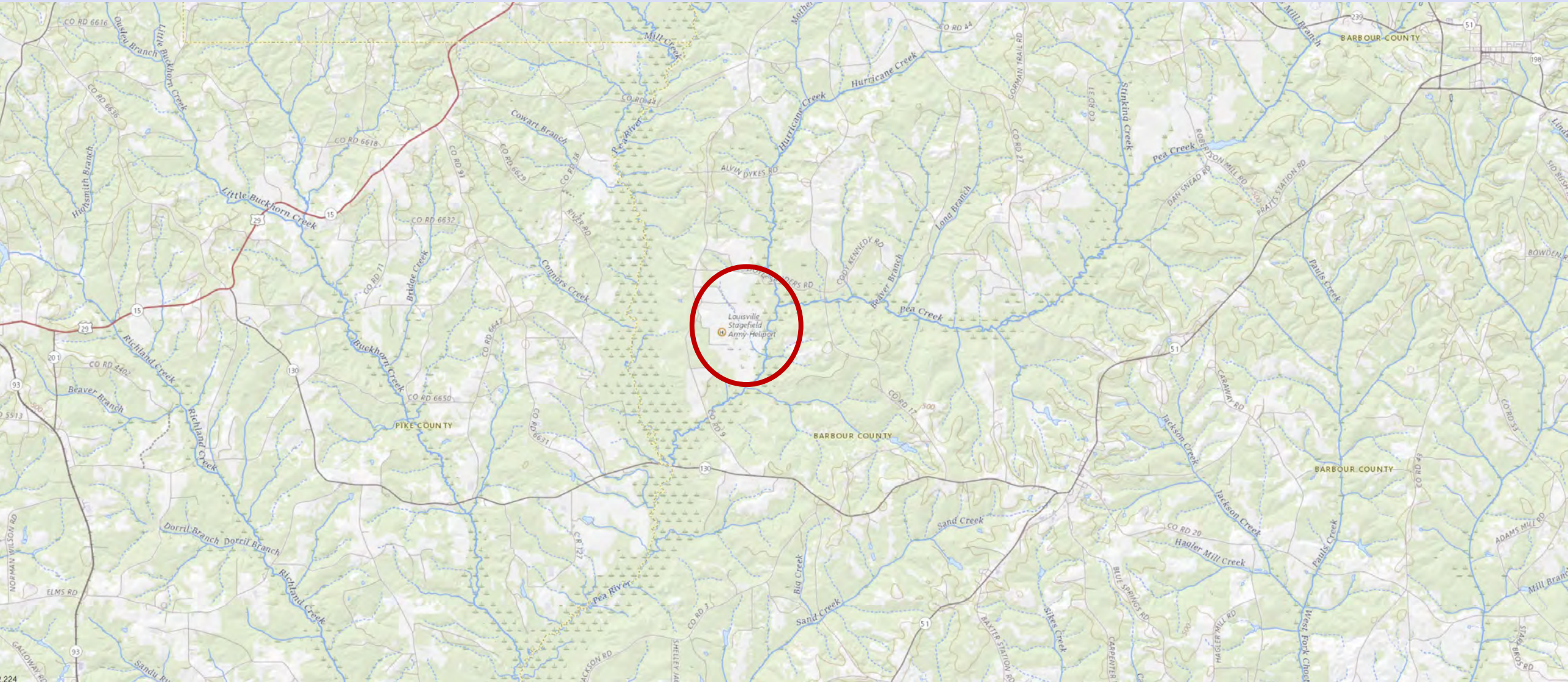


# HUNT STAGEFIELD





# Louisville Stagefield – North of AL 130










# LOUISVILLE STAGEFIELD

3.47

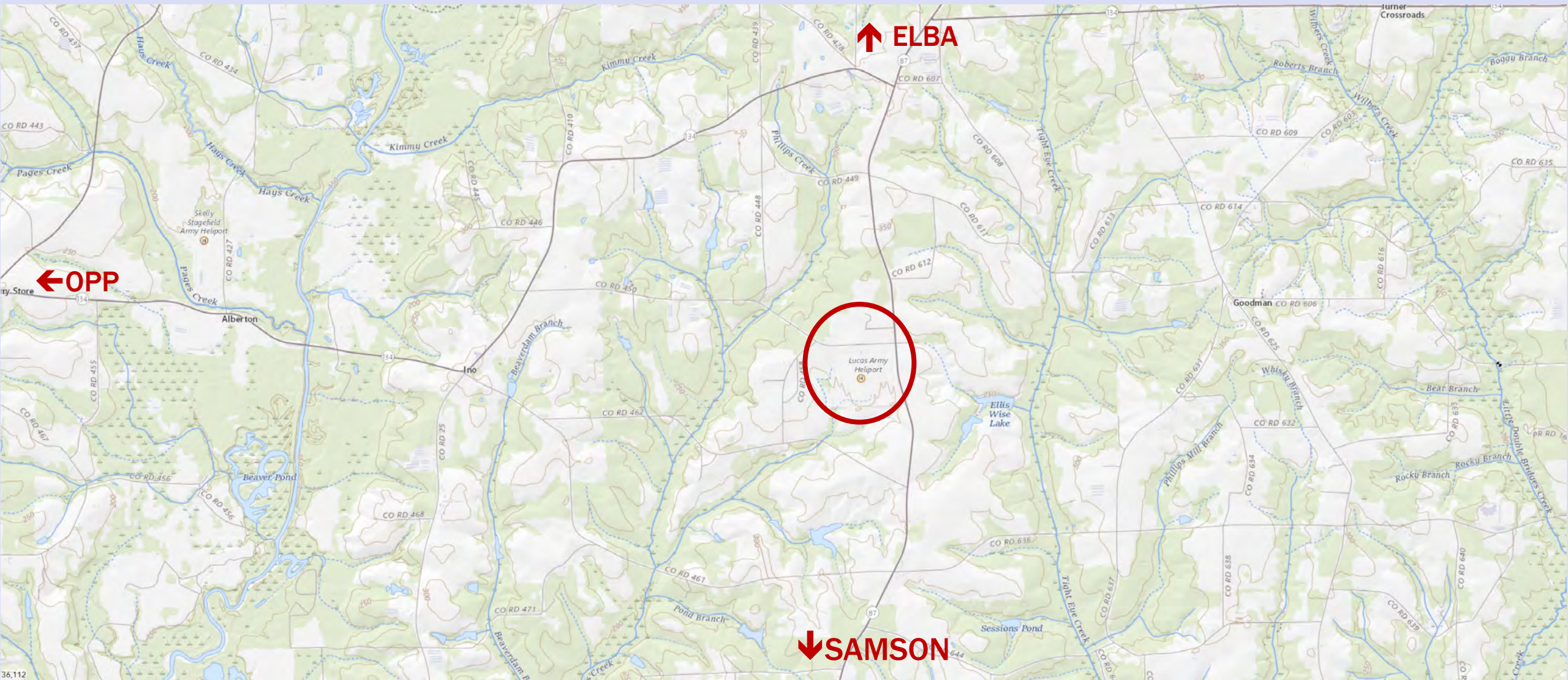
Louisville Stagefield

## Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

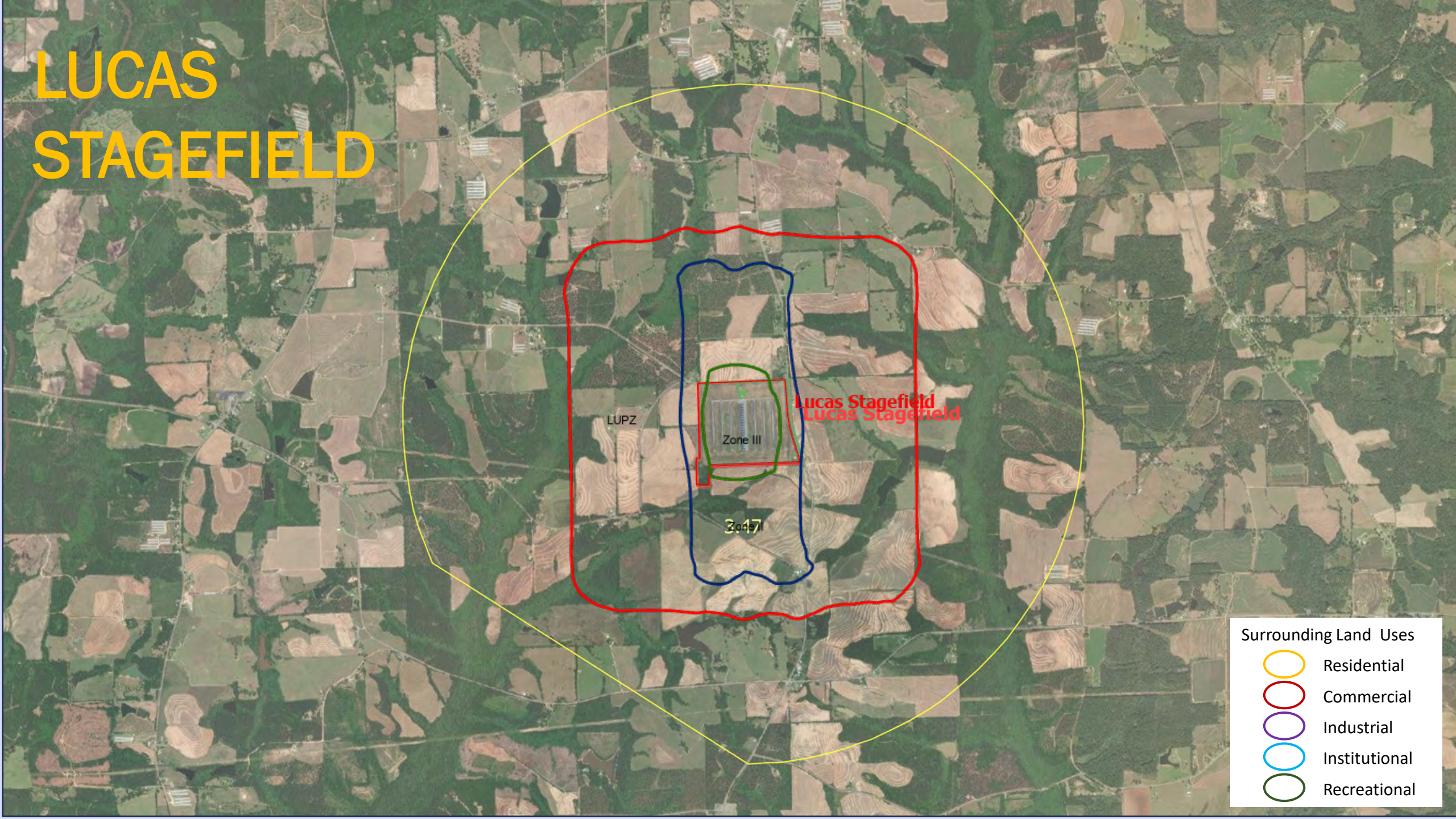


# Lucas Stagefield – West of AL 87





# LUCAS STAGEFIELD








LUPZ

Zone III

30457

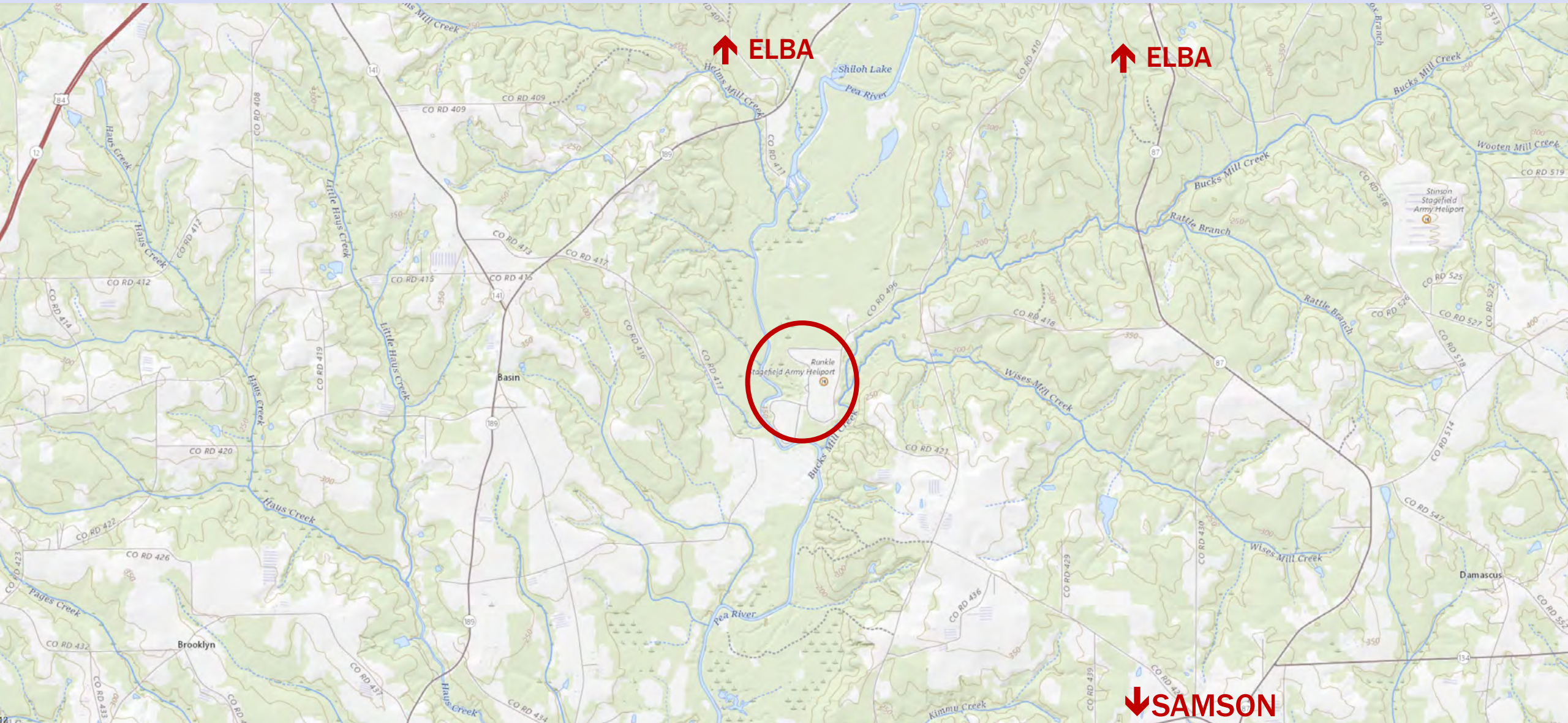
Lucas Stagefield  
Lucas Stagefield

## Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational



# Runkle Stagefield – SE of AL 189





**RUNKLE  
STAGEFIELD**

Zone II

Zone III

349

Runkle Stagefield

Runkle Stagefield

LUPZ

Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

Runkle Stagefield

Zone III

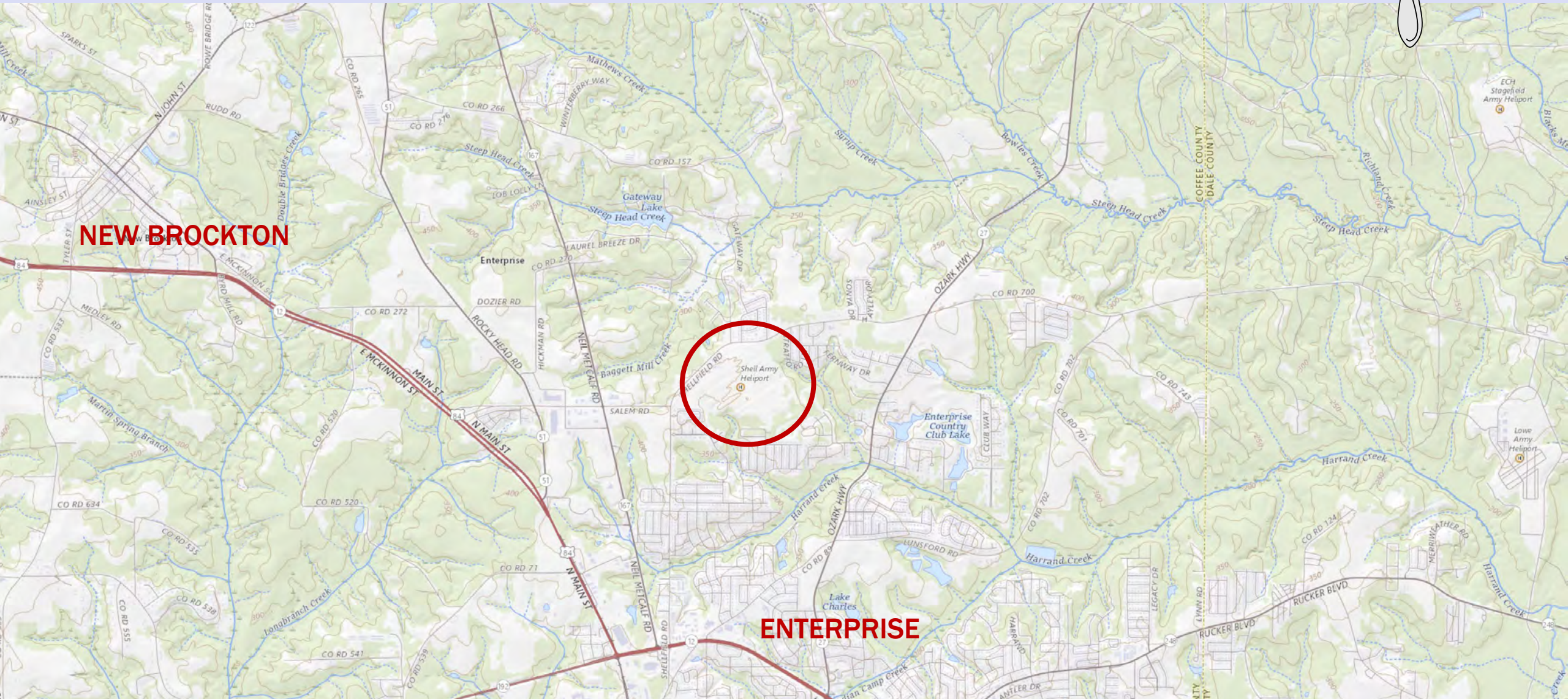
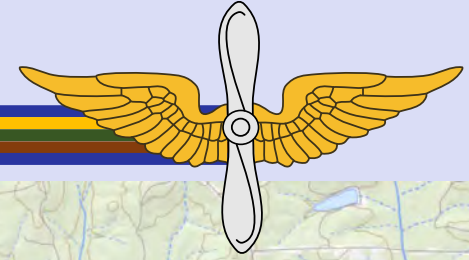
LUPZ

3.48

- ### Surrounding Land Uses
- Residential
  - Commercial
  - Industrial
  - Institutional
  - Recreational



# Shell Airfield – Shellfield Road





**SHELL AIRFIELD**

The map displays the Shell Airfield and its surrounding land uses. The airfield is outlined in red and labeled "Shell Airfield LUPZ Field". It is divided into three zones: Zone I (yellow outline), Zone II (blue outline), and Zone III (green outline). The surrounding land uses are categorized by color-coded circles: Residential (yellow), Commercial (red), Industrial (purple), Institutional (blue), and Recreational (green). A large yellow circle with the number "3.47" is also present. A legend in the bottom right corner identifies the land use categories.

**Surrounding Land Uses**

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

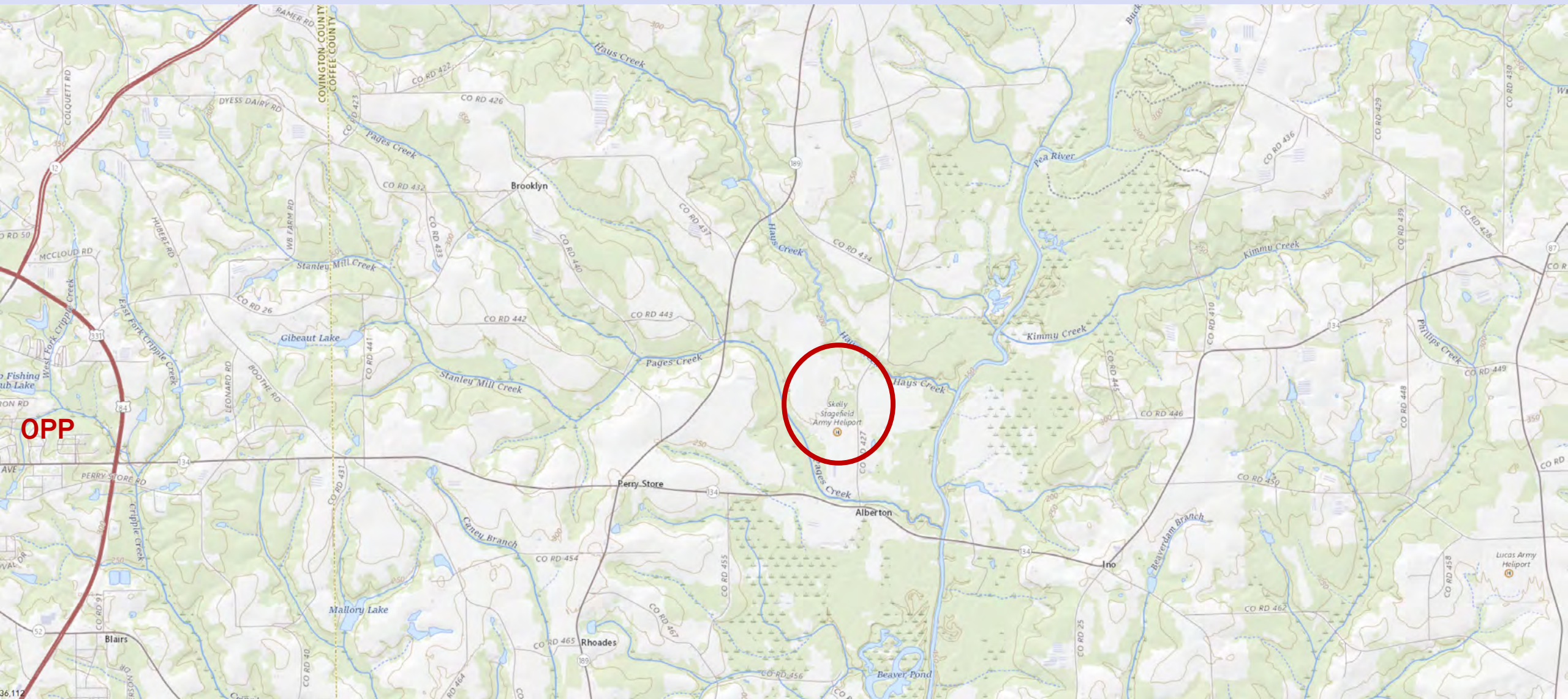
Zone III

3.47

- Residential
- Commercial
- Industrial
- Institutional
- Recreational

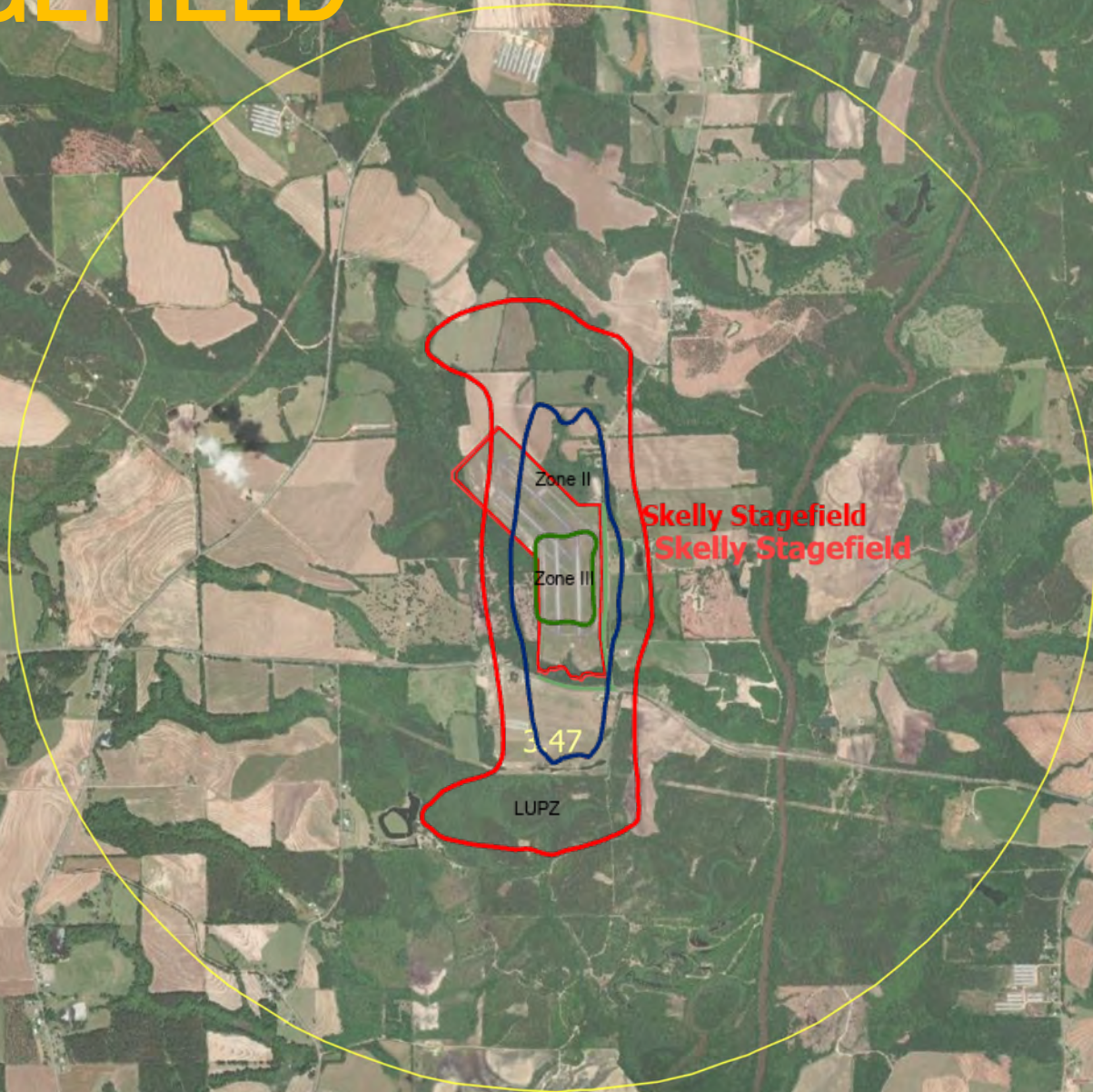


# Skelly Stagefield – North of AL 134





# SKELLY STAGEFIELD

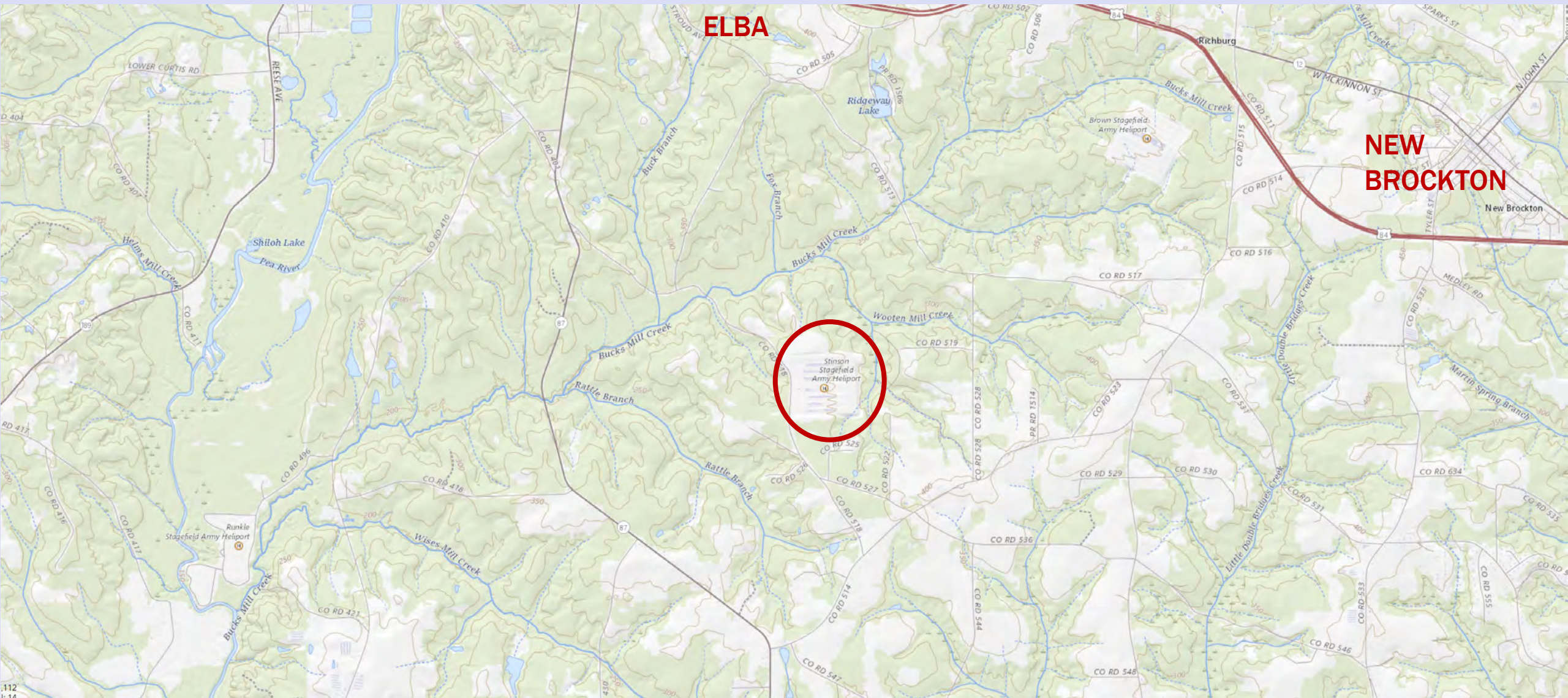


Surrounding Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Recreational



# Stinson Stagefield – West of US 84










# STINSON STAGEFIELD

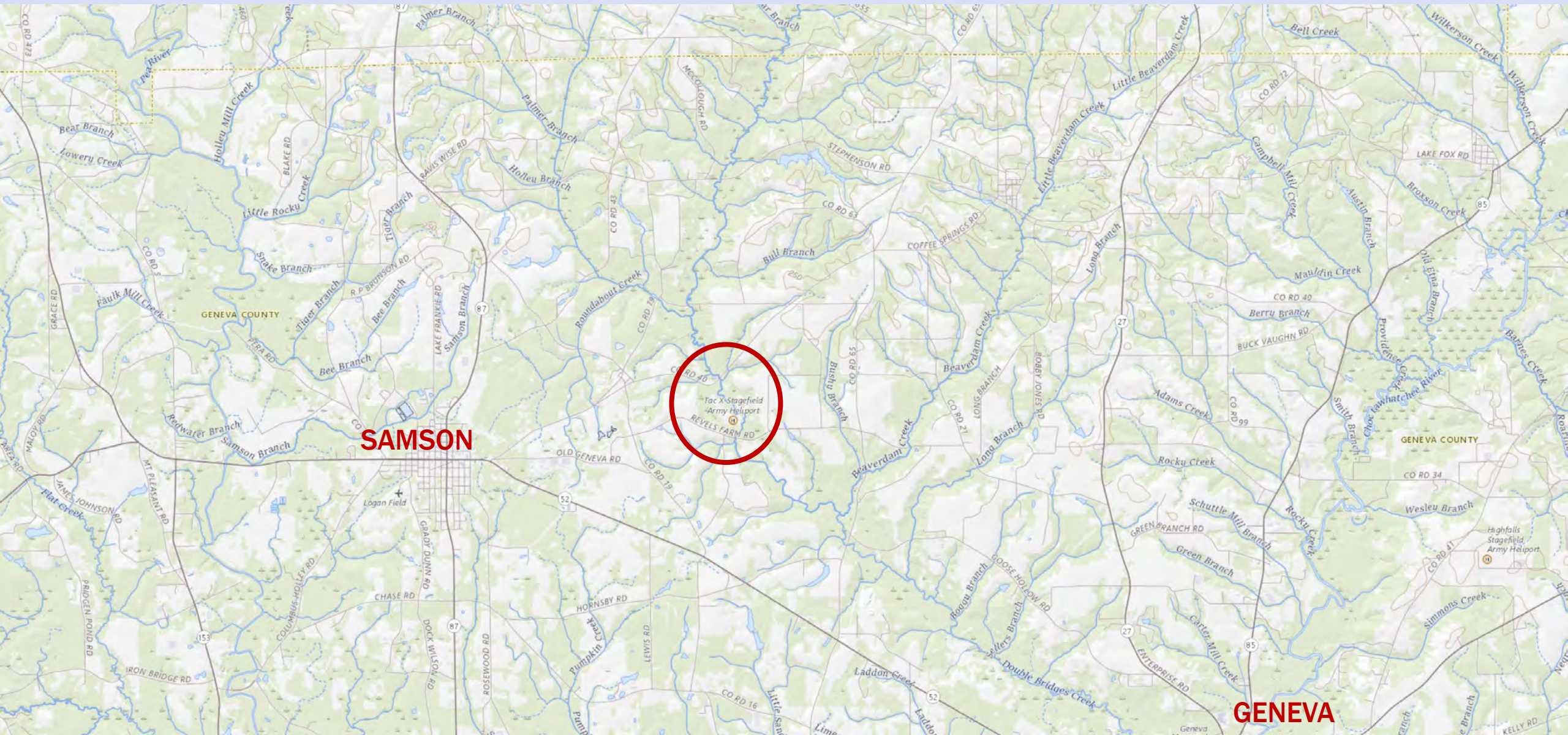


## Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational



# TAC-X Stagefield – North of AL 52










# TAC-X STAGEFIELD

3.47

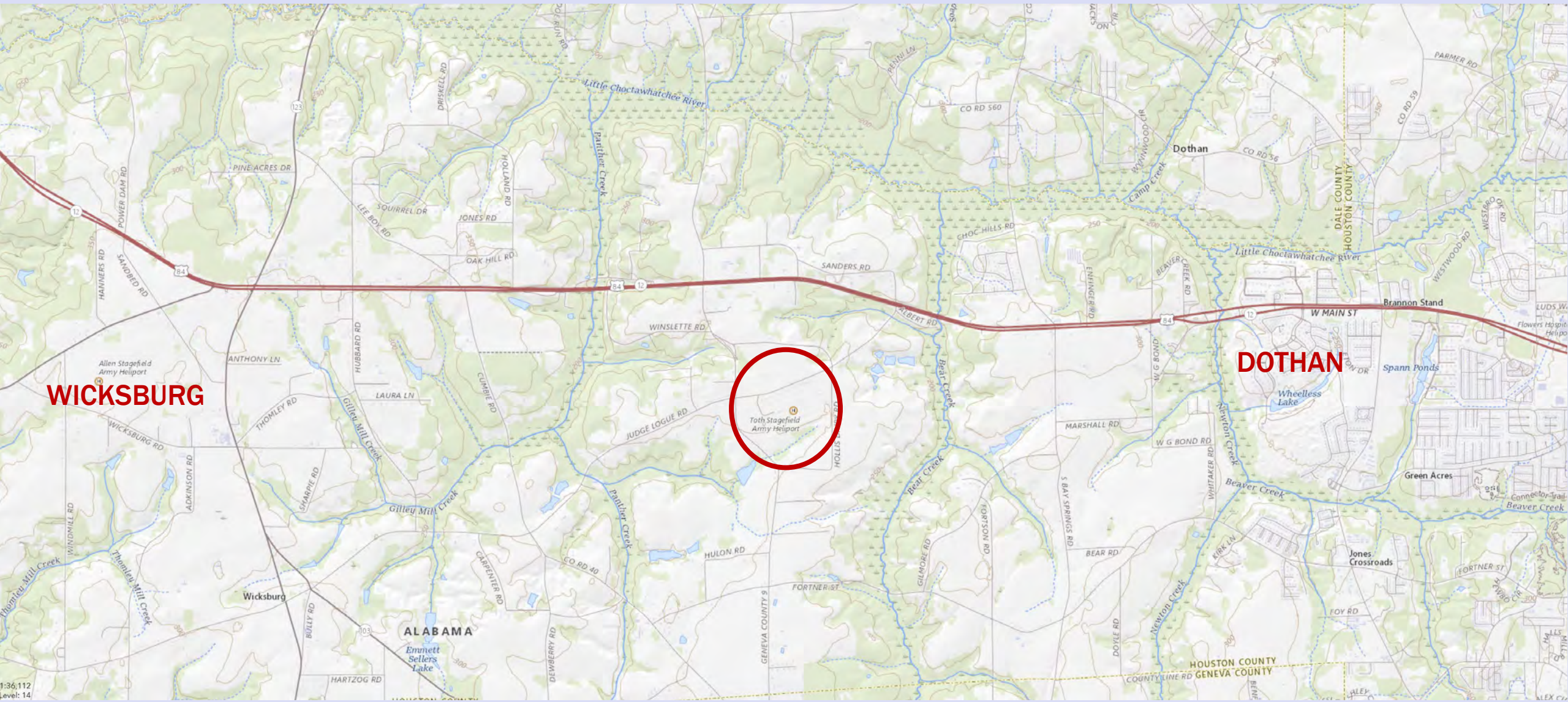
Tac-X Stagefield

## Surrounding Land Uses

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Recreational

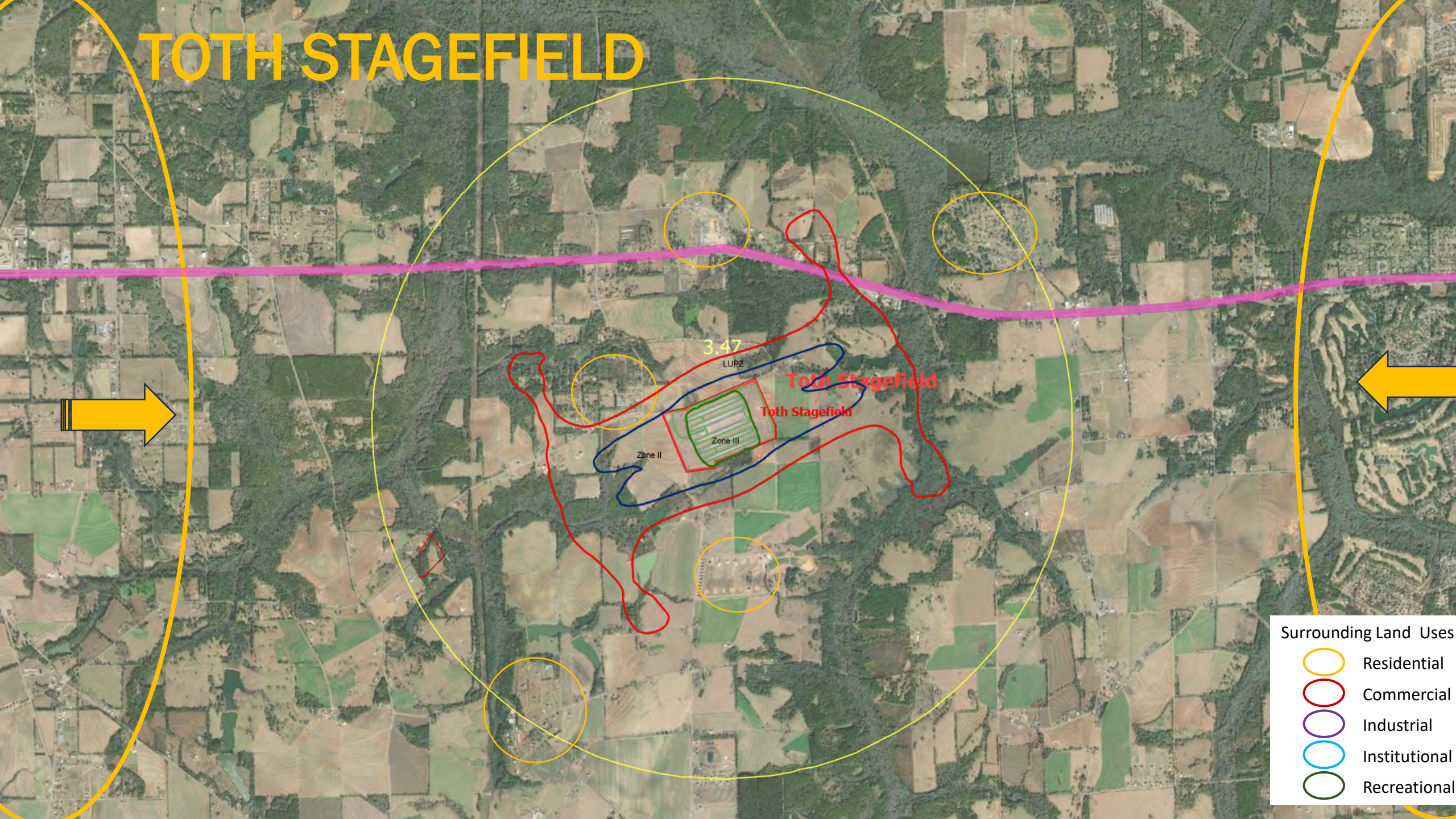


# Toth Stagefield – South of US 84





# TOTH STAGEFIELD



3.47  
LUPZ

Toth Stagefield

Toth Stagefield

Zone II

Zone III

- Surrounding Land Uses
- Residential
  - Commercial
  - Industrial
  - Institutional
  - Recreational

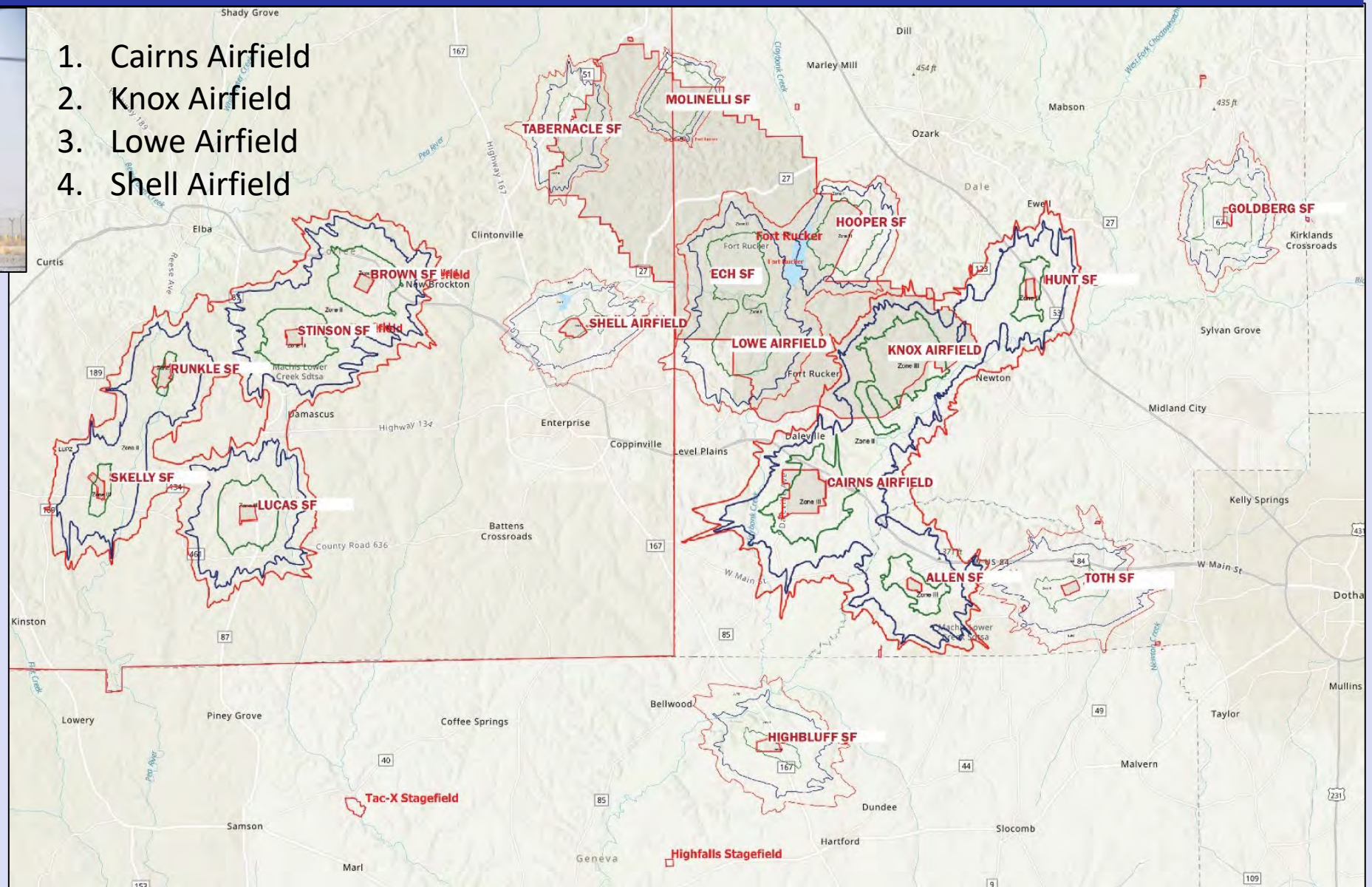


# CH-47 Chinook Noise Zones



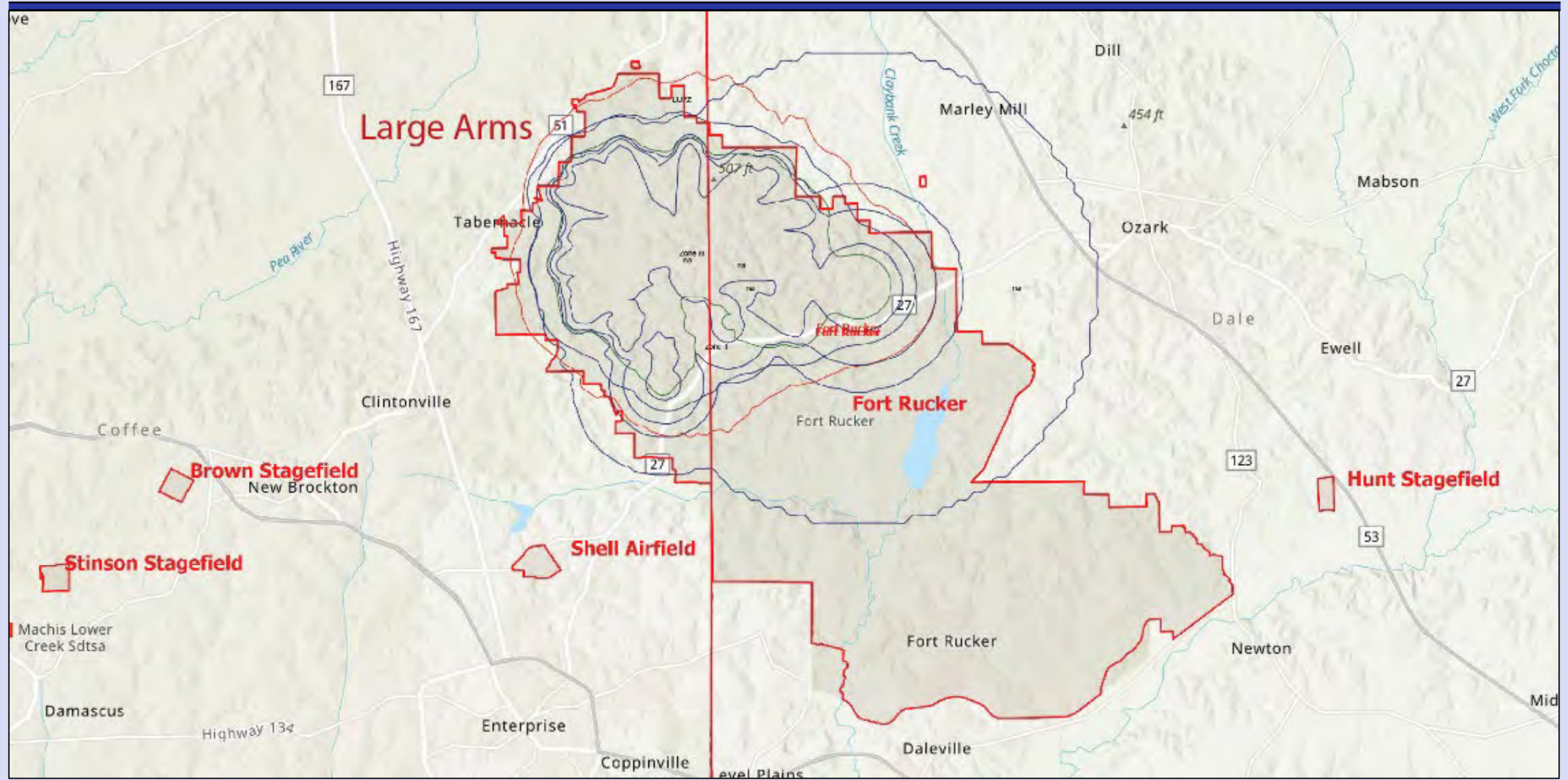
1. Cairns Airfield
2. Knox Airfield
3. Lowe Airfield
4. Shell Airfield

1. Allen Stagefield
2. Brown Stagefield
3. ECH Stagefield
4. Goldberg Stagefield
5. Highbluff Stagefield
6. Hooper Stagefield
7. Hunt Stagefield
8. Lucas Stagefield
9. Molinelli Stagefield
10. Runkle Stagefield
11. Skelly Stagefield
12. Stinson Stagefield
13. Tabernacle Stagefield
14. Toth Stagefield

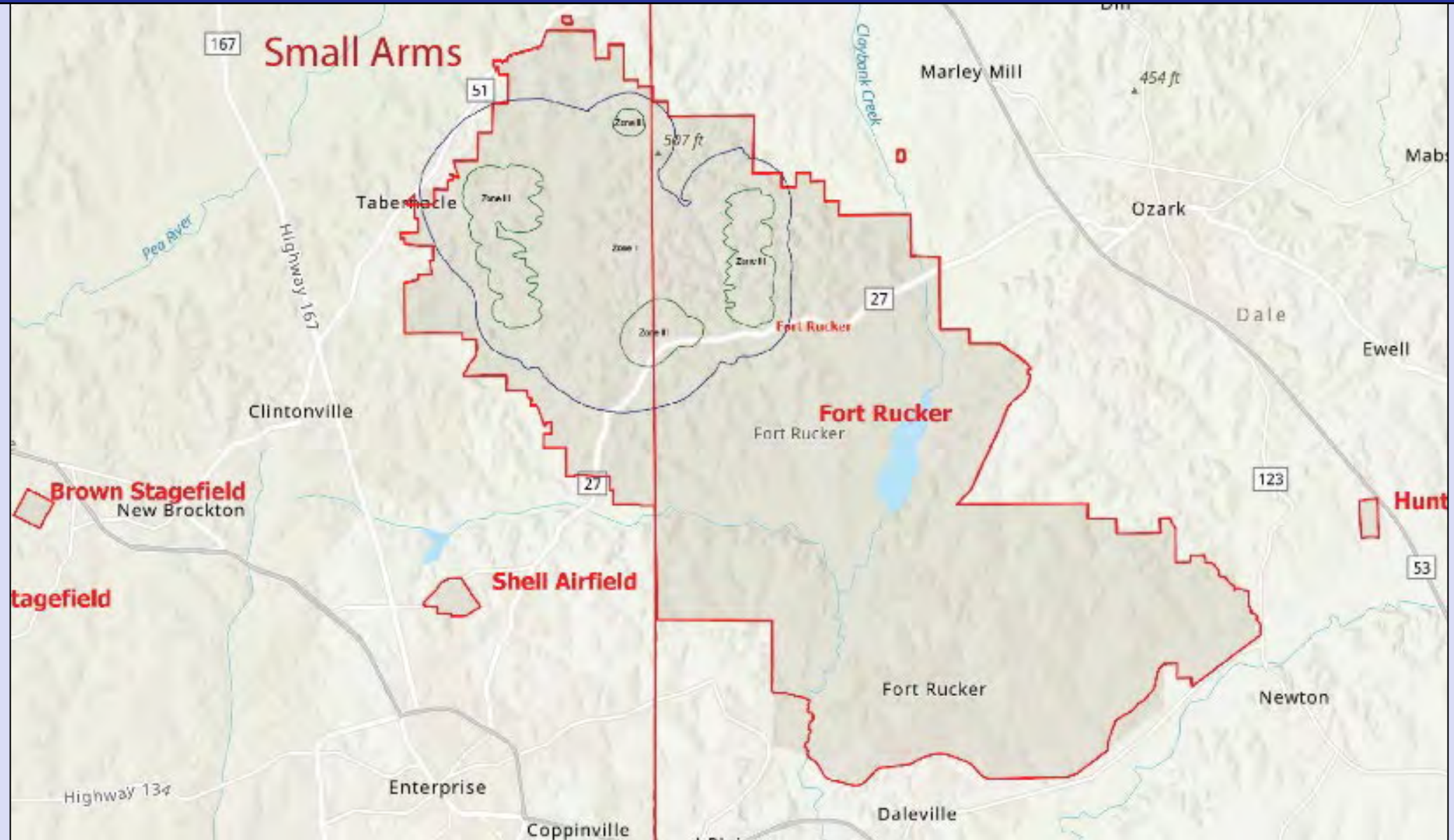




# Large Arms Noise Zones

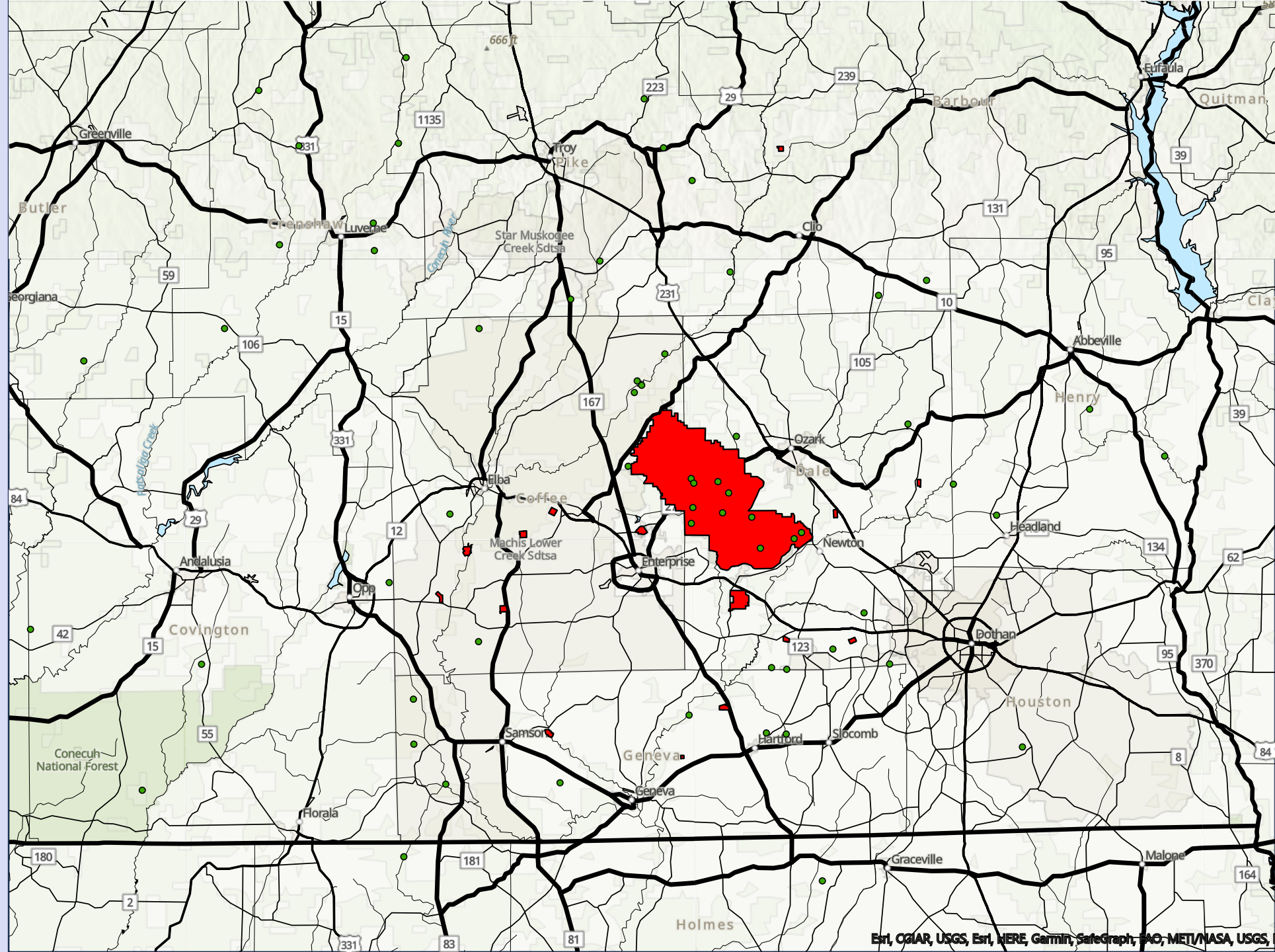


# Small Arms Noise Zones



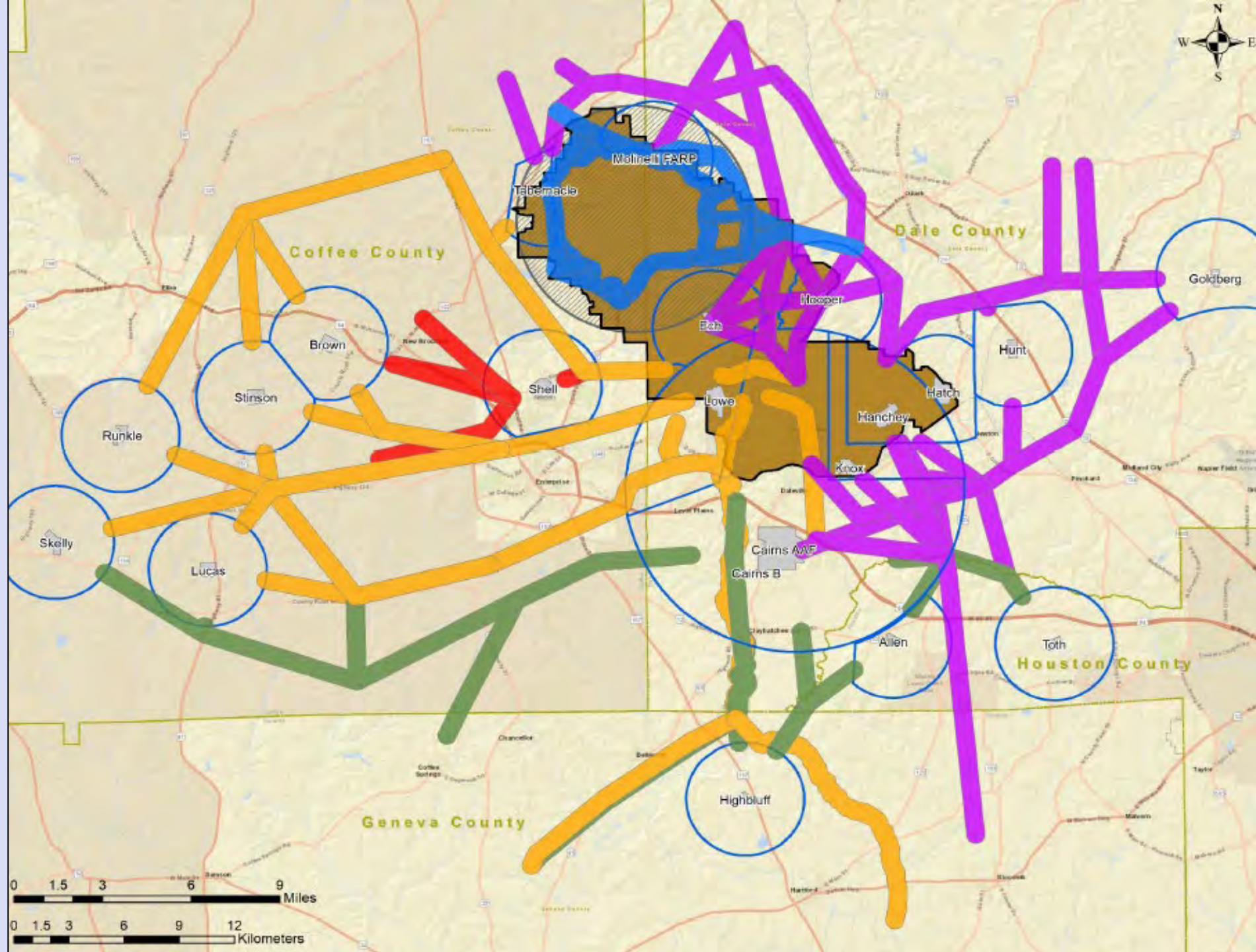


# Remote Training Sites





# Corridors





A military helicopter, likely an Apache, is shown in flight over a dense forest. The helicopter is viewed from a low angle, showing its rotor blades and landing gear. The background is a lush green forest with tall trees. The text is overlaid on the upper portion of the image.

# **Fort Novosel Compatible Land Use Study Issues and Resolution Summary**

# Compatibility Factors

---

1. Air Quality
2. Anti-Terrorism / Force Protection
3. Biological Resources
4. Climate Adaptation
5. Coordination / Communication
6. Cultural Resources
7. Dust / Smoke / Steam
8. Energy Development
9. Frequency Spectrum Capacity
10. Frequency Spectrum  
Impedence/Interference
11. Housing Availability
12. Infrastructure / Roadways
13. Land / Air / Sea Spaces
14. Land Use
15. Legislative Initiatives
16. Light and Glare
17. Marine Environments
18. Noise
19. Public Trespassing
20. Safety Zones
21. Scarce Natural Resources
22. Vertical Obstructions
23. Vibration
24. Water Quality / Quantity



# Compatibility Tools

Jurisdiction Level	Programs and Policies
Federal	Army Compatible Use Buffer Program (ACUB) - Conservation
	DOD Readiness and Environmental Protection Integration (REPI)
	Federal Aviation Administration Guidance – Height of Nearby Structures
	Federal Aviation Administration Guidance - Drones
	National Environmental Policy Act
	The Sikes Act – Requires Natural Resource Management Plans for Military Installations
	Sustainable Ranges Program
	Telecommunications Act of 1996 and Federal Communications Commission
	Council of Development Finance Agencies – Food Systems Finance
	DOD Community and Environmental Noise Guide
	US Department of Agriculture

# Compatibility Tools

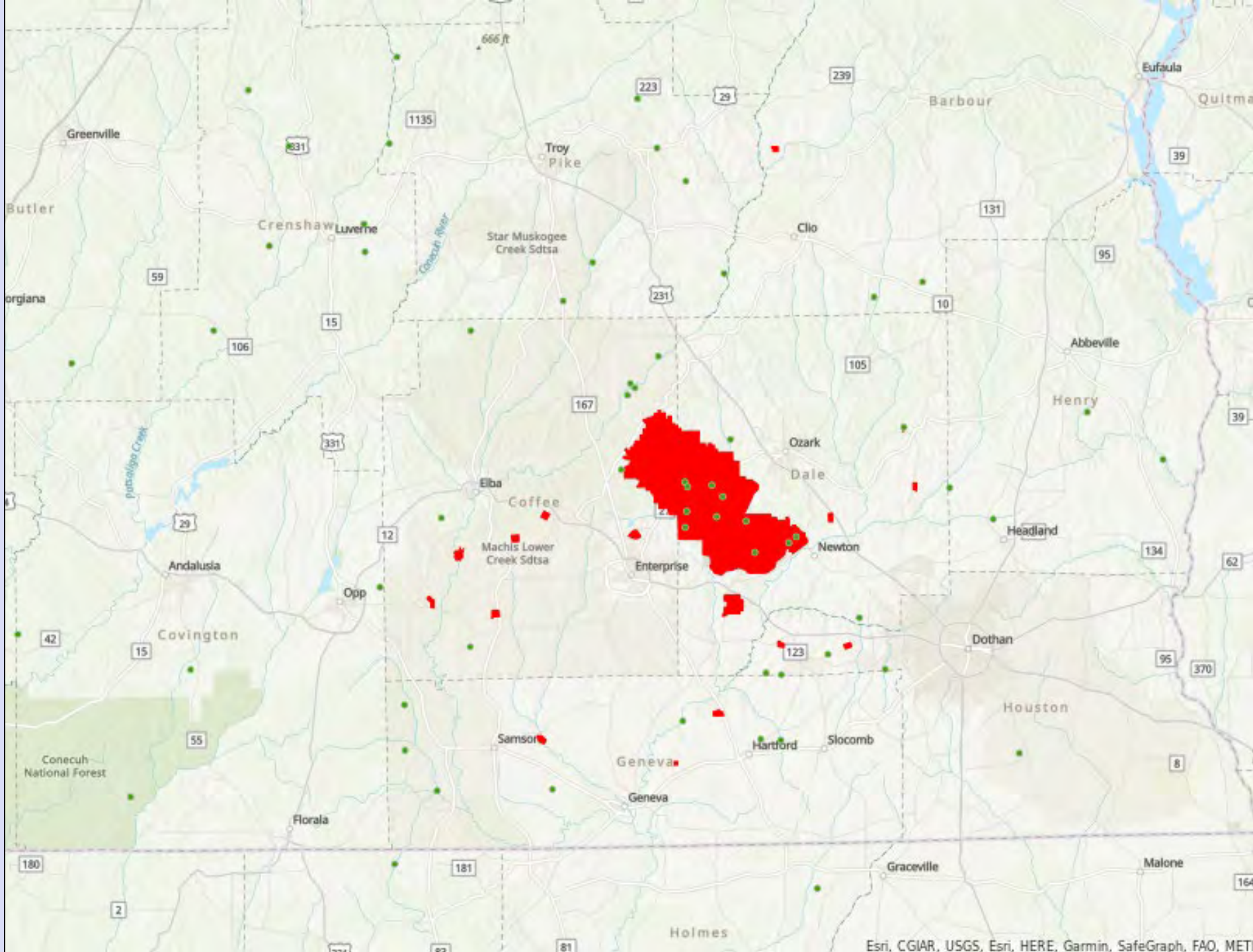
Jurisdiction Level	Programs and Policies
<b>Fort Novosel</b>	Fly Neighborly Program
	Integrated Natural Resources Management Plan
	Memorandums of Agreement and Understanding
	No Drone Zone
	Fort Novosel Real Property Master Plan
	Public Awareness Program
<b>State of Alabama</b>	Eminent Domain
	Military Land Use Planning: Code of Alabama Title 11, Chapter 106
	County Airport Zoning: Code of Alabama, Title 4, Chapter 6
	State Agencies Partnership with Federal Programs



# Compatibility Tools

Jurisdiction Level	Programs and Policies
<b>Regional (SEARP&amp;DC)</b>	Metropolitan Transportation Planning Organization (MPO)
	Rural Transportation Planning Organization (RPO)
	Comprehensive Economic Development Strategy (CEDS)
<b>Local</b>	Comprehensive Plan – Long Range Guide to Growth - Municipal
	Zoning – Regulation of Land Use - Municipal
	Subdivision Regulations (Division of Property) County and Municipal
	Potentially County Airport Zoning - County
	Memorandums of Agreement and Understanding
	Building Code – County and Municipal

# Comments and Complaints





# Coordination / Communication

Compatibility Issue	Actions
No Formalized Planning and Development Coordination Between the Local Jurisdictions and Fort Novosel	<i>Regional MOU for Information Sharing</i>
	<i>Establish notification process (flowchart)</i>
	<i>Fort Novosel Participation in Planning Commission Meetings</i>
Lapse of Communication	<i>Regional MOU for Information Sharing</i>
Need for Knowledge	<i>Encourage public marketing campaign that informs of Fort Novosel's missions and activities and how to work with Fort Novosel</i>

# Frequency Impedance

Compatibility Issue	Actions
<b>Drones</b>	<i>Drone Flight Areas</i>
	<i>Build Awareness of Novosel Facilities</i>
	<i>Build Awareness of Impact</i>



# Frequency Capacity

Compatibility Issue	Actions
Is bandwidth substantial enough for continued population, business, and military growth?	<i>Develop conversations with local providers regarding future needs</i>
	<i>Develop long-range plan for broadband expansions to accommodate future growth</i>

# Housing Availability

Compatibility Issue	Actions
Lack of moderate, affordable housing	<i>Encourage development of affordable housing in areas that are not incompatible with flight and noise zones</i>
	<i>Municipal comprehensive planning</i>
	<i>Establish development task force to communicate needs with local developers</i>
Land prices drive development – which extends housing development in formerly rural areas	<i>Municipal comprehensive planning and zoning</i>
	<i>Investigate county airport zoning</i>



# Infrastructure

Compatibility Issue	Actions
Infrastructure promotes housing development	<i>Comprehensive Planning</i>
	<i>Zoning</i>
	<i>Capital Improvements Program</i>
Adequate infrastructure to support Fort Novosel	<i>Energy Supply</i>
	<i>Future Growth of Installation</i>
Traffic Congestion	<i>Road Improvements Needed</i>
Roadway Funding	<i>Capital Improvements Program</i>
	<i>State and Federal Improvement Programs</i>

# Land / Air Space

Compatibility Issue	Actions
Competition for Air Space	<i>Coordination with surrounding airports</i>
Drones	<i>Designate and Publicize Drone No-Flight Areas</i>
	<i>Build Awareness of Novosel Facilities</i>
	<i>Build Awareness of Impact</i>



# Land Use

Compatibility Issue	Actions
Existing residential areas adjacent to installation and stage fields	<i>Promote full transparency in real estate sales</i>
	<i>Identify and designate influence areas</i>
	<i>Signed waiver with purchase within installation and stage field zone of influence</i>
	<i>Investigate mechanisms to remove incompatible residential land uses over extended period of time</i>
Future residential development	<i>Municipal Comprehensive Planning</i>
	<i>Municipal Zoning</i>
	<i>Include Fort Novosel representatives in comprehensive planning process</i>

# Land Use

Compatibility Issue	Actions
Agricultural Land Uses	<i>Minimize livestock disturbances</i>
	<i>Investigate land conservation practices around stage fields</i>
Population Density within Zone of Influence	<i>Planning and Zoning only within municipalities</i>
	<i>Establish Task Force to investigate usage of county airport zoning</i>
Forestry Practices, Controlled Burns	<i>Minimize low flights over timber properties</i>



# Light and Glare

Compatibility Issue	Actions
Urban Glare becoming more prevalent	<i>Minimize lighted development in rural areas</i>
Spotlighting / Lasering Helicopters	<i>Public Awareness Campaign – Consequences of Actions</i>
Visibility	

# Noise

Compatibility Issue	Actions
Helicopters over urban areas	<i>Resolve Land Use Issues</i>
	<i>Property Disclosure</i>
Helicopters over rural areas during training	<i>Public Awareness Campaign</i>
	<i>Investigate Land Conservation Measures</i>
Weapons Training	<i>Evaluate and document the impact of noise produced by ongoing and proposed activities</i>
	<i>Monitor, record, archive and address operational noise complaints</i>



# Vertical Obstructions

Compatibility Issue	Actions
Telecommunication Towers, Water Towers, Etc.	<i>Regional MOU for Information Sharing</i>
	<i>Fort Novosel participation in municipal planning commission meetings</i>
	<i>Enforce Military Land Use Planning Legislation</i>

# Vibration

Compatibility Issue	Actions
Weapons Training	<i>Resolve Land Use Issues</i>
	<i>Property Disclosure</i>
Remote Training Activities	<i>Investigate Land Conservation Measures</i>
Low Flying Helicopters	<i>Resolve Land Use Issues</i>
	<i>Property Disclosure</i>
Rotorwash	



# Questions and Suggestions

